



Town of Raymond
Board of Selectmen ePacket
April 9, 2019

Table of Contents

(Click on item to go to that page)

Agenda	2
Previous Meeting Minutes	4
Proposed Ordinance Changes for Town Warrant.....	11
Gore Road - Emails	20
Gore Road - Owners & Map.....	25
Gore Road - Repair Estimate	27
Gore Road - Letters from Owners	28
Liquor License Renewal - Fisherman's Catch - Application	40
Liquor License Renewal - Fisherman's Catch - Fire Inspection	47
County Tax Assessment	48
GA Confidentiality Policy	51

Agenda



BOARD OF SELECTMEN Agenda

April 9, 2019

6:00pm – Executive Session

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) **Executive Session**
 - a) Consideration of New Public Safety Union Contract (Pursuant to MRSA 1 §405 (6)(D))
- 3) **Minutes of previous meetings**
 - a) March 19, 2019
- 4) **Public Hearing**
 - a) Ordinance Changes Proposed by the Planning Board for Town Warrant – Scott Dvorak, Code Enforcement Officer
- 5) **New Business**
 - a) Discussion of Private Section of Gore Road and Consideration of a Town Meeting Warrant Article – Teresa Sadak, Chair
 - b) Renewal of Fisherman's Catch Liquor License – Sue Look, Town Clerk
 - c) County Tax Assessment – Sue Look, Town Clerk
 - d) Discussion of Provider Agencies Warrant Article – Teresa Sadak, Chair
 - e) GA Confidentiality Policy – Sue Look, Town Clerk
 - f) RSU #14 Withdrawal Committee Update – Rolf Olsen, Chairman
- 6) **Public Comment**
- 7) **Selectman Comment**

8) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- May 14, 2019
- June 18, 2019

b) Reminder of Budget Schedule

- April 23, 2019 – Warrant Article review & approval
- April 30, 2019 – Budget-Finance Committee vote on recommendations for each budget warrant article
- June 4, 2019 – Annual Town Meeting at 6:00pm at JSMS

c) Reminder of Upcoming Holiday Schedule

- Monday, April 15th – Patriot's Day

9) Treasurer's Warrant

10) Adjournment

Previous Meeting Minutes



BOARD OF SELECTMEN Agenda

March 19, 2019

6:00pm – Executive Session

7:00pm – 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.

Select Board members in attendance: Teresa Sadak, Rolf Olsen, Marshall Bullock, Lawrence Taylor, Samuel Gifford

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Bruce Tupper – Fire Chief
Cathy Ricker – Finance Director
Kaela Gonzalez – Assistant Assessor
Sue Look – Town Clerk

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

2) **Executive Session**

a) Consideration of New Public Safety Union Contract (Pursuant to MRSA 1 §405 (6)(D))

Motion to enter executive session as listed above by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to leave executive session at 7:00pm by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved.

3) **Minutes of previous meetings**

a) December 11, 2018

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

Unanimously approved.

* Taken out of order

b) February 12, 2019

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

Unanimously approved.

4) **New Business**

a) Discussion of the Possibility of Installing Solar Arrays at the East Raymond Public Safety Building and the Central Station – Nick Sampson, Revision Energy

Mr Sampson brought a Power Point presentation. Revision Energy has over 250 employees in locations in Maine. The cost of solar has gone down 75% in the past 10 years. Maine receives annually more sunlight per day than Germany who is a leader in solar energy. The panels are made of tempered glass and will last about 40 years and the inverter system (which converts the energy from DC as collected to AC for usage) will last about 20 years. Most of Revision Energy's projects do not include battery systems, they are "grid tied" and the grid (CMP, etc.) acts as the battery system. In this case, if the power goes down the system will no longer work unless there is a battery backup. Excess power is sent to the grid and is credited to your power bill account. There is web-based monitoring of the system. The failure rate for panels is extremely low. Any problems usually pop up in the first year or two while the system is under warranty. The proposal contains 399 solar panels with 9 solar inverters and would produce approximately 155,900 kWh which is about half of the use for the Town buildings. The cost is estimated at \$290,928. Lifespan – 30 to 40 years. Warranties: 25 years for panels, 12 years for inverters. Outright purchase has a 14-year payback and financing has a 16-year payback. There are community educational opportunities with implementing a solar system. 22 Maine municipalities are customers of Revision Energy. Solar panels degrade each year and Revision Energy degrades their projects by 0.5% per year. Right now, there are not grants and rebates available from the State or Federal. There may be a higher credit for commercial customers upcoming. Revision Energy has not looked at the Raymond schools for potential solar. Often schools are high users of electricity. We started with solar hot water, but now we do very few of these. It would not be cost effective to run a cable from the Public Safety building on Webbs Mills Road to the Town Office, but we can use the credits to offset the electricity bill at the Town Office. Under currently policy you can offset up to 10 CMP accounts, with the proposed 2 projects we could offset 20 and we have 16. A snow-guard system would be included in the design so the snow would not all come down at one time. Revision Energy would look at whether or not to add battery backups. The next step would be to do a site evaluation and a formal proposal for the Town's review. This is all free. A structural review is usually performed after a contract is signed, we could look at options to have this done prior to the contract.

Chair Sadak – Now it is up to the Board to decide if we move forward or not. My concerns are what is coming from Augusta and how the withdrawal goes so we could possibly include the schools.

Selectman Bullock – I think the school stands alone in this, at most there may be wires run to RES. I would assume that this is the right legislative environment for this stuff to go forward.

Selectman Olsen – If we wait and do the school as well, the project would be of sufficient size to warrant going out to bond as a Town rather than going to the bond

* Taken out of order

bank. We are one of the few AAA rated municipalities. This could mean substantial savings.

Finance Director Ricker – We would have to go for \$1,000,000 before we could find that “sweet spot” between private and the bond bank.

Town Manager Willard – We can check with our State Representatives to see what is coming in Augusta. I agree that there will be a push towards it with the current administration. Often however, these incentives are needs based and with our tax base we do not have the need.

Mr Sampson – The development process can take up to a year which gives you opportunity to see what is available for funding. If you decide to hold off once there is a proposal for 6 months to a year because there may be an incentive coming you would still be better off when you restarted the conversation with Revision Energy.

Town Manager Willard – So, if we were to move forward with no obligation, we would be in a position to have a “shovel ready” project when incentives became available.

Mr Sampson – We could look at the school at the same time so that could be ready if the withdrawal happens.

Chair Sadak – So, what are we going to do?

Selectman Taylor – I would like to move forward.

Selectman Bullock – Move forward.

Selectman Gifford – Absolutely.

Selectman Olsen – We should get the “looking” done. We are a long way from a decision. You are not going to sell it to me on the fact that it will save us money with a payback in 15 or 20 years. I have to be sold on that it is the thing to do. There must be a compelling reason other than the cost savings.

Town Manager Willard – There are many compelling reasons why you would do this. I thought the cost reason would resonate with the Select Board more. We will provide more information pertaining to compelling reasons. I think the future is solar. It is a long payback but is it also a long useful life.

Chair Sadak – I have a problem with the 16 years.

Selectman Bullock – How much efficiency is gained as improvements are made to panel production each year?

Mr Sampson – It is a small and steady gain in efficiency, so at the end of life we suggest recycling the old and replacing with new.

b) Consideration of New Road Name – Kaela Gonzalez, 911 Addressing Officer

Slippery Way off Spring Valley Road. The road name conforms to addressing standards. It is required because a 2nd home is going on that driveway.

Motion to approve Slipper Way by Selectman Bullock. Seconded by Selectman Gifford.

Unanimously approved.

* Taken out of order

c) Consideration of Issuing Quit Claim Deeds – Sue Carr, Tax Collector

Name	Map-Lot	Location	Amount Paid
Scott & Keith Libby	041-035	54 Boulder Road	\$9,904.83
Richard & Claire McIntyre	040-002	1 Panther Pond Pines Road	\$3,664.24

Motion to approve the Quit Claim Deed for Scott & Keith Libby by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve the Quit Claim Deed for Richard & Clare McIntyre by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved.

d) Consideration of Requests for Abatements – Curt Lebel, Contract Assessor

Name	Map-Lot	Abated Value	Reason
Danielle Emerson	004-014	\$174,800	House assessed to wrong parcel
Brian & Andrea Varnum	058-008	\$19,300	Camp was 90% destroyed by tree prior to 4/1/2018
Keith Chase	019-019	\$10,600	Garage and Carport assessed twice
Terri Brooks	061-005	\$132,500	Land and building overvalued

This is a total of \$337,200 in valuation abated, with a tax amount total of \$4,248.72.

Motion to approve an abatement for Danielle Emerson by Selectman Gifford. Seconded by Selectman Taylor.

Unanimously approved.

Motion to approve an abatement for Brian & Andrea Varnum by Selectman Gifford. Seconded by Selectman Taylor.

Unanimously approved.

Motion to approve an abatement for Keith Chase by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Terri Brooks by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

* Taken out of order

e) Consideration of Supplemental Tax Bills – Curt Lebel, Contract Assessor

Name	Map-Lot	Supplemental Value	Reason
Ashley Lewis II	004-014-B	\$174,800	House assessed to wrong parcel
Daniel Fournier	013-005-A	\$235,100	Prior owner was tax exempt and this was not removed when sold
Justin L Hayward	009-058	\$79,700	Prior owner was tax exempt and this was not removed when sold

This is a total of \$489,600 in valuation, with a tax amount total of \$6,168.96.

Motion to approve an abatement for Ashley Lewis by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Daniel Fournier by Selectman Taylor. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Justin Hayward by Selectman Taylor. Seconded by Selectman Gifford.

Unanimously approved.

f) RSU #14 Withdrawal Committee Update – Rolf Olsen, Chairman

Selectman Olsen – The primary work thus far is to draft a withdrawal separation agreement. This is now in the hands of the attorney to be reviewed prior to giving to RSU #14 and the RSU #14 Board of Directors. The next meeting will be to get subcommittees organized for looking at programs, budget, etc., all the various things that will have to take place. We will be looking for volunteers for sub-committees and input from the Town so we can develop ongoing plans for what the schools would look like if we do withdraw. There is an application on the website at www.raymondmaine.org.

5) **Public Comment**

* Peter Wright – New President for Bridgton and Rumford Hospitals – I served on the local Fire Department, Rotary Club, School Boards, etc. for years. Over the last year there has been some controversy at Bridgton Hospital, that is behind us. I sit on the Board of the American Hospital Association and we are working with Congress on how to support local health care in rural America. We are rated grade A by Leap Frog and no other hospitals in Maine are rated grade A through them. We don't take care of patients, we take care of our friends, family and neighbors. Several hospitals in Maine have merged, closed or reduced services. We have 100 days cash on-hand right now and we intend to improve this. We serve 64% of the Lakes Region. We struggle to find a qualified and experienced workforce. We are working on beefing up OB programs and on adding other areas of

* Taken out of order

expertise. We are looking to find all the needed services on our campus for the surrounding area. There is a shortage of primary care providers in the area, so we have opened up a walk-in urgent care facility. 30-40% of cases in the Emergency Room could be handled at an urgent care facility for less cost. We have recruited temporary providers. We are working on expanding surgical services. Our staffing is stable. We rotate providers for ER from Lewiston.

Bruce Flaherty – I am from Augusta and am with the Spirit of America volunteer recognition program. Spirit of America Foundation is a 501(c)(3) public charity established in Augusta, ME in 1990 to honor volunteerism.

From their website: The Spirit of America Foundation Tribute is presented in the name of Maine municipalities to local individuals, organizations and projects for commendable community service. Since Alma Jones received the first Spirit of America award from Augusta Mayor William Burney on Nov. 26, 1991, the tribute has been presented at 500+ ceremonies! Spirit of America Foundation gives special thanks to these corporate sponsors: Ballstown Fire Arms, Capitol Chapter MSEA, Gardiner Federal Credit Union, Kennebec Savings Bank, Maine State Credit Union, Sprague & Curtis Real Estate, and Financial Services Agent Shirley Ezzy.

Keira Sargent – Will any action happen from the Revision Energy presentation.

Selectman Olsen – The next step is a formal proposal.

Chair Sadak – We are still in the information gathering stage.

Town Manager Willard – This time delay will buy us time to see what comes out of Augusta.

Ms Sargent – I bought a solar project from Revision Energy and had a very positive experience. We got proposals from 3 companies. Revision has a large support mechanism. We did not go with a battery backup. They structured their proposal with all of the technical information and options for financing. They dealt with CMP and we had a smooth transition in 2017. I am on Hayden Brook Road. The snow slides right off. Maine has more sunny days in the winter than you think. Their production estimate has been “spot on”.

6) Selectman Comment –

Selectman Bullock – The Raymond Brochure is well underway for this year thanks to the Vitalization Committee.

Chair Sadak – We received a letter from Janis Cummings of the RSU #14 Board of Directors asking for a representative for the Superintendent search board. Selectman Bullock accepted the position.

7) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- April 9, 2019
- May 14, 2019

b) Reminder of Budget Schedule

- March 26, 2019 – Budget Workshop

* Taken out of order

- April 23, 2019 – Select Board Warrant Review and Approval
- April 30, 2019 – Budget-Finance Committee Recommendations for Warrant Articles
- June 4, 2019 – Town Meeting – 6:00pm - JSMS

c) **Reminder of Upcoming Holiday Schedule**

- Monday, April 15, 2019 – Patriots' Day

8) **Treasurer's Warrant** – no warrant tonight

9) **Executive Session**

- a) Consider Annual Report Dedication (Pursuant to MRSA 1 §405 (6)(A))

Motion to enter executive session as listed above by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to leave executive session at 8:50pm by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Selectman Olsen – The Town Clerk will act as directed in executive session.

10) **Adjournment**

Motion to adjourn at 8:52pm by Selectman Taylor. Seconded by Selectman Gifford.

Unanimously approved.

Respectfully submitted,

*Susan L Look
Town Clerk*

* Taken out of order

Proposed Ordinance Changes for Town Warrant

ARTICLE 2: Shall Article 6 B and 6 C of the Raymond Land Use Ordinance, as adopted May 21, 1994, and amended through June 6, 2017, be further amended by the adding the underscored language and removing the language in strikeout text as shown below?

The Select Board recommends/does not recommend Article 2

DESCRIPTION:

Three Changes:

- *Adding the designation of "a" for the paragraph under Article 6 B 1*
- *Correction of a mistyped date in B 1 a*
- *Setting the meeting day for the Zoning Board of Appeals to the last Monday of the month as needed*

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

RAYMOND LAND USE ORDINANCE (excerpts)

ARTICLE 6 - BOARD OF APPEALS

B. Powers and Duties

1. The Board of Appeals shall have the following authority:

- a. Subject to the provisions of this Ordinance, to hear and decide appeals, on a de novo basis, from orders, decisions, determinations or interpretations made by the Code Enforcement Officer or the Building Inspector. *[Amended 8/7/07, and 6/7/2616]*

C. Appeals Procedure

1. The Board of Appeals shall meet ~~once each month and at other times as called by the chairman~~ as needed on the last Monday of the month. A quorum of the Board is necessary to conduct an official Board meeting shall consist of at least three (3) members. A majority vote of the quorum is required for the passage or denial of any appeal.

ARTICLE 3: Shall the Raymond Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 7, 2017, be further amended by adding the underscored language and removing the language in strikeout text as shown below?

The Select Board recommends/does not recommend Article 3

DESCRIPTION:

These changes are to include the conditions per review by Michael Morse as outlined by the Maine Department of Environmental Protection letter dated January 30, 2018. Amendments include:

- *Section 12-C-3 – Non-Conforming Structures – Clerical referencing of renumbered sections*
- *Section 15-C – Piers, Docks, Wharves, Bridges and any other structure and Uses Extending Over or Below the Normal High-Water Body or Within a Wetland*
- *Section 15-Q – Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting*
- *Section 15-S – Exemptions to Clearing and Vegetation Removal Requirements*
- *Section 16-G – Appeals – regarding Notice of Decisions process*
- *Section 17 – Definitions – Adding of the term “Excavation Contractor” and editing the terms “Expansion of Structure” and “Non-Conforming Structure”.*

[Note: The use of the word “Article” within the ordinance does not indicate a separate warrant article.]

TOWN OF RAYMOND SHORELAND ZONING PROVISIONS (excerpts)

Section 12. NON-CONFORMANCE

3. Relocation: A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Code Enforcement Officer, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law, the State of Maine Subsurface Wastewater Disposal Rules (Rules), and the Town’s standards, or that a new system can be installed in compliance with the law, said Rules and local standards. In no case shall a structure be relocated in a manner that causes the structure to be more non- conforming. In determining whether the building relocation meets the setback to the greatest practical extent, the Code Enforcement Officer shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the Code Enforcement Officer shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with Section 15(SI). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

Section 15. LAND USE STANDARDS

C. Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal high-water Line of a Water Body or Within a Wetland

12. Vegetation may be removed in excess of the standards in Section 15(Q) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

b. Revegetation must occur in accordance with Section 15(~~SI~~).

Q. Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting

1. In a Resource Protection District abutting a great pond, there shall be no cutting of vegetation within the strip of land extending one hundred (100) feet, horizontal distance, inland from the normal high-water line, except to remove hazard trees as described in Section ~~QR~~.

Tree at 4-1/2« feet Above Ground Level (diameter in inches)	Points
2 - <4 inches	1
4 - <8 inches	2
8 - < 12 inches	4
12 inches or greater	8

c. In order to protect water quality and wildlife habitat, existing vegetation under three (3) feet in height and other ground cover, including leaf litter and forest duff layer, shall not be cut, covered or removed, except to provide for a footpath or other permitted uses as described in Section 15(~~PQ~~) paragraphs (2) and (2)(a) above.

f. In order to maintain the vegetation in the shoreline buffer, clearing or removal of vegetation for allowed activities including associated construction and related equipment operation, within or outside the shoreline buffer, must comply with the requirements of Section 15(~~PQ~~)(2).

3. At distances greater than one hundred (100) feet, horizontal distance, from the normal high-water line of any lake, pond, river flowing to a great pond, and any other water body, tributary stream, or the upland edge of a wetland, , there shall be allowed on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4-~~1/2~~) inches or more in diameter, measured 4-1/2 « feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty- (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area. In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways and sewage disposal areas, exceed in the aggregate, 25% of the lot area within the shoreland zone or ten thousand (10,000) square feet, whichever is greater, including land previously developed or cleared. This provision applies to the portion of a lot within the shoreland zone, including the buffer area.

S. Exemptions to Clearing and Vegetation Removal Requirements

The following activities are exempt from the clearing and vegetation removal standards set forth in Section 15(PQ), provided that all other applicable requirements of this chapter are complied with, and the removal of vegetation is limited to that which is necessary:

Section 16. ADMINISTRATION

G. Appeals

2. Variance Appeals

- g. The Code Enforcement Officer may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The CEO shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The CEO may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. The term "structures necessary for access to or egress from the dwelling" shall include railing, wall or roof systems necessary for the safety or effectiveness of the structure. Any permit issued pursuant to this subsection is subject to sections 16(G)(2)(e) and 16 (G)(3)(b)(6).

3. Appeal Procedure

- b. Decision by Board of Appeals
 - 6) All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis therefore, and the appropriate order, relief or denial thereof. The Board shall cause written notice of its decision to be mailed or hand-delivered to the applicant and to the Department of Environmental Protection within seven(7) days of the Board's decision.

17. DEFINITIONS

Excavation Contractor – an individual or firm engaged in a business that causes the disturbance of soil, including grading, filling and removal, or in a business in which the disturbance of soil results from an activity that the individual or firm is retained to perform.

Expansion of a structure - an increase in footprint or height of a structure, including all extensions such as, but not limited to: attached decks, garages, porches and greenhouses.

Non-conforming structure - a structure which does not meet any one or more of the following dimensional requirements; setback, height, footprint, or lot coverage, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

ARTICLE 4: Shall the Raymond Subdivision Ordinance, as adopted May 21, 1994, and amended through June 3, 2014, be further amended by adding the underscored language and removing the language in strikeout text as shown below?

The Select Board recommends/does not recommend Article 4

DESCRIPTION:

The change is a clarifying statement of site and subdivision plan expiration terms and timeframes, as well as requests for one-time extensions or phasing approval terms. This added item is identical to the expiration of Final Approval as listed within the Raymond Land Use Ordinance and will bring consistency to understanding the enforcement of Subdivision and Site Plan approvals expiration time periods.

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

TOWN OF RAYMOND SUBDIVISION ORDINANCE (excerpts)

ARTICLE 11 – ENFORCEMENT

6. Expiration of Final Plan Approval.

Site Plan and Subdivision Plan approvals shall expire and be void if the construction activity associated with the approval is not commenced within two (2) years, and completed within four (4) years after the date of the site plan or subdivision plan approval unless the reviewing authority, at the time of approval, establishes a different completion schedule, but in no case shall the initial approval period exceed five (5) years to commence and complete. A property owner/developer or their agent may request an extension of the period to commence and/or complete construction by submitting a request to the reviewing authority that issued the site plan or subdivision plan approval prior to the expiration of the initial term of approval. The reviewing authority may grant a one-time extension of up to two years to commence and/or complete construction. If construction is not commenced or completed within the approval time frame, the applicant must reapply for, and receive approval prior to beginning or continuing construction. Projects approved as Phased Developments shall only be approved by the Planning Board, and the above expiration of approval terms shall apply to any one phase of construction activity. For the purposes of this Section, this section, "commencement of construction" shall be defined to include, but not be limited to, any land/site or vegetation clearing, site disturbance, stockpiling or excavation of soil on the site property, or building expansion or alterations in accordance with the approved plans. The determination of whether construction has commenced shall be in the sole discretion of the Code Enforcement Officer.

67. Severability

The invalidity of any section or provision of this Ordinance shall not be held to invalidate any other section or provision of this Ordinance.

ARTICLE 5: Shall the Raymond Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 7, 2017, be further amended by adding the underscored language and deleting the language in strikethrough type as shown below?

The Select Board recommends/does not recommend Article 5

DESCRIPTION:

*Section 14 Table of Uses 15. A. Single Family Residential to include subnote (***) clarifying the use of only Type 2 Manufactured Homes aka Modular Homes within the Shoreland Zoning. Section 17 – clarification for the terms “Manufactured Homes”, and “Dwelling Unit” to expand and replace term Residential Dwelling. This was a result of the Town of Raymond Board of Selectmen’s action to place a moratorium on “mobile Homes construction per a citizens’ petition.*

[Note: The use of the word “Article” within the ordinance does not indicate a separate warrant article.]

RAYMOND SHORELAND ZONING PROVISIONS (excerpts)

SECTION 14. TABLE OF LAND USES

TABLE 1 “LAND USES IN THE SHORELAND ZONE”

LAND USES	RP	SP	LRR1 LRR2
15. A. Single family residential (***)	no	no	CEO

(***) Allowed single family structures shall include those units commonly called “modular homes,” or “Type 2 Manufactured Homes” as defined in Article 12-Definitions; *Manufactured Housing*, which the manufacturer certifies are constructed in compliance with Title 10, Chapter 975, and rules adopted under that chapter, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained in the unit.

SECTION 17. DEFINITIONS

Dwelling Unit - One (1) or more habitable rooms designed, intended or used for living quarters by one (1) or more persons living together as a family, with living, sleeping, sanitary, and cooking facilities, including within the meaning of cooking facilities a stove, hot plate, microwave oven, or other device for heating or cooking food. The term shall include manufactured houses and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.

1. Permanent or year-round - A dwelling unit so constructed as to be suitable for occupancy three hundred sixty-five (365) days of the year.
2. Seasonal - A dwelling unit so constructed as to be suitable for occupancy during the warmer months of the year only.

Manufactured Housing - A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. The term includes any type of building which is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. For the purpose of this section, one type of manufactured housing is allowed in the Shoreland Zoning, which shall be:

1. Those units commonly called "modular homes," or Type 2 Manufactured Homes which the manufacturer certifies are constructed in compliance with Title 10, Chapter 975, and rules adopted under that chapter, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained in the unit.

~~**Residential dwelling unit**—a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time period rented. Recreational vehicles are not residential dwelling units.~~

ARTICLE 6: Shall of the Raymond Land Use Ordinance, as adopted May 21, 1994, and amended through June 6, 2017, be further amended by the adding the underscored language and removing the language in strikethrough text as shown below?

The Select Board recommends/does not recommend Article 6

DESCRIPTION:

Revising allowed uses within Article 4 - C. Rural District (R), and D. Rural District (RR) for one family dwelling units, to include Manufactured Homes (Type 1 and 2) to that uses line item, and deleting the previous sections referencing Mobile/Manufactured homes. Article 12 shall include adding the terms "Manufactured Homes" to include defining Type 1 and Type 2 Manufactured homes and adding the term "Dwelling Unit" for clarification and consistency as relating to the Shoreland Zoning Definitions.

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

TOWN OF RAYMOND LAND USE ORDINANCE (excerpts)

ARTICLE 4 – DISTRICT REGULATIONS

C. Rural District (R)

2. Permitted Uses

- a. One-family dwelling to include ~~modular~~ Manufactured hHomes (Type 1 and 2 manufactured homes) *[Amended 5/21/05]*
- b. Church
- c. Public buildings and facilities
- d. Agriculture including commercial poultry and piggery operations that conform to Article 9 of this Ordinance.
- e. Accessory uses and buildings
- f. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.
- g. Bed and breakfast inn not to exceed five (5) rental rooms and not to serve alcohol.
- h. Boarding homes not to exceed five (5) rentable rooms excluding family living space.
- i. Public utility and communication facilities.
- ~~j. Mobile/Manufactured home fourteen (14) feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grad beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be so sited so that the longest structural dimension is not more than thirty degrees (30) from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts. [Adopted 5/16/87]~~

D. Rural Residential District (RR)

2. Permitted Uses

- a. One-family dwelling to include Manufactured Homes (Type 1 and 2 manufactured homes) modular homes (Type 2 manufactured homes) [Amended 5/21/05]
- b. Church.
- c. Schools.
- d. Public buildings and facilities.
- e. Agriculture excluding commercial poultry and piggery operations.
- f. Accessory uses and buildings.
- g. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.
- h. Bed and breakfast inn not to exceed five (5) rentable rooms and not to serve alcohol.
- i. Boarding home not to exceed five (5) rentable rooms excluding family living space.
- j. Public utility and communication facilities.
- ~~k. Mobile/Manufactured home fourteen (14) feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grad beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be so sited so that the longest structural dimension is not more than thirty degrees (30) from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts. [Adopted 5/16/87]~~

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS ORDINANCE

Dwelling Unit - One (1) or more habitable rooms designed, intended or used for living quarters by one (1) or more persons living together as a family, with living, sleeping, sanitary, and cooking facilities, including within the meaning of cooking facilities a stove, hot plate, microwave oven, or other device for heating or cooking food. The term shall include manufactured houses and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units. [Adopted 5/16/87]

Manufactured Housing - A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. The term includes any type of building which is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. For the purpose of this section, two types of manufactured housing are included. Those two types are:

1. Those units constructed after June 15, 1976, commonly called "newer mobile homes," or "Type 1 Manufactured Homes" which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development Standards, meaning structures transportable in one or more sections, which in the traveling mode are 14 body feet or more in width and are 750 or more square feet, constructed with a pitched roof, and with frost wall, grade beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be so sited so that the longest structural dimension is not more than thirty degrees (30) from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts, and which are built on a permanent chassis and designed to be used as dwellings, with ~~or without~~ permanent foundations, when connected to the

Gore Road - Emails

Subject:RE: Town of Raymond Gore Road #2
Date:Wed, 20 Mar 2019 20:46:41 +0000
From:Philip Saucier <psaucier@bernsteinshur.com>
To:'Don Willard' <don.willard@raymondmaine.org>

Hi Don,

It was good to talk with you earlier today; I am sorry I did not get back to you yesterday. I have been steadily improving throughout the day!

I have had a chance to review the proposal below, and I agree it would work. The Town would need to:

- 1) Vote to accept that portion of Gore Road as public way;
- 2) Accept the donation of the vehicles from Gray and funds from the residents; and
- 3) Appropriate any additional funds necessary to construct the road to town standards.

The above authority could likely all be written in one article if that is helpful.

In terms of the road itself, we will want who owns it (road association, individual owners, etc.). In order for the dedication and acceptance method to go forward we will need a petition, deed, affidavit or writing from the owners asking for the road to be accepted and waiving damages; if instead the town uses eminent domain we will still need to send notice of a condemnation order to the owners and should similarly require each owner to sign a waiver of any damages.

Take care,
Phil

Philip Saucier
Shareholder
Municipal & Governmental Services Practice Group Leader
207 228-7160 direct
207 774-1200 main

BERNSTEIN SHUR

From: Don Willard [<mailto:don.willard@raymondmaine.org>]
Sent: Wednesday, March 20, 2019 11:45 AM
To: Philip Saucier
Subject: Fwd: FW: Town of Raymond Gore Road #2

FYI:

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:FW: Town of Raymond Gore Road #2
Date:Tue, 19 Mar 2019 16:42:56 +0000
From:Deb Cabana <dcabana@graymaine.org>

To:don.willard@raymondmaine.org <don.willard@raymondmaine.org>
CC:Steve Lavallee <slavallee@graymaine.org>

Hi Don,

I just received the email in blue text below from our Town Attorney regarding our proposed "creative" solution to the Gore Road. Please see my summarization of our (Nate White, Steve LaVallee, you and I) discussion and possible solution to the Gore Road challenges of last Wednesday.

1. Nate feels that the ¼ mile of private Raymond Gore Road can be fixed for 80K to no more than 100K. If the funds were available to Raymond for this purpose, Nate and his crew will do as much of the work as he is able and Steve indicated that he could also provide some equipment and man-power for this project.
2. Raymond has over 200 miles of private roads and Raymond does not want to set a precedent of repairing and taking over a private road (even though this situation may be unique).
3. Raymond is interested in purchasing the Town's hydraulic lifts for their public works department, as well as our 2010 Volvo Wheeler that we were going to trade-in towards the purchase of a new wheeler (total cost of these two items if purchased from the Town of Gray is \$67,500). Instead of purchasing these items from Gray, the Town of Gray could donate these items (with their monetary value) to Raymond to be used towards the funds needed for the repair of the ¼ mile of Gore Road.
4. The residents in Gray that access their homes via Gore Road who would benefit from this improvement have indicated that they could raise around \$25,000
5. It is possible that the Raymond property owners on this section of private road may contribute \$500 each. (Around 9 or 10 property owners for a value of \$4500 or \$5000)
6. The total monetary value from the Town of Gray and Gray residents is about \$92,500. If you add the contribution of the Raymond property owners, we now have a contribution of around \$97,000 that could be used towards the repair of ¼ mile private Gore Road.
7. The Town of Raymond has offered to plow the public sections of Lyons Point Road and Gore Road in perpetuity. (A total of 2 miles.)
8. The Town of Gray has offered to plow the North Raymond Road to Pond Road (1.4 miles) in perpetuity.

I hope this captures the essence of our conversation of last Wednesday. If I have missed any elements that you feel are important, please give me a call.

Thanks much.

Deb

Deborah Cabana

Town Manager, Town of Gray
24 Main Street, Gray ME 04039
Phone: 207.657.3339 x 101
Fax: 207.657.2852
dcabana@graymaine.org
www.graymaine.org

Deb:

The following is information you requested concerning the above mentioned project.

- 1) Lyons Point Road (1.3 Miles),
- 2) Gore Road (.7 Miles), North Raymond Road Town Line to Pond Road (1.4 Miles),
- 5) Resale value of the 2010 Volvo Wheeler (\$47,500.00), and
- 6) Ben Starrett was out of town with his family, I will try to catch up with him today.

Thanks, Steve.

Steve LaVallee Public Works Dir.
Town of Gray (207) 657-3381

From: Alyssa C. Tibbetts <ATibbetts@JBGH.com>
Sent: Tuesday, March 19, 2019 9:42 AM
To: Deb Cabana <dcabana@graymaine.org>
Subject: RE: Town of Raymond Gore Road

Hi, Deb –

I think the structure that we discussed can work under an interlocal agreement. I think Gray and Raymond can easily execute a joint service agreement for plowing and maintenance of the sections of Gore Road and Brown Road in Gray and North Raymond Road in Raymond. The only question is whether we want to include the donation of equipment as part of that agreement. I think it is an essential part of the deal, so I would suggest that we do, but technically we don't have to.

The donation/disposition of property is not an express power vested in Town Meeting per the Town Charter, so I think the Council has the authority dispose of Town property in this manner. The Council could vote to "donate" the equipment discussed to the Town of Raymond separate from the interlocal agreement regarding plowing and maintenance. However, because the donation of equipment enables Raymond to fund the improvements to Gore Road, I think it makes sense to include that Council action as part of the interlocal agreement and to ensure that the improvements to Gore Road are actually completed.

Let me know if you'd like to discuss further, or if you'd like me to draft something for your review when you're ready to move forward.

Thanks,
Alyssa

Alyssa C. Tibbetts, Esq.
Jensen Baird Gardner & Henry
Ten Free St., P.O. Box 4510
Portland, ME 04112
(207) 775-7271
(207) 775-7935 (Fax)

From: Deb Cabana <dcabana@graymaine.org>
Sent: Monday, March 18, 2019 4:34 PM
To: Alyssa C. Tibbetts <ATibbetts@JBGH.com>
Subject: Town of Raymond Gore Road

Hi Alyssa,
Just wondering if you have had any more thoughts about the Town of Gray/Town of Raymond interlocal agreement for Gore Road? Thanks
Deb

Deborah Cabana
Town Manager, Town of Gray
24 Main Street, Gray ME 04039
Phone: 207.657.3339 x 101
Fax: 207.657.2852
dcabana@graymaine.org
www.graymaine.org

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

Subject:RE: Maintenance of Private Roads (Gore Road)
Date:Thu, 7 Mar 2019 21:22:02 +0000
From:Philip Saucier <psaucier@bernsteinshur.com>
To:'Don Willard' <don.willard@raymondmaine.org>

Hi Don,

You have asked me to summarize the Town's options related to a proposed road acceptance for a portion of Gore Road in Raymond. I thought it would be helpful to reply to this email to keep the discussion regarding this road in the same email string.

There are two statutory methods to create town roads: 1) dedication and acceptance; and 2) laying out and taking (through either purchase or eminent domain).

Under dedication and acceptance, the owners of the road formally petition the town to accept the road and dedicates (i.e. gives) the road to the town. The town meeting must then vote to accept the dedication and the town would then receive the fee to the road.

The second method, laying out and taking, involves the town either purchasing property or taking it through eminent domain to create a municipal road. In that case the Town would pay just compensation to the owners of the road/land, unless the owners waive any compensation. This would also require a town meeting vote.

In my view the Town has the authority under either of the above methods to accept existing private roads regardless of whether or not the existing road currently meets the standards in the Town's Street Ordinance. That Ordinance applies to new construction and lengthening of streets in Raymond per Section 3.1, and that Ordinance even does allow the Planning Board to waive certain standards. That said, the Town would certainly want to consider and evaluate the condition of an existing street before accepting it and the costs to upgrade the road to town standards.

I hope this is helpful, please let me know if you have any further questions.

-Phil

Philip Saucier
BERNSTEIN SHUR - Shareholder
Municipal & Governmental Services Practice Group Leader
207 228-7160 direct

From: Don Willard [<mailto:don.willard@raymondmaine.org>]
Sent: Friday, December 21, 2018 11:07 AM
To: Philip Saucier; leegifford3@gmail.com; rolf.olsen@raymondmaine.org; Lawrence Taylor; teresa.sadak@raymondmaine.org; M Bullock; Nathan White
Subject: Re: Maintenance of Private Roads (Gore Road)

Thank you Phil. I have copied the BOS in on your reply below. I appreciate your legal view of the situation, which reaffirms my own view and the approach we have taken to this issue for at least the last twenty or so years.

For this reason, I do not have the legal authority to participate in the recent request from the Gray Town Manager (\$750 each) to cost share in some minor grading and pot hole filling on the Raymond private road section with the work to be completed by a private contractor.

Don

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

(207) 655-4742 x 131
(207) 650-9001
www.raymondmaine.org

On 12/20/2018 3:34 PM, Philip Saucier wrote:

Hi Don,

It was good to talk with you yesterday. I thought I would send an email to briefly summarize our discussion about the maintenance of Gore Road and private roads generally.

From my understanding, the first segment of Gore Road starting at the intersection with Webbs Mills Road in Raymond is a publicly accepted town way. As you travel toward Little Sebago Lake the road becomes a private road, and then at the Raymond/Gray town line again becomes a publicly accepted way in the Town of Gray. The Town of Raymond currently plows and maintains the public way portion of Gore Road located in Raymond, but does not maintain the private portion of the road. You have now been asked by certain residents of Gore Road to plow and maintain the private portion of the road in Raymond.

The Maine Supreme Judicial Court has held that neither public funds nor equipment may be used to plow or maintain private roads. That is because the maintenance of taxpayer expense of privately owned roads would be an unconstitutional appropriation of public funds for the benefit of private property owners. Opinion of the Justices of the Supreme Judicial Court, 560 A.2d 552, 555 (Me. 1989) Maintenance and snow plowing of private roads are thus the responsibility of private road owners or road associations.

There is a statutory exception that allows municipalities to make repairs to private roads to prevent storm water runoff pollution from reaching a great pond that must meet a number of criteria (including that the road is contributing to the degradation of the pond and that the road is maintained by a road association). 23 M.R.S. § 3106. That situation does not likely apply in this case. Further, I understand that the Town includes a warrant article each town meeting that seeks to authorize the public use of funds on private roads in limited emergency situations such as to clear the road for emergency response vehicles –the Maine Law Court has not ruled on that question but such an expenditure is likely allowed in those very limited emergency instances.

If the Town would like to regularly plow and maintain the private section of Gore Road it must either accept the road as a public easement (which gives the Town the option, but not the obligation to maintain the road) or accept the road as a town way (in which the Town would be obligated to maintain the road).

I hope this is helpful – please let me know if you have any further questions about this.

-Phil

Philip Saucier
Shareholder
Municipal & Governmental Services Practice Group Leader
207 228-7160 direct
207 774-1200 main
[BERNSTEIN SHUR](#)

Gore Road - Owners & Map

008/ 016/ 000/ 000/
LAPIERRE THOMAS M
93 GORE ROAD
RAYMOND, ME 04071

008/ 010/ 000/ 000/
MINTON KEITH A
MINTON CYNTHIA F
7 PAW PRINT PASS
RAYMOND, ME 04071

008/ 011/ 000/ 000/
BLAKE JUDITH V
86 GORE RD
RAYMOND, ME 04071

008/ 012/ 000/ 000/
KING ROBERT C
KING LAURA J
90 GORE RD
RAYMOND, ME 04071

008/ 013/ 000/ 000/
ANGELL EDMUND A
ANGELL ANNE C
94 GORE ROAD
RAYMOND, ME 04071

008/ 007/ 000/ 000/
KILVERT TIMOTHY B
76 GORE RD
RAYMOND, ME 04071

008/ 017/ 000/ 000/
LAVWAY JEREMY
LAVWAY DANIELLE
89 GORE RD
RAYMOND, ME 04071

008/ 014/ 000/ 000/
CENTRAL MAINE POWER COMPANY
C/O AVANGRID MANAGEMENT COMPANY
ONE CITY CENTER
5TH FLOOR
PORTLAND, ME 04101

008/ 009/ 000/ 000/
POWERS JOHN E
10 ISLAND AVE
CUMBERLAND, ME 04021

Sold to: Kamden Berry 11/2018
Heather Levesque
69 Ward Rd
Windham ME 04062

008/ 009/ A00/ 000/
MCENROE WENDY
REDLON DAVID
9 PAW PRINT PASS
RAYMOND, ME 04071

008/ 018/ A00/ 000/
JONES KATHERINE A
83 GORE RD
RAYMOND, ME 04071

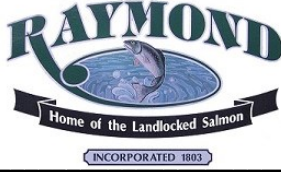
008/ 019/ 000/ 000/
DOYLE ELINOR L
2 DOLIMOUNT RD.
RAYMOND, ME 04071

008/ 015/ 000/ 000/
LAPIERRE THOMAS M
93 GORE ROAD
RAYMOND, ME 04071

008/ 018/ 000/ 000/
LETOURNEAU JOSEPH E
85 GORE RD
RAYMOND, ME 04071



Gore Road - Repair Estimate



THE TOWN OF RAYMOND

Nathan White, Public Works Director
401 Webbs Mills Rd
Raymond, ME 04071
207-653-3641

04/05/2019

To: Don Willard
Re: **Gore Rd Repair Estimate**

Scope of work – Approximately 22' x 1,250'

Ditch, replace 2 cross culverts, remove stumps after tree removal, reclaim and fine grade base.
Add gravel as needed. Pave with base and surface pavement. Add gravel shoulders.

Description	Cost
Reclaim, fine grade, pavement, curb and hand work	\$68,772.65
Tree removal	6,900.00
80 hrs with 4 crew members	16,388.00
Excavator 80hrs @ \$75	6,000.00
Gravel – Type A 200 cy @ 13.50	2,700.00
Culvert – 120' N-12 18" @ 8.50/ft	1,020.00
TOTAL	\$101,780.65*

* Not included is the estimate of \$7,000 for deed and survey work

Gore Road - Letters from Owners

Gore Road residents

We the residents of gore road in Raymond Maine would like to have the issue of the private section of road are put on select board meeting on the 19 of March for discussion and further steps to have road be transferred to town ownership

Thank you

Bob King and residents of said road

Thank You

Bob King

90 Gore Road

76 Gore

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131
Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

Dear Bob,

I am writing in follow-up to our telephone conversation today about the possibility of a Raymond Board of Selectmen meeting discussion regarding the condition of the private section of Gore Road. After consulting with the Chairman of the Board of Selectmen, Teresa Sadak, she has indicated she will put this item on the agenda conditioned upon the following:

All abutting property owners of the private section agree that they are desirous of the Town taking ownership of the road and are willing to convey their interest in said private road to the Town without compensation.

As we discussed there are several other issues, steps and approvals that would need to be undertaken before the Town could ever assume ownership. The completion of this first step would, however, be sufficient to establish a dialogue with the Board of Selectmen.

Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

Don Willard

Don Willard

Cc: Board of Selectmen

Nathan White, Public Works Director

I agree with the town take over of the road however, I will need more information on how much land the town will be taking and how the road will be put in before I sign off on this.

*Tim Kilvert
76 Gore Rd.*

Keith A. Minton } We agree w/
Amor } this letter

7 Low Point Pass
K.Minton1950@gmail.com

Cynthia F. Minton THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131
Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Don Willard".

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

9 New Print Pass

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131

Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

Handwritten signature of Don Willard in blue ink.

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

Handwritten signature of Wendy J. McEnroe in blue ink.

I Judith V. Blake AGREE WITH
THE COVER LETTER

Judith V. Blake

Gore Rd

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131
Don.Willard@RaymondMaine.org

01/04/2019

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90 Gore Rd
Raymond, ME 04071

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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,


Don Willard
Cc: Board of Selectmen
Nathan White, Public Works Director

I Robert And Leana
King agree with this
Letter


94 Gore Rd

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131
Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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All abutting property owners of the private section agree that they are desirous of the Town taking ownership of the road and are willing to convey their interest in said private road to the Town without compensation.

I agree to the ownership transfer / Edmund

As we discussed there are several other issues, steps and approvals that would need to be undertaken before the Town could ever assume ownership. The completion of this first step would, however, be sufficient to establish a dialogue with the Board of Selectmen.

Angell

94 Gore Rd

Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

Don Willard

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

2 Polmont Rd

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131

Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

I agree the town should take over care of the road. It has been in deplorable condition for years. E. Louis Doyle

85 A Gore Rd.

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131

Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

I agree with above
Letter I would also
like more info of actual
construction when available

83 Gore Rd

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131
Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

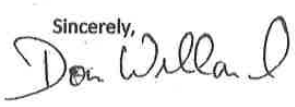
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All abutting property owners of the private section agree that they are desirous of the Town taking ownership of the road and are willing to convey their interest in said private road to the Town without compensation.

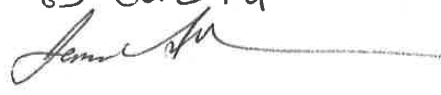
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Please do not hesitate to contact me if I can provide further assistance.

Sincerely,


Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

Agreed!
Katherine Anderson
83 Gore Rd


89 Gore Rd

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131

Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

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Sincerely,

Handwritten signature of Don Willard in cursive.

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

Handwritten signature of Camden Berry in cursive.

Camden Berry
89 Gore Rd

93 Gore Rd.

THE TOWN OF RAYMOND



Don Willard, Town Manager
401 Webbs Mills Rd
Raymond, ME 04071
207-655-4742 x 131

Don.Willard@RaymondMaine.org

01/04/2019

Bob King
90 Gore Rd
Raymond, ME 04071

Thomas Shervie
93 GORE RD
RAYMOND ME
04071

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Sincerely,

Don Willard

Don Willard

Cc: Board of Selectmen
Nathan White, Public Works Director

207-656797

YES IS DON TH IS IS
WANT I WANT. CALL
ME ANY TIME FORM 4
IN POT Thom Shervie
93 GORE ROAD 207 4156797

Liquor License Renewal - Fisherman's Catch - Application

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008 (Regular Mail)
 10 WATER STREET, HALLOWELL, ME 04347 (Overnight Mail)
 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:	
Good SOS & DBA: YES <input type="checkbox"/> NO <input type="checkbox"/>	

PRESENT LICENSE EXPIRES: 5/17/19

NEW application: Yes No
 If business is NEW or under new ownership, indicate starting date: _____
 Requested inspection (New Licensees/ Ownership Changes Only) Date: _____ Business hours: _____

INDICATE TYPE OF PRIVILEGE: MALT VINOUS SPIRITUOUS

INDICATE TYPE OF LICENSE:

RESTAURANT (Class I,II,III,IV) RESTAURANT/LOUNGE (Class XI) CLASS A LOUNGE (Class X)
 HOTEL (Class I,II,III,IV) HOTEL, FOOD OPTIONAL (Class I-A) BED & BREAKFAST (Class V)
 GOLF COURSE (Class I,II,III,IV) TAVERN (Class IV) QUALIFIED CATERING
 OTHER: _____ SELF-SPONSORED EVENTS
 (QUALIFIED CATERERS ONLY)

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>Fishermans Catch LLC</u>			Business Name (D/B/A) <u>Fishermans Catch</u>		
APPLICANT(S) - (Sole Proprietor) <u>William Coppersmith JR.</u>		DOB: <u>6/15/84</u>	Physical Location: <u>1270 Rosscutt Trail</u>		
Address <u>17 Whitney Way</u>		DOB: _____	City/Town <u>Raymond</u>	State <u>ME</u>	Zip Code <u>04071</u>
City/Town <u>Raymond</u>		State <u>ME</u>	Zip Code <u>04071</u>	Mailing Address Same As Above? <input checked="" type="checkbox"/>	
Telephone Number <u>207-615-6717</u>		Fax Number _____	Business Telephone Number <u>207-655-2244</u>		Fax Number _____
Federal I.D. # <u>271701137</u>		Seller Certificate #: or Sales Tax #: <u>1156809</u>			
Email Address: <u>billcoppersmith@yahoo</u>			Website: <u>fishermanscatchraymond.com</u>		

- 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 \$ 49,114.05 LIQUOR \$ 4176.95
- 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.
- Do you permit dancing or entertainment on the licensed premises? YES NO

5. Do you own or have any interest in any other Maine Liquor License? Yes No (Use an additional sheet(s) if necessary.) If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

License # _____ Name of Business _____
 Physical Location _____ City/Town _____

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

7. Business records are located at: 1270 Roosevelt Trail

8. Is/are applicants(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.

Full Name (Please Print)	DOB	Place of Birth
William Coppersmith Jr.	6/15/84	Portland ME

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

Name: <u>William Coppersmith Jr.</u>	City: <u>Raymond</u>	State: <u>ME</u>
Name: _____	City: _____	State: _____
Name: _____	City: _____	State: _____

12. 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)

13. Will any law enforcement official benefit directly in your license, if issued?

Yes No If Yes, give name: _____

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

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

16. Describe in detail the premises to be licensed: (On Premise Diagram Required) retail seafood market small restaurant

17. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?

YES NO Applied for: _____

18. 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? 400 ft

Which of the above is nearest? Church

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

If YES, give details: mortgage

The Division of Liquor Licensing & 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

PLEASE SIGN IN BLUE INK



 Signature of Applicant or Corporate Officer(s)
 William C. Grand Jr.

 Print Name

 Signature of Applicant or Corporate Officer(s)

 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 III & IV Malt & Vinous Only	\$ 440.00
CLASS III & IV: 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 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.	
SELF-SPONSORED EVENTS: Qualified Caterers Only	\$ 700.00

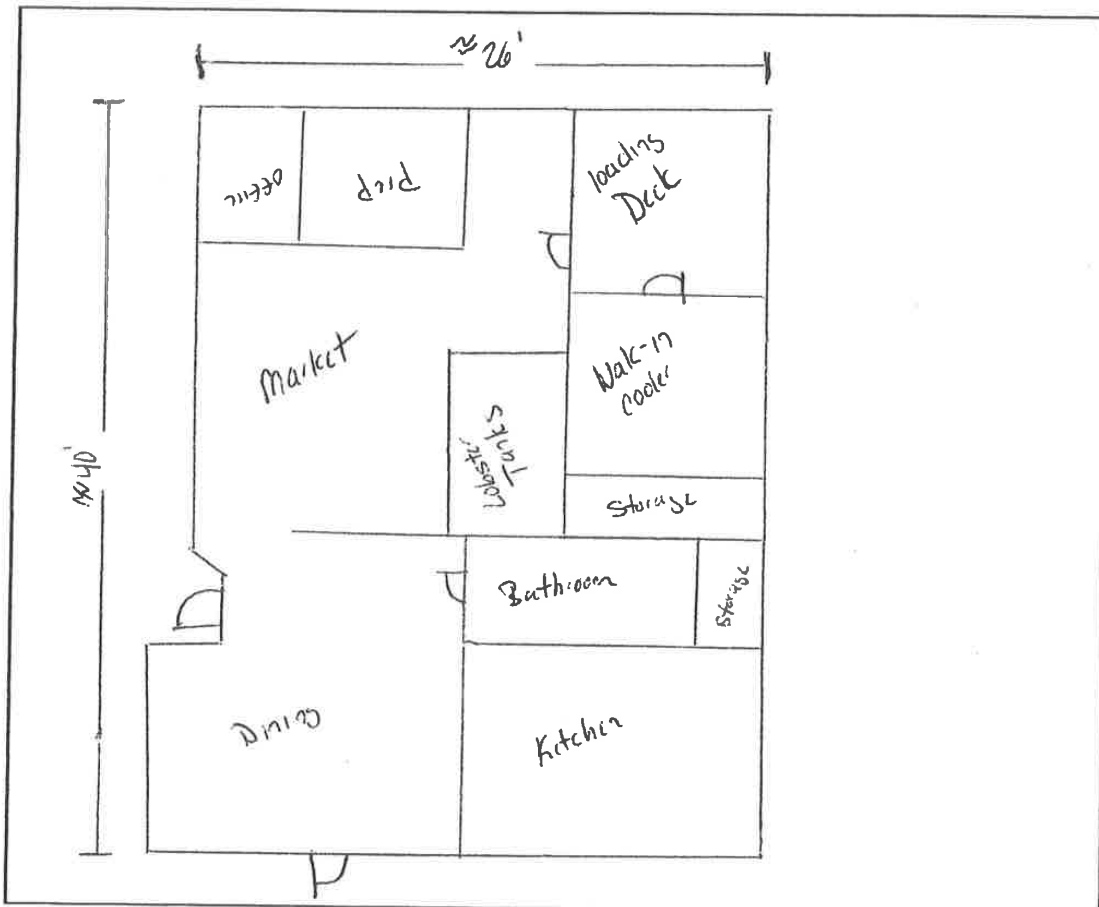


Bureau of Alcoholic Beverages
Division of Liquor Licensing & Enforcement
8 State House Station
Augusta, ME 04333-0008
Tel: (207) 624-7220 Fax: (207) 287-3434

SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires 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 Division for liquor consumption.



On/OffPremDiag 12/13

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 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
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 Cumberland
City/Town (County)

On: April 9, 2019
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 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).]



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

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

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.

1. Exact legal name: Fishermen's Catch LLC
2. Doing Business As, if any: Fishermen's Catch
3. Date of filing with Secretary of State: 2009 State in which you are formed: ME
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
5. 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 Epperson Jr.	17 Whitney Way, Raymond ME	6/15/84	OWNER	100

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

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

7. 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

8. If Yes to Question 7, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____


Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

PLEASE SIGN IN BLUE INK



Signature of Owner or Corporate Officer

3/12/19

Date

William Apperson Jr.

Print Name of Owner or Corporate Officer

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

Liquor License Renewal - Fisherman's Catch - Fire Inspection

The Fire Inspection should be complete on Monday, April 8th. It will be sent out separately when available.

County Tax Assessment

Cumberland County Government
142 Federal Street, Portland, Maine 04101
207-871-8380 • cumberlandcounty.org



James H. Gailey, County Manager
Alex Kimball, Deputy Manager, Finance & Administration

March 12, 2019

Mr. Don Willard
401 Webbs Mills Road
Raymond, ME 04071

Dear Mr. Willard,

On behalf of the Board of Commissioners and our County Leadership Team, I have enclosed the Cumberland County's 2019 Assessment. As you will note from the attached information, the County's mil rate for FY2019 is .0006854273 or \$0.69 per thousand. This represents a net increase of 4.99% in taxes raised, or approximately a \$1.90 decrease for the average taxpayer as compared to last year, which varies by municipality depending on the valuation.

We know our municipalities are facing many difficult decisions and I want you to know our partnership with you is a commitment we take seriously. If you would like to learn more about our 2019 budget, please visit our website at www.cumberlandcounty.org.

We are committed to working collaboratively with our municipalities as a facilitator, convener, and service provider. With our economies of scale and the use of modern technology, we understand and accept our responsibility to continue to look for ways to provide for more efficient, value-added public services that help you achieve your goals.

If you have any questions or concerns about the assessment or what we are doing as a county government, please do not hesitate to contact me.

Sincerely,

James H. Gailey
County Manager

WARRANT
STATE OF MAINE
COUNTY OF CUMBERLAND

Assessor, Town of Raymond

Pursuant to the provisions of Title 30-A, M.S.R.A. section 706, an estimate of sums necessary for defraying the charges of the County of Cumberland for the fiscal year 2019 was voted December 10, 2018 by the Board of County Commissioners. A tax of \$32,141,295 is to be assessed, collected and paid according to law, and applied for the purposes aforesaid.

Whereas, upon a due apportionment of the said sum on the Towns/Cities in said County, your Town/City's proportion is found to be: **\$788,378 on a valuation of \$1,150,200,000.**

Tax Rate: 0.0006854273

Your municipality is hereby required, in the name of the State of Maine and the County of Cumberland, to assess the said sum upon the polls and estates in said Town/City, agreeable to the laws in said State, and cause the same in like manner to be collected and paid to Treasurer, Cumberland County upon this Warrant issued for the same, **on or before the first day of September 2019.**

March 12, 2019

Attest:



James H. Gailey
Cumberland County Manager

TAX ASSESSOR'S RETURN

Pursuant to a Warrant from James H. Gailey, Clerk of Cumberland County, dated March 12, 2019, we have assessed the polls and estates of the residents and non-residents of the Town/City of Raymond, County of Cumberland in the amount of \$ 788,378.00 and have forwarded lists thereof to Cathy Ricker, Collector of said Town/City. Said assessment of taxes to be paid to **Treasurer, Cumberland County**, on or before the first day of September 2019.

Assessors,
Town/City of Raymond

\$ 788,378.00

TO BE FILLED IN AND FORWARDED TO THE COUNTY TREASURER, 142 FEDERAL STREET, PORTLAND, MAINE 04101-4196 WITH PAYMENT OF TAXES BY SEPTEMBER 1, 2019.

INTEREST RATE ON UNPAID TAXES SET AT 7% AND SHALL BE ASSESSED SIXTY (60) DAYS AFTER SEPTEMBER 1, 2019.

GA Confidentiality Policy



GENERAL ASSISTANCE INFORMATON CONFIDENTIALITY POLICY

Pursuant to 22 MRSA § 4306 and the General Assistance Ordinance § 3.1, it shall be the policy of the Town of Raymond to have employees engaged in administering the municipality's General Assistance (hereinafter GA) program maintain in strictest confidence client information. In an effort to effectuate compliance, it is the policy of this municipality to have employees engaged in GA functions sign such policy.

Confidentiality of Information.

Case records and all other information relating to an applicant or recipient of general assistance are confidential and will not be disclosed to the general public, unless the applicant or recipient states in writing what information is to be released.

Release of Information.

Applicants, recipients and their legal representatives have the right to review their case records. No record will be released to a third party, however, unless the administrator receives a consent form signed by the applicant expressly authorizing the release of his or her records to the specified parties.

Information from Other Sources.

Information furnished to the municipality by the Department of Health and Human Services or any other agency or institution pursuant to 22 M.R.S.A. § 4314, is confidential. The general assistance administrator will also comply with laws relating to the confidentiality of vital statistic records such as those concerning birth, marriage and death. (22 M.R.S.A. § 2706).

Misuse of Information.

Misuse of any information relating to an applicant or recipient is a punishable offense (22 M.R.S.A. § 42(2) *Any person violating any provision of this subsection shall be punished by a fine of not more than \$500 or by imprisonment for not more than 11 months, or by both.*) Employees found to have acted in violation of this policy shall be subject to disciplinary action.

Approved this 9th day of April, 2019, by the Raymond Board of Selectmen:

Teresa Sadak, Chairman

Rolf Olsen, Vice Chairman

Marshall Bullock, Parliamentarian

Samuel Gifford

Lawrence Taylor



**GENERAL ASSISTANCE
INFORMATON
CONFIDENTIALITY
AGREEMENT**

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I, the undersigned _____, hereby agree to maintain strict confidentiality relative to all records, papers, files, and communications relating to a GA applicant or recipient made or received by persons charged with administering the GA Program in Raymond, Maine, as prescribed above.

Employee Printed Name

Date

Employee Signature