



Town of Raymond

Board of Selectmen ePacket

August 9, 2022

Table of Contents

(Click on item to go to that page)

Agenda	2
Special Town Meeting Warrant	4
Previous Meeting Minutes	5
Cafe Sebago Liquor License Application	12
Cafe Sebago Special Amusement License Application	22
Cafe Sebago Other Information for Consideration	25
Fisherman's Catch Liquor License Extension Application	27
Fisherman's Catch Fire Inspection	31
Aroma Joes Business License Application	37
Aroma Joes Fire Inspection	39
Performance Motor Sports Business License Application	50
Performance Motor Sports Fire Inspection	52
State of Maine Property Tax Stabilization Program	67
Quit Claim Deed	77

Agenda



BOARD OF SELECTMEN Agenda

August 9, 2022

6:00pm – Special Town Meeting

6:30pm – Regular Meeting

At Broadcast Studio, Via Zoom & on YouTube

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) **6:00pm – Special Town Meeting**
- 2) **6:30pm – Call to order**
- 3) **Minutes of previous meetings**
 - a) July 12, 2022
- 4) **Public Hearing**
 - a) Café Sebago Liquor License Renewal
- 5) **New Business**
 - a) Consideration of Café Sebago Liquor License & Special Amusement License Renewals – Kyle Bancroft, owner
 - b) Consideration of Fisherman's Catch Liquor License Extension – William Coppersmith, owner
 - c) Consideration of Business License Application – Gillies Brewing LLC, DBA Aroma Joes – David Gillies, owner
 - d) Consideration of Business License Application – Performance Motor Sports – Isaac Allen, owner
 - e) Update on State Tax Stabilization Program – Curt Lebel, Contract Assessor
 - f) Quit Claim Deed – Sue Carr, Tax Collector
- 6) **Town Manager's Report and Communications**
 - a) Confirm Dates for Upcoming Regular Meetings
 - September 13, 2022
 - October 11, 2022

Selectman's Meeting Agenda (Page 1 of 2) August 9, 2022

b) Reminder of Upcoming Holiday Schedule

- Monday, September 5th – Labor Day

c) Reminder of September 9th Fundraising Shooting Event at Camp Hinds from 8am to 4pm

7) Public Comment

8) Selectman Comment

9) Executive Session

- a) Code Enforcement Violations Updates – pursuant to 1 MRSA §405 (6) (E)

10) Adjournment

Special Town Meeting Warrant

Town of Raymond
August 9, 2022
SPECIAL TOWN MEETING WARRANT

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

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Broadcast Studio at 423 Webbs Mills Road in said town on Tuesday, August 9, 2022, at 6:00 P.M., then and there to act on Articles 1 through 2 as set out below.

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

ARTICLE 2: To see if the Town will vote to appropriate from undesignated fund balance (surplus) the sum of **\$23,200** to help fund the moving and restoration of the historic Raymondtown Watkins Blacksmith Shop (circa 1820) to the Raymond-Casco Historical Society campus.

Select Board recommends Article 2

Budget-Finance Committee recommends Article 2

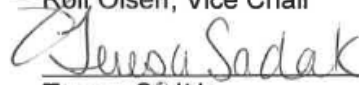
Given under our hands this 12th day of July AD 2022.



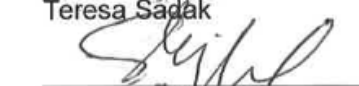
Joseph Bruno, Chairman



Rolf Olsen, Vice Chair



Teresa Sadak



Samuel Gifford



Lawrence Taylor

Previous Meeting Minutes



BOARD OF SELECTMEN Minutes

July 12, 2022

5:30pm – Workshop with RSU #14

6:30pm – Regular Meeting

At Broadcast Studio, Via Zoom & on YouTube

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: Rolf Olsen, Joe Bruno, Teresa Sadak, Samuel Gifford, Lawrence Taylor

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Bruce Tupper – Fire Chief
Alex Sirois – Code Enforcement Officer
Charisse Keach – Finance Director
Sue Look – Town Clerk

- 1) **Called to order** at 5:30pm
- 2) **Workshop with RSU #14** – School Choice Tuition and Statutes

The Raymond Representatives of the RSU #14 Board of Directors – Katie Levielle, Jodi Carroll, and Char Jewell, and Superintendent Chris Howell attended to discuss these issues with the Select Board.

Town Votes at Town Meeting from 2008:

Date	Article	Description	Decision
5/28/2008	37	<p>To see if the Town will vote to limit the tuition rate which it pays for students who attend secondary schools other than Windham High School to a rate no more than the Windham High School tuition rate.</p> <p>Explanation: If Article 37 is approved, after July 1, 2008, the Raymond School Department will limit the amount of tuition it pays for secondary students who are permitted to attend public or private secondary schools other than Windham High School at public expense to the amount that the Raymond School Department pays for tuition at Windham High School, and any additional tuition charges for attendance at these public or private secondary schools other than</p>	Approved

Date	Article	Description	Decision
		Windham High Schools shall be the responsibility of the students' parents or guardians.	
11/4/2008	Special Election	<p>Are you in favor of retaining Raymond's current secondary school policy of allowing school choice?</p> <p>Explanation:</p> <ul style="list-style-type: none"> A <u>YES</u> vote preserves the current "Secondary School Attendance Policy" which <u>provides choice</u> for all Raymond students educated at public expense to attend another public or private secondary school. A <u>NO</u> vote approves a "Secondary School Attendance Policy" which provides that all Raymond students educated at public expense after July 1, 2009 shall attend Windham High School, <u>eliminating choice</u>, except for those students who are grandfathered because they are residents of Raymond on July 1, 2009 and attend another public or private secondary school beginning the 2009-2010 school year. 	<p>Voted Yes 1,809 No 901</p>

The reason for the workshop is to discuss how to achieve the will of the Town of Raymond that for school choice students the parents pay the difference between the cost to send the student to WHS and the cost to send them to the school of choice.

The votes in 2008 were taken prior to the Town entering the RSU. Once the Town was a part of the RSU in 2009, the rules were then under the RSU statutes:

MRS Title 20-A, §1479. PROGRAM

5. Additional expense. In a regional school unit where some but not all of the students are attending school pursuant to this section, the sending municipality is responsible for the additional expense as calculated in accordance with this subsection.

A. For each secondary school student who attends a public school in another school administrative unit, the sending municipality in a regional school unit is responsible for an amount equal to the difference in tuition in cases when it exceeds the amount of the regional school unit's tuition rate calculated in accordance with section 5805.

B. For each secondary school student who attends a private school approved for tuition purposes subject to the provisions of chapter 219, the sending municipality in a regional school unit is responsible for an amount equal to the difference in tuition in cases when it exceeds the amount of the regional school unit's tuition rate calculated in accordance with section 5805.

Municipalities exercising school choice pursuant to this section are responsible for a local contribution in accordance with section 15688 and the additional expense calculated in accordance with this subsection.

MRS Title 20-A, Chapter 219. TUITION

§5805. Secondary school students; public schools

2. Maximum allowable tuition. The maximum allowable tuition charge by a public secondary school is the rate computed under subsection 1 or the state average per public secondary student cost as adjusted, whichever is lower. The school board of the sending

unit may vote to pay a higher tuition rate.

§5806. Secondary school students; private schools

3. *Tuition charge above allowable maximum. A private school may charge tuition above the allowable maximum established in subsection 2, to a maximum excess charge of 15% above the otherwise allowable maximum, in those cases when the private school has a tuition contract with a public school unit or in those cases when the student has an alternative choice for attending secondary school at the allowable maximum tuition rate. The amount above the allowable maximum may be paid in whole or in part by the school administrative unit if the legislative body of the administrative unit votes to authorize its school board to pay a higher tuition rate.*

MRS Title 20-A, §15688. SCHOOL ADMINISTRATIVE UNIT CONTRIBUTION TO TOTAL COST OF FUNDING PUBLIC EDUCATION FROM KINDERGARTEN TO GRADE 12

2. *Member municipalities in school administrative districts, community school districts, regional school units; total costs. For each municipality that is a member of a school administrative district, community school district or regional school unit, the commissioner shall annually determine each municipality's total cost of education. A municipality's total cost of education is the school administrative district's, community school district's or regional school unit's total cost of education multiplied by the percentage that the municipality's most recent calendar year average pupil count is to the school administrative district's, community school district's or regional school unit's most recent calendar year average pupil count.*

B. For a school administrative district, community school district or regional school unit composed of more than one municipality, each municipality's contribution to the total cost of education is the lesser of:

(1) The municipality's total cost as described in subsection 2; and

(2) The total of the full-value education mill rate calculated in section 15671-A, subsection 2 multiplied by the property fiscal capacity of the municipality.

C. For a school administrative district, community school district or regional school unit composed of more than one municipality, the unit's contribution to the total cost of education is the lesser of:

(1) The total cost as described in subsection 1; and

(2) The sum of the totals calculated for each member municipality pursuant to paragraph B, subparagraph (2).

The State of Maine sets the tuition rates for all public schools and sets a cap for private schools. Under the RSU Statutes the Town of Raymond must pay the difference between the tuition rate at WHS and either the public school tuition rate or the cap rate for the private school tuition, and then the parents are responsible to pay the difference between the cap rate and the full tuition to the private school.

There would have needed to be wording to account for these differences in the original RSU consolidation plan in 2009. The intent with the votes was to have choice with the parents paying the difference in tuition once the Town consolidated with the RSU.

Possibly the Town could bill the parents for the difference. We would need to check with the Town Attorney to see if this was permissible. The Town would be able to get the

information from RSU 14 for these costs per student.

Private schools must go through an approval process to receive taxpayer funded tuition, and only for students who live in towns that have school choice.

The proposed new middle school parcel is 45 acres and is in the process of being assessed by State agencies to see if there are any issues. The current purchase price is \$1,500,000. The land has always been used for farming and was not used for dumping.

Workshop ended at 6:07pm.

Regular Meeting began at 6:30pm.

3) Minutes of previous meetings

a) June 21, 2022

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

Unanimously approved

4) New Business

a) Consideration and Recommendation for Possible Approval of a Warrant article for a Special Town Meeting to consider funding for the Raymond Casco Historical Society

ARTICLE 2: *To see if the Town will vote to appropriate from undesignated fund balance (surplus) the sum of \$23,200 to help fund the moving and restoration of the historic Raymondtown Watkins Blacksmith Shop (circa 1820) to the Raymond-Casco Historical Society campus.*

Motion to recommend the proposed warrant article by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved

Motion to approve the proposed warrant as presented by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

5) Public Hearing

a) August 9, 2022, Special Town Meeting Warrant

Public Hearing declared open at 6:35pm by Chair Bruno.

No public comment

Public Hearing declared closed at 6:35pm by Chair Bruno.

6) New Business, continued

a) Consideration of Renewal of the Liquor License for The Beacon – Rob & Pam Wing, owners

Motion to approve the renewal of the Liquor License for The Beacon by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

b) Consideration of a Liquor License Extension – Kyle Bancroft, Café Sebago

Mr Bancroft asked that this item be removed from the agenda because the Select Board had approved his extension at their May 2021 meeting contingency upon approval of the CEO and Fire Inspector.

May 2021 Minutes Excerpt:

b) Consideration of a Liquor License Extension – Kyle Bancroft, Café Sebago

Mr Bancroft recently signed a long-term lease for 9,200 sf and would like to use it for additional parking and outdoor entertainment. To also sell beer, wine and liquor there (in a tent) his current State Liquor License would need to be modified to extend the area of the license by about 50'-80'). CEO Sirois and the Town Planner would need to approve the expansion and Mr Bancroft has not as yet submitted the applications. Also, the lot he has leased is currently zoned for residential use and this would be changing the use. There are items that would need to be in place to pass the Fire Inspection as well.

CEO Sirois has verbally approved, prior to application, the use of the grassy area for parking to avoid people parking across the street and then crossing Route 302. The beer tent, corn-hole games, and any other pieces may not be installed until after the applications have been approved.

The progression is that the CEO, Planner and Fire Inspector approve their aspects of the project, the Select Board approves the extension of the area covered by the liquor license, and then the State approves the extension.

The property used to have a softball field and was then approved for those uses.

Motion to approve the Liquor License Extension contingent upon approval by CEO, Planning, and Fire Inspector by Selectman Sadak. Seconded by Selectman Bullock.

Unanimously approved

Motion to table until the next Regular Meeting by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved

c) Consideration a Lease Purchase Agreement for a New Rescue Pumper Truck – Bruce Tupper, Fire Chief and Charisse Keach, Finance Director

The truck was priced at \$750,000 when we put it in the budget, but as everything else is increasing in price, the truck is now as much as \$795,000. CIP will be used for the difference between the financed amount of \$489,250 and the purchase price. We should be setting money aside for the next truck/apparatus in CIP rather than borrowing.

Motion:

- 1) That a Capital Acquisition Project (the "Project") consisting of the lease of a New Rescue Pumper Truck is hereby approved; and
- 2) That the financing for the Project in the principal amount of \$489,250 is

awarded to Androscoggin Bank at an interest rate of 3.97%; and

- 3) That the Treasurer and the Chair of the Select Board are hereby authorized, acting jointly or individually, to execute the Lease Purchase Agreement and all other documents reasonably necessary to accomplish the purpose of this vote, as the documents may require; and
- 4) That said Lease is hereby designated a "bank qualified tax-exempt obligation of the Town for the 2022 calendar year under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

- d) Consideration of Appointing Bob Jones to the Budget-Finance Committee – Sue Look, Town Clerk

Motion to appoint Robert Jones to the Budget-Finance Committee for a term ending June 30, 2023, by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

- e) Consideration of Issuing a Quit Claim Deed – Sue Carr, Tax Collector

Robert F Murray – 22 Murray Road – Map 078 Lot 012

Motion to issue a Quit Claim Deed to Robert Murray for Map 078 Lot 012 by Selectman Sadak. Seconded by Selectman Olsen.

Unanimously approved

7) **Public Comment** – none

8) **Selectman Comment** – none

9) **Town Manager's Report and Communications**

Main Street Sidewalk is well underway and on schedule.

Thanks to Everett "Shep" Stults for a job well done as he retires after 20 years of service and dedication on the Public Works crew.

The recreation bus is being lettered. There will be a Family Fun Festival in August at Tassel Top. There is a outdoor pickleball court at Sheri Gagnon Park.

- a) Confirm Dates for Upcoming Regular Meetings

- August 9, 2022
- September 13, 2022

Selectman's Meeting Minutes (Page 6 of 7) July 12, 2022

10) Executive Session

- a) Discussion of Land Use Violation - pursuant to 1 MRSA §405 (6) (A)

Motion to enter executive session at 6:56pm as noted above by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

Motion to leave executive session at 7:10pm by Selectman Sadak. Seconded by Selectman Gifford.

Unanimously approved

Motion to allow the CEO to move to enforcement action on the land discussed by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

- b) Consideration of Town Manager's Annual Review – pursuant to 1 MRSA §405 (6) (A)

Motion to enter executive session at 7:10pm as noted above by Selectman Sadak. Seconded by Selectman Olsen.

Unanimously approved

Motion to leave executive session at 7:44pm by Selectman Sadak. Seconded by Selectman Olsen.

Unanimously approved

Motion to amend the Town Manager's contract as discussed in executive session by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved

11) Adjournment

Motion to adjourn at 7:44pm by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk

Cafe Sebago Liquor License Application



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Section I: Licensee/Applicant(s) Information; Type of License and Status

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Legal Business Entity Applicant Name (corporation, LLC): <u>BATALI HOLDINGS LLC</u>	Business Name (D/B/A): <u>CAFE SEBAGO BAR & GRILL</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <u>1248 ROOSEVELT TRAIL RAYMOND, ME</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different: <u>P.O. BOX 896 RAYMOND, ME 04071</u>
Mailing address, if different from DBA address:	Email Address: <u>KJBANLROFTE@HOTMAIL.COM</u>
Telephone # Fax #: <u>207-807-0842</u> <u>N/A</u>	Business Telephone # Fax #: <u>207-655-6481</u> <u>N/A</u>
Federal Tax Identification Number: <u>85-1174601</u>	Maine Seller Certificate # or Sales Tax #: <u>1207542</u>
Retail Beverage Alcohol Dealers Permit: <u>N/A</u>	Website address: <u>N/A</u>

1. New license or renewal of existing license? ☐ New Expected Start date: _____
☒ Renewal Expiration Date: 8/19/22

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:

Food: \$125,000.00 Beer, Wine or Spirits: \$145,000.00 Guest Rooms: N/A

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)

☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|---|---|
| <input type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input checked="" type="checkbox"/> Class A 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"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

244 MEADOW ROAD RAYMOND, ME 04071

6. Is the licensee/applicant(s) citizens of the United States? ☒ Yes ☐ No
7. Is the licensee/applicant(s) a resident of the State of Maine? ☒ Yes ☐ No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

☐ Yes ☒ No

☐ Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☒ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
KYLE J. BANCROFT	10/14/1985	PORTLAND, ME
Residence address on all the above for previous 5 years		
Name	Address:	
KYLE J. BANCROFT	244 MEADOW ROAD RAYMOND, ME 04071	
Name	Address:	
Name	Address:	
Name	Address:	

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☐ Yes ☒ No

17. Does the licensee/applicant(s) own the premises? ☐ Yes ☒ No

If No, please provide the name and address of the owner:

WILLIAM & TERRY HAM 142 DARRICK TERRACE HOLDS MAINE 04042

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: N/A

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

BUILDING INTERIOR / BACK PATIO

20. 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?

Name: LAKE REGION BAPTIST CHURCH

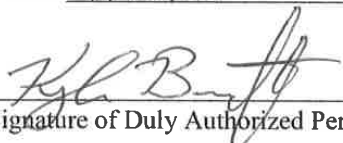
Distance: 0.2 MILES

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 7/26/22


Signature of Duly Authorized Person

KYLE J. BANCROFT - MANAGER
Printed Name Duly Authorized Person

Signature of Duly Authorized Person

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§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.

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.

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.

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

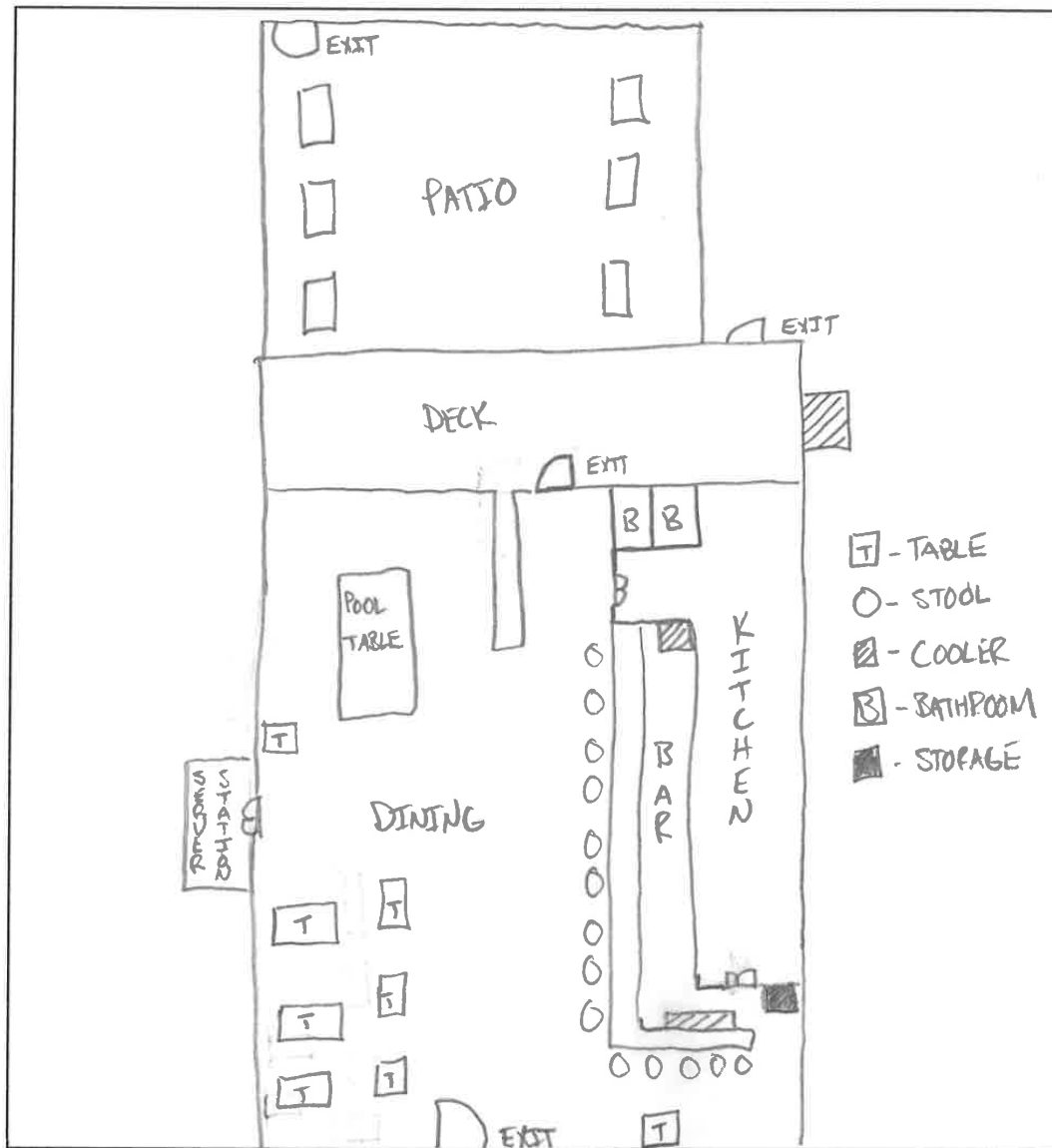
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: BRAVE HOLDINGS LLC
2. Doing Business As, if any: CAFE SEBALO BAR & GRILL
3. Date of filing with Secretary of State: 2019 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, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
KYLE J. BANCROFT	244 MEADOW RD. RAYMOND ME	10/14/85	MANAGER	100%

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

Cafe Sebago Special Amusement License Application



Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

SPECIAL AMUSEMENT APPLICATION

Pursuant to the Town of Raymond Special Amusement Ordinance and 28-A MRSA §1054

1. Name of Applicant: BATAIT HOLDINGS LLC
2. Address of Applicant: P.O. BOX 846 RAYMOND, ME 04071
3. Name of Business: CAFE SEBAGO BAR & GRILL
4. Business Street Address: 1248 ROOSEVELT TRAIL
5. Business Mailing Address: P.O. BOX 846 RAYMOND, ME
6. Telephone – Cell: 207-807-0842 Business: 207-655-6481
7. List the names and addresses of all officers and their residency for the preceding 3 years.

KYLE J. BANCROFT P.O. BOX 846 RAYMOND, ME 04071

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

NO

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

48 SEAT RESTAURANT/BAR OCCUPYING APPROX 2000 SQF OF
INTERIOR/EXTERIOR SPACE. DJ'S AND LIVE BANDS WEEKLY.
SECURITY PROVIDED NIGHTLY AFTER 10 PM

10. Has applicant ever had a license denied or revoked? If so, describe the circumstances.

No

11. Please specify the type of entertainment in detail: [If extra space is required, please attach a separate piece of paper.]

DS's

LIVE BANDS

12. List the days and hours of entertainment:

TUESDAY - 7 TO 11 PM

FRIDAY - 8 TO 11 PM

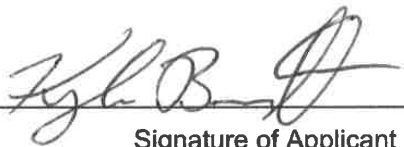
WED - 8 TO 10 PM

SATURDAY - 9 TO 11 PM

THURSDAY - N/A

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

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



Signature of Applicant

7/26/22

Date

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

Conditions of Approval: _____

Authorizing signatures:

Code Enforcement Officer: _____

Public Safety: _____

Town Manager: _____

Select Board: _____

Cafe Sebago Other Information for Consideration

TO: Captain Kerry Joyce
FROM: Wendy Clark-Tarbox, Crime Analyst
DATE: July 29, 2022

SUBJECT: LIQUOR LICENSE RENEWAL INFORMATION

Per your request, I have compiled information on Café Sebago Bar & Grill located at 1248 Roosevelt Trail. The time period queried was January 1, 2022 through July 26, 2022.

<u>nature</u>	<u>case number</u>	<u>date of incident</u>	<u>report status</u>
OUI	22-005174	3/18/2022	report/arrest
*Deputy observed operator exit the parking lot of the bar. Operator admitted to drinking at the bar.			
Information	22-005178	3/18/2022	no report
OUI	22-005291	3/19/2022	report
*Deputy observed operator exit the parking lot of the bar.			
Information	22-005295	3/19/2022	no report
OUI	22-005359	3/20/2022	report/arrest
*Deputy observed operator exit the parking lot of the bar. Driver admitted to drinking at the bar.			
Information	22-005362	3/20/2022	no report
OUI	22-007681	4/16/2022	report/arrest
*Deputy observed vehicle exit the parking lot of the bar. Driver admitted to drinking at the bar.			
Information	22-007685	4/16/2022	no report
Assault	22-008256	4/24/2022	report/arrest
Traffic Stop	22-009809	5/12/2022	written warning issued
Information	22-009954	5/13/2022	no report
Pedestrian Check	22-012477	6/7/2022	no report
*Intoxicated subject in the parking lot waiting for a ride.			
OUI	22-012959/22-012958	6/12/2022	report/arrest
*Operator was involved in an accident and stated he was coming from the bar. Reportedly, he had a drink at the bar.			
Information	22-012960	6/12/2022	no report
Attempt to Locate	22-013214	6/15/2022	no report
Citizen Assist	22-016580	7/14/2022	report

Raymond
2:55 PM

**PP Account 182 Detail
as of 08/09/2022**

08/03/2022
Page 1

Name: BATALI HOLDING LLC

Location: 1248 ROOSEVELT TRAIL

Assessment: 24,000.00

2022-1 Period Due:
1) 179.85
2) 169.20

Mailing PO BOX 896
Address: RAYMOND, ME 04071

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2022-1 R					338.40	10.65	0.00	349.05
2021-1 R					184.14	18.81	0.00	202.95
2020-1 R					0.00	0.00	0.00	0.00
2019-1 R					0.00	0.00	0.00	0.00
2018-1 R					0.00	0.00	0.00	0.00
Account Totals as of 08/09/2022					522.54	29.46	0.00	552.00

Per Diem	
2022-1	0.0556
2021-1	0.0404
Total	0.0960

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Fisherman's Catch Liquor License Extension Application



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Request for Extension of License Privileges for an On-Premises Establishment

Section I: Licensee Information:

Legal Business Entity Licensee Name (corporation, LLC): <u>Fishermans Catch LLC</u>	Business Name (D/B/A): <u>Fishermans Catch</u>
Individual or Sole Proprietor Licensee Name(s):	Physical Location: <u>1270 Roosevelt Trail Raymond</u>
License Number: <u>RES-2012-7533</u>	Mailing address, if different:
Mailing address, if different from DBA address:	Email Address: <u>billcoppersmith@yahoo.com</u>
Telephone # Fax #: <u>207-655-2244</u>	Business Telephone # Fax #:

Section II: Extension of Privileges Information:

1. Name, Address, and Contact Information of Property Owner (if property is rented or leased, please provide a copy of rental/lease agreement):

Name: 1270 Roosevelt Trail Properties LLC

Complete mailing address: 1270 Roosevelt Trail
Raymond ME 04071

Telephone/Mobile Number: 207-615-6717

Email Address: billcoppersmith@yahoo.com

2. Type of Extension of Privileges: (check only one)

a. Temporary ☐ Inside ☐ Outside ☒

b. Permanent ☒ Inside ☐ Outside ☐

continue to next page


3. Start Date: May End Date (if applicable): Sept
4. Will dancing be permitted in this area? Yes ☐ No ☒
- a. If yes, does the establishment have a dance license? Yes ☐ No ☐
- b. If yes, please provide a copy of the license from the State's Fire Marshall's Office
5. Will there be live entertainment in this area? Yes ☐ No ☒
6. Reason for this request: Outdoor tent was put in place to stay in business during covid mandates. It was found the outdoor tent area was desired among patrons and will now be permanent.

Section III: Signature of Licensee

By signing this application, the licensee understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 7/28/22



Signature of Licensee or Duly Authorized Person

William Coppersmith Jr.

Printed Name of Licensee or Duly Authorized Person

Submit completed forms to: Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement

Mailing address: 8 SHS, Augusta, ME 04333-0008
Courier delivery: 19 Union Street, 3rd floor, Suite 301-B,
Augusta, ME 04330

(continue to next page)

Section IV: Approval by Municipal/County Officers

Please note: The municipal/county officers where your establishment is located must approve all requests for extension of license privileges prior to filing with the Bureau. If your license is issued in an unorganized township, the county commissioners must approve this request, otherwise, it would be your municipal (town or city) officials.

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this extension of privileges for this on-premises licensee on this date: _____.

Check only one: ☐ City ☒ Town ☐ Unorganized Territory

Name of City/Town/Unorganized Territory: Raymond

Who is approving this application? ☒ Municipal Officers
☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of license to be issued by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title
	Joseph Bruno, Chair
	Rolf Olsen, Vice-Chair
	Teresa Sadak
	Samuel Gifford
	Lawrence Taylor

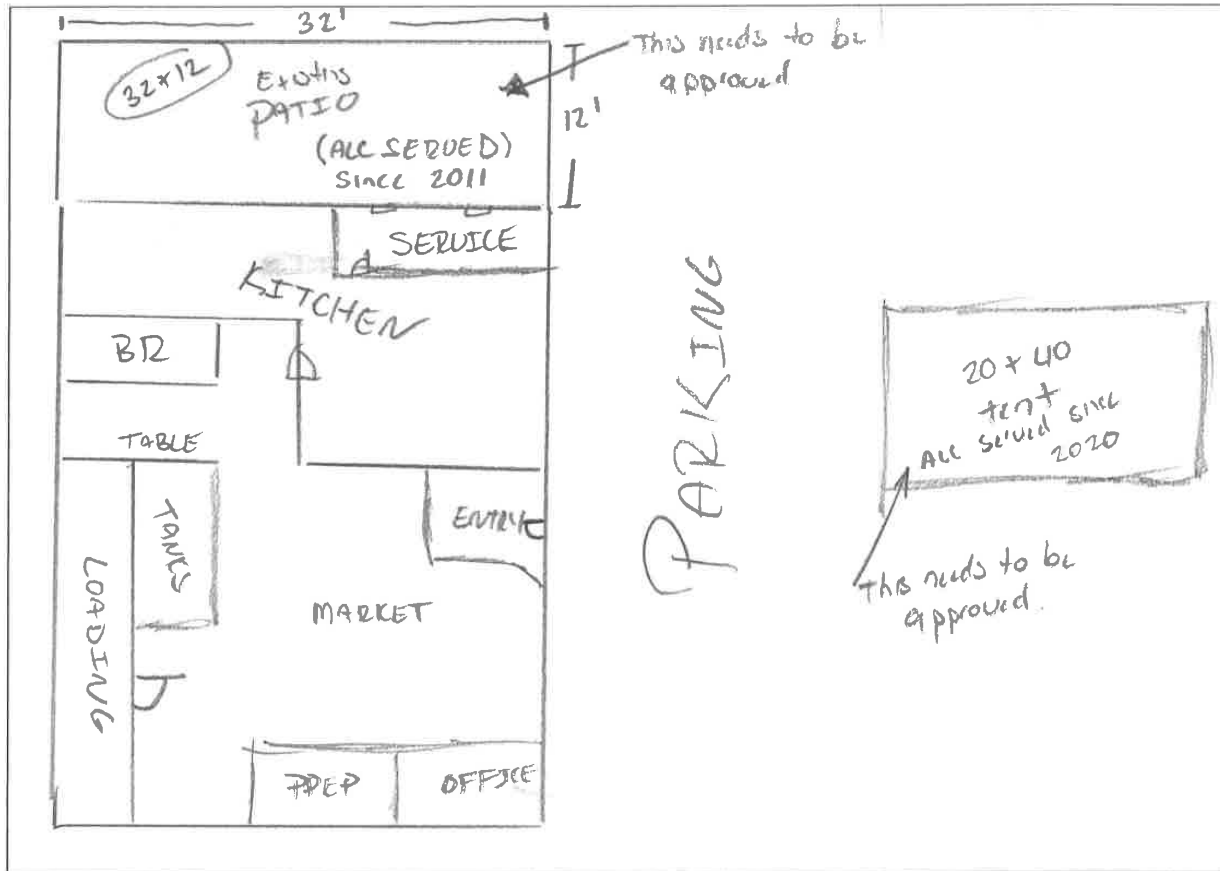
Continued to next page

Diagram for Extension of Privileges Area

The following restrictions apply to outdoor extension of privileges:

- There must be a stanchion or a fence completely enclosing the area.
- Signs must be posted stating "No alcohol beyond this point".
- There must be sufficient employees at the extension area of premises who would be able to control and monitor the area.

In an effort to clearly define your extension please draw a diagram below that will include the area you want for a temporary / permanent license premise. Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your where consumption will occur including methods of monitoring and containment of the area(s).



For Office Use Only:

Date Filed: _____ Date Issued: _____ Issued By: _____

☐ Approved ☐ Not Approved

Fisherman's Catch Fire Inspection



Form: Annual 18-0331

Raymond Fire & Rescue

Occupancy: **Fishermen's Catch Restaurant**
Occupancy ID: **Roosevelt 1270**
Address: **1270 Roosevelt TRL**
Raymond ME 04071

Inspection Type: **Annual Life Safety**

Inspection Date: **7/29/2022**

By: Jones, Wayne (JONESW)

Time In: **13:45**

Time Out: **14:00**

Authorized Date: **07/29/2022**

By: Jones, Wayne (JONESW)

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:



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:



Housekeeping

Other

Other Housekeeping Comments

Status: PASS

Notes: These spaces are posted for "No Smoking".



Exits

Are emergency egress light fixtures installed and operational?

Test battery and check for broken or missing light fixtures.

Status: PASS

Notes: Both spaces are illuminated areas.

nts of a Means of Egress must meet construction requirements and be kept clear of obstacles at all times.

IS: PASS

S: Means of egress is currently adequate for each area (covered deck & tent area dining).



Means of Egress Clear?

[101 7.1.10] A means of egress shall be continuously maintained free of obstructions.

IS: PASS

S: Means of Egress was adequate for each area.

Construction Comments

IS: PASS

S: Membrane tent used for outside dining is NFPA 701 fire resistance rated as required.



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: PASS

Notes:

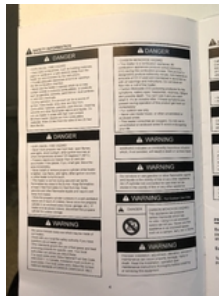
Heating System

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.

Status: PASS

Notes: LPG portable heaters are UL Rated for this use, and are placed the proper distance from combustible materials in accordance with their rating and manufacturer's recommendations.



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...

Status: PASS

Notes: The hot surfaces are not within reach of clients.

Other

Other Heating System Comments

Status: Information

Notes: During high wind events (35 MPH or greater) these heaters should be secured in place (to prevent any movement or from falling over), or the heaters should be shut down and the dining area under the tent should be closed to clients use. These actions would be instituted to prevent injuries or burns to clients, or prevent a fire event from occurring in this dining area.

Other Comments

Additional Inspection Items

Enter additional inspection comments

Status: PASS

Notes: The RFRD performed an inspection of the outside areas for use as Liquor License Expansion areas at this business. Fire & Life Safety was found to meet the applicable NFPA Standards for Exits, Portable LPG Heaters, and Tent and Membrane Structure requirements. The owner has been advised that if they wish to install the side curtains to the Tent Area, the RFRD would need to perform an additional inspection to ensure compliance for Exits, etc.



Additional Time Spent on Inspection:

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

Total Additional Time: 0 minutes

Inspection Time: 15 minutes

Total Time: 15 minutes

Summary:

Overall Result: Passed / Conditional

The occupancy is in compliance with the Raymond Fire Protection Ordinance and State Fire Code, subject to conditions for correction, as indicated in the Fire Inspection Report or Written Notification.

Inspector Notes: Fire and Life Safety is in accordance with applicable standards for these outside areas to be utilized for the Liquor License Expansion. The approval is conditional on the requirements noted in this report.

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 be deemed in compliance with the Raymond Fire Protection Ordinance.

Inspector:

Name: Jones, Wayne
Rank: Fire Inspector

Aroma Joes Business License Application



Business License Application

OFFICIAL USE

Permit Fee: \$25.00

pd

Application Date: 5/27/22

Map-Lot: _____

Zone: _____

Business Name: Gillies Brewing LLC (DBA - Aroma Joes)

Business Location: 1256 Roosevelt Trail

Applicant: David Gillies

Mailing Address: 33 Plummer Drive

City State Zip: Raymond, Maine, 04071

Home Telephone: (207) 432-7080 Work Telephone: _____

Email Address: deke.gill@yahoo.com deke.gill@yahoo.com

Description of Business: Coffee Shop

Owners/Partners Names	Owners/Partners Address	Owners/Partners Phone #s
David / Jennifer Gillies	33 Plummer Drive Raymond, ME, 04071	(207) 432-7080
Emergency Contact Names	Emergency Phone # 1	Emergency Phone # 2

I have secured or am in the process of securing all State and local licenses/permits required for my business to operate. Please list required licenses/permits:

Food Service Inspector / DHS

Gillies LLC

Have there been any public health, safety, or welfare problems occurring in the operation of the business or a similar business at the same location in the immediately preceding year, including but not limited to neighborhood complaints, disorderly customers, and excessively loud or unnecessary noise that initiated complaints to or required a response from the sheriff's department fire department or other municipal regulatory body or employee? ☐ Yes ☐ No

If Yes, please provide evidence of satisfactory resolution of any such complaint.

Applicant Signature: 

The business named Gillie's Brewing LLC (DBA Aroma Joe's) is current with all Town fees, taxes and inspections, as well as compliant with all Town of Raymond Ordinances.

Code Enforcement Officer [Signature]

Fire Inspector Wayne Co Jones

Tax Collector Sue Clark-dep - new business

Conditions of Approval by Select Board:

DRIVEWAY ENTRANCE TO 1254 ROOSEVELT TER (SERAGO OUTFITTERS) ~~ON~~ SIDE
HAS BEEN BLOCKED OFF WITH TRAFFIC CONES TO PREVENT AROMA JOE'S
CLIENTS USING THIS DRIVEWAY TO EXIT ONTO ROOSEVELT TER. ACCESS
IS ACCEPTABLE TO RFRD USING THE 2ND ENTRANCE TO SERAGO OUTFITTERS

(WY)
6/22/2022

☐ Application Approved

☐ Application Denied. Denial Reason:

Determination Date: _____

Expiration Date: March 1, _____

Select Board Signatures:

Teresa Sadak, Chair

Rolf Olsen, Vice Chair

Joseph Bruno, Parliamentarian

Samuel Gifford

Lawrence Taylor

Aroma Joes Fire Inspection



Form: Annual 18-0331

Raymond Fire & Rescue

Occupancy: **Aroma Joe's**
Occupancy ID: **1256 Roosevelt Trl.**
Address: **1256 Roosevelt TRL**
Raymond ME 04071

Inspection Type: **New or Change of Occupancy**
Inspection Date: **6/10/2022** By: Jones, Wayne (JONESW)
Time In: **10:00** Time Out: **11:00**
Authorized Date: **08/05/2022** By: Jones, Wayne (JONESW)

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: * 6-10-2022: E-911 Address is not visible on Business Sign (black numbers on dark blue background).

*** 6-22 - 2022: E-911 Address numbers changed to white in color and are now visible from the street.**



Posted Maximum Occupancy signs at room entrances where required.
Assembly uses shall have an Occupancy Permit issued by the Raymond Fire Department.

Status: Not Applicable

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: Information

Notes: Knox Box has been ordered.

Other

Other General Comments

Status:

Notes:

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: PASS

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: Not Applicable

Notes: No Type I Grease Hood(s) installed for this food service business. None are required.

Locate all dumpsters at least 10 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status: PASS

Notes: Rear Parking Lot in a designated location.



Are combustible wastes properly stored in containers.

Combustible waste like grease can be hazardous if not properly stored.

Status: PASS

Notes:

Other

Other Housekeeping Comments

Status:

Notes:

Exits

Are all required exits marked?

[NFPA 101 7.10] Means of egress exits, other than the main entrance to a room or space that is obviously and clearly identifiable, must be marked as an exit to direct egress in an emergency.

Status: PASS

Notes:



Are emergency egress light fixtures installed and operational?

Test battery and check for broken or missing light fixtures.

Status: PASS

Notes: Combination Exit Sign & Emergency Light installed (see above photo).

Are exit doors clear of obstructions, snow and ice?

101:7.1.10 Doors in means of egress or escape shall be maintained free of obstructions, including snow and ice.

Status: PASS

Notes:



Are there dead ends longer than 20 feet?

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:

Status: Not Applicable

Notes: There are no dead-end corridors in this facility.

If the occupancy is more than 50 persons, are exit doors equipped with panic or fire exit hardware?

Include reference

Status: Not Applicable

Notes: Occupancy is rated for less than 50 occupants.

Unlock all required and marked exit doors during business hours.

Locked exit doors make it impossible for occupants to escape in an emergency.

Status: PASS

Notes:

Remove storage from exit stairs.

Items stored beneath or in exit stairs present a fire risk that can endanger persons using that escape route.

Status: Not Applicable

Notes: No Exit Stairs at this facility.

Other

Other Exit Comments

Status:

Notes:

Hazardous Materials

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: Not Applicable

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: Not Applicable

Notes:

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.

Status: PASS

Notes: Carbon Dioxide (CO2) system installed (cryogenic cylinder installed on outside of facility)



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 from any building or structure. Raymond Fire Protection Ordinance Article 6.

Status: Not Applicable

Notes: None are present or a component of this business operations.

Other

Other Hazardous Material Comments

Status: PASS

Notes: CO2 Detector was installed and is operational.



Construction

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.

Status: PASS

Notes: See Exit photo above.

Are Means of Egress Clear?

[NFPA 101 7.1.10] A means of egress shall be continuously maintained free of obstructions.

Status: PASS

Notes: See Exit photo above.

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.

Status: Not Applicable

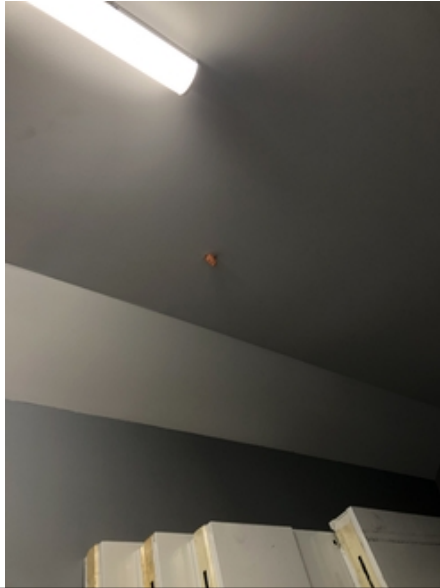
Notes: No occupancy separations are a part of this facility.

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.

Status: PASS

Notes: Ceiling penetration has been sealed with approved materials.



Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

Status: PASS

Notes:

Other

Other Construction Comments

Status:

Notes:

Fire Extinguishers

Are portable fire extinguishers properly mounted, charged and inspected?

Portable fire extinguishers need to be routinely checked to maintain usefulness.

Status: PASS

Notes:



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.

Status: PASS

Notes: See Extinguisher photo above.

Other

Other Fire Extinguisher Comments

Status:

Notes:

Fire Alarm

Is a monitored fire detection and alarm system installed?

Raymond Fire Protection Ordinance Article 5 requires all commercial, assembly and public occupancies over 1000 sf to have a monitored fire alarm system.

Status: Not Applicable

Notes: Monitored Fire Alarm System is not required. Building is less than 1000 sq. ft.

Has a current fire alarm test report on file with the Raymond Fire Department.

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.

Status: Not Applicable

Notes:

Are carbon monoxide detectors installed?

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: PASS

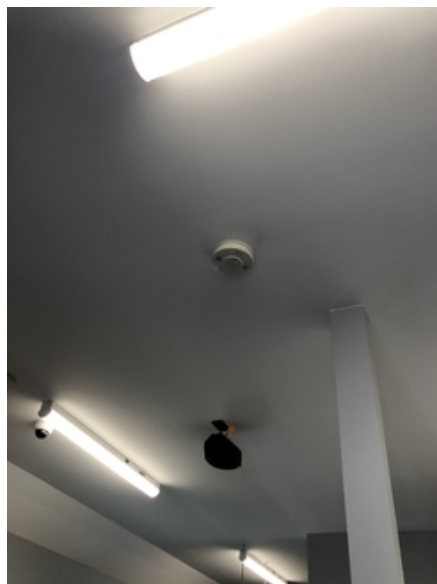
Notes:

Other

Other Fire Alarm Comments

Status: PASS

Notes: Hard-wired with battery back-up Combination Smoke / CO Detectors were installed properly and were operational.



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: Not Applicable

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: Not Applicable

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: Not Applicable

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: Not Applicable

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: Not Applicable

Notes:

Other

Other Fire Sprinkler Comments

Status: Not Applicable

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: PASS

Notes:



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.

Status: PASS

Notes: None were observed at the time of inspection.

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.

Status: PASS

Notes:

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.

Status: PASS

Notes:

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.

Status: PASS

Notes: See Exit photo above showing electrical circuit breaker panel and electrical service disconnect panels on the exterior.

Heating System

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.

Status: Not Applicable

Notes:

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...

Status: Not Applicable
Notes:

Other
Other Heating System Comments

Status: Not Applicable
Notes: Heat Pumps were installed at this facility.

Other Comments

Additional Inspection Items
Enter additional inspection comments

Status:
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Administrative	8/5/2022 12:00:00 PM	8/5/2022 1:45:00 PM

Notes: Add inspection report and photos to ER Fire Inspection program.

Total Additional Time: 105 minutes

Inspection Time: 60 minutes

Total Time: 165 minutes

Summary:

Overall Result: Passed

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

Inspector Notes: E-911 address issue was corrected on 6-22-2022. All other Fire & Life Safety items for this facility passed inspection on 6-10-2022.

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 be deemed in compliance with the Raymond Fire Protection Ordinance.

Inspector:

Name: Jones, Wayne
Rank: Fire Inspector

Performance Motor Sports Business License Application



Business License Application

OFFICIAL USE

Permit Fee: \$25.00

Application Date: 7/21/22

Map-Lot: _____

Zone: _____

Business Name: Performance Motor Sports
Business Location: 1253 Roosevelt Trail, Raymond ME 04071
Applicant: Isaac Allen
Mailing Address: 17 Cartland Rd
City State Zip: Windham, ME 04062
Home Telephone: 207-615-7094 Work Telephone: _____
Email Address: rbdperformance@gmail.com
Description of Business: Used Auto Dealer

Owners/Partners Names	Owners/Partners Address	Owners/Partners Phone #s
Isaac Allen	17 Cartland Rd. Windham, ME 04062	207-615-7094
Emergency Contact Names	Emergency Phone # 1	Emergency Phone # 2

I have secured or am in the process of securing all State and local licenses/permits required for my business to operate. Please list required licenses/permits:

Used Car Dealer Licence

Have there been any public health, safety, or welfare problems occurring in the operation of the business or a similar business at the same location in the immediately preceding year, including but not limited to neighborhood complaints, disorderly customers, and excessively loud or unnecessary noise that initiated complaints to or required a response from the sheriff's department fire department or other municipal regulatory body or employee? ☐ Yes ☒ No

If Yes, please provide evidence of satisfactory resolution of any such complaint.

Applicant Signature: _____

The business named Performance Motor Sports is current with all Town fees, taxes and inspections, as well as compliant with all Town of Raymond Ordinances.

Code Enforcement Officer AL

Fire Inspector _____

Tax Collector Sue Dok, dep - new business

Conditions of Approval by Select Board:

☐ Application Approved

☐ Application Denied. Denial Reason:

Determination Date: _____

Expiration Date: March 1, _____

Select Board Signatures:

Teresa Sadak, Chair

Rolf Olsen, Vice Chair

Joseph Bruno, Parliamentarian

Samuel Gifford

Lawrence Taylor

Performance Motor Sports Fire Inspection



Form: Annual 18-0331

Raymond Fire & Rescue

Occupancy: **RPD - Performance Motorsport's**
Occupancy ID: **Roosevelt 1253**

Address: **1253 Roosevelt TRL**
Raymond ME 04071

Inspection Type: **Business License Inspection**

Inspection Date: **7/29/2022**

By: Jones, Wayne (JONESW)

Time In: **13:00**

Time Out: **13:45**

Authorized Date: **07/29/2022**

By: Jones, Wayne (JONESW)

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: **Street Sign and Unit both have the required E-911 addresses posted.**



Posted Maximum Occupancy signs at room entrances where required.

Assembly uses shall have an Occupancy Permit issued by the Raymond Fire Department.

Status: **Not Applicable**

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: Information

Notes: Knox Box for the Complex (1251, 1253 & 1255) is installed on the front of Unit 1255 Roosevelt Trail next to Entrance / Exit door.



Other

Other General Comments

Status: Information

Notes: According to the Performance Motorsport's lease agreement, the business occupies 400 sq. ft. of this building complex (front office area of 1253 Roosevelt Trail). RFRD confirms reading the 400 sq. ft. language in the lease agreement.



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: Unsafe Operation

Notes: The HVAC unit for the office area is located on the Mezzanine storage area which is located over this office area. During the inspection atv's were found stored next to this HVAC unit. These atv's did not have gasoline in their fuel tanks.



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: Not Applicable

Notes:

Locate all dumpsters at least 10 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status: Information

Notes: The dumpsters for the building complex were located on the rear corner of the property next to the self storage buildings.



Are combustible wastes properly stored in containers.

Combustible waste like grease can be hazardous if not properly stored.

Status: Information

Notes: At the time of inspection the Business was not currently in operation. The tenant should note this item for fire safety as we move forward with it's operation.

Other

Other Housekeeping Comments

Status:

Notes:

Exits

Are all required exits marked?

[NFPA 101 7.10] Means of egress exits, other than the main entrance to a room or space that is obviously and clearly identifiable, must be marked as an exit to direct egress in an emergency.

Status: PASS

Notes: The office area Exit was marked and illuminated.



Are emergency egress light fixtures installed and operational?

Test battery and check for broken or missing light fixtures.

Status: PASS

Notes: The office area had a combination Exit Sign / Emergency Lights installed and operational. The old Emergency Lights were not operational.



Are exit doors clear of obstructions, snow and ice?

101:7.1.10 Doors in means of egress or escape shall be maintained free of obstructions, including snow and ice.

Status: PASS

Notes: At the time of inspection the Exit was clear of obstructions.

Are there dead ends longer than 20 feet?

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:

Status: Not Applicable

Notes:

If the occupancy is more than 50 persons, are exit doors equipped with panic or fire exit hardware?

Include reference

Status: Not Applicable

Notes: Office area has an occupant load less than 50 person's.

Unlock all required and marked exit doors during business hours.

Locked exit doors make it impossible for occupants to escape in an emergency.

Status: PASS

Notes: The Entrance /Exit door to this office is unlocked during business hours.

Remove storage from exit stairs.

Items stored beneath or in exit stairs present a fire risk that can endanger persons using that escape route.

Status: Not Applicable

Notes: No stairs present in office area.

Other

Other Exit Comments

Status:

Notes:

Hazardous Materials

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 from any building or structure. Raymond Fire Protection Ordinance Article 6.

Status:

Notes:

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.

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: Information

Notes: The business was not operational at the time of inspection. As we move forward the tenant would need to address any issues with the proper quantity or type of Hazardous Materials. It would be anticipated based on the use of the space it would only be "Household" types and quantities.

Construction

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.

Status: PASS

Notes: No issues were found at the time of inspection.

Are Means of Egress Clear?

[NFPA 101 7.1.10] A means of egress shall be continuously maintained free of obstructions.

Status: PASS

Notes: No issues were found at the time of inspection.

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.

Status: PASS

Notes: No issues were found at the time of inspection.

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.

Status: PASS

Notes: No issues were found at the time of inspection.

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

Status: PASS

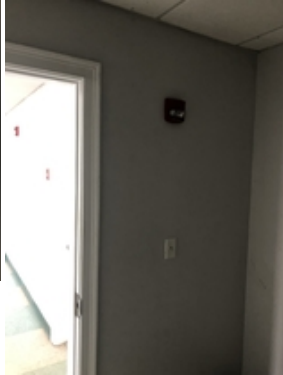
Notes: No issues were found at the time of inspection.

Other

Other Construction Comments

Status: **PASS**

Notes:



Fire Extinguishers

Are portable fire extinguishers properly mounted, charged and inspected?

Portable fire extinguishers need to be routinely checked to maintain usefulness.

Status: PASS

Notes: New fire extinguisher was installed in this office area.



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.

Status: PASS

Notes:

Other

Other Fire Extinguisher Comments

Status:

Notes:

Fire Alarm

Is a monitored fire detection and alarm system installed?
Raymond Fire Protection Ordinance Article 5 requires all commercial, assembly and public occupancies over 1000 sf to have a monitored fire alarm system.
Status: PASS
Notes: The Fire Alarm system was found in-service and in normal condition at the time of inspection.



Has a current fire alarm test report on file with the Raymond Fire Department.
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.
Status: PASS
Notes: The current years Annual NFPA 72 Inspection, Testing & Maintenance Report was provided to the RFRD at the time of inspection.

For Raymond Fire Dept

INSPECTION RESULTS SUMMARY

DEVICE TYPE	INSPECTION COUNT	PASSED	FAILED	CORRECT DEFECTS
Battery	1	1	0	0
Control Panel	1	1	0	0
Drill	1	1	0	0
Notification	1	1	0	0
Smoke Detector	1	1	0	0
System	1	1	0	0
Test	1	1	0	0
TOTAL	6	6	0	0

Panel/Initiating Devices

INSPECTION RESULTS SUMMARY

DEVICE TYPE	INSPECTION COUNT	PASSED	FAILED	CORRECT DEFECTS
Battery	1	1	0	0
Control Panel	1	1	0	0
Drill	1	1	0	0
Notification	1	1	0	0
Smoke Detector	1	1	0	0
System	1	1	0	0
Test	1	1	0	0
TOTAL	6	6	0	0

Are carbon monoxide detectors installed?

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: PASS

Notes: Carbon Monoxide (CO) detectors were not present in the office area spaces. The tenant has purchased and installed a combination CO / Gas plug-in type detector within a hour after this inspection.



Other

Other Fire Alarm Comments

Status: PASS

Notes: Gas detectors were not present in the office area spaces as required by the new State Law. The tenant has purchased and installed a combination CO / Gas plug-in type detector within a hour after this inspection (see above photo).

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: Not Applicable

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: Not Applicable

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: Not Applicable

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: Not Applicable

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: Not Applicable

Notes:

Other

Other Fire Sprinkler Comments

Status: Not Applicable

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: PASS

Notes:

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.

Status: PASS

Notes: At the time of inspection the business was not operational. The tenant should note this fire safety item as we move forward.

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.

Status: PASS

Notes: See photos of interior in "Construction" Section of this report.

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.

Status: PASS

Notes:



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.

Status: PASS

Notes:

Heating System

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.

Status: PASS

Notes: None were present at the time of inspection.

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...

Status: PASS

Notes: HVAC unit is installed in 1253 Roosevelt Trail - Rear, on the Mezzanine above the office area. See photos above.

Other

Other Heating System Comments

Status:

Notes:

Other Comments

Additional Inspection Items

Enter additional inspection comments

Status: Information

Notes: NOTE: Unit 1253 Roosevelt Trail-Rear is occupied by a separate automotive maintenance business. 1253 Roosevelt Trl - Rear is directly connected to 1255 Roosevelt Trail ("Automotive Everything") with a motor vehicle sized opening in the rated separation wall between these two units (see photos below).



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Administrative	7/29/2022 3:00:00 PM	7/29/2022 4:30:00 PM
Notes: Add inspection report and photos into the ER Fire Inspection program.		
Administrative	7/29/2022 6:00:00 PM	7/29/2022 6:45:00 PM
Notes: Finish Adding Inspection Report into ER and send to involved parties.		

Total Additional Time: 135 minutes

Inspection Time: 45 minutes

Total Time: 180 minutes

Summary:

Overall Result: Passed

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

Inspector Notes: If the tenant expands his operation into 1253 Roosevelt Trail- Rear, an updated inspection of both spaces would be required.

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 be deemed in compliance with the Raymond Fire Protection Ordinance.

Inspector:

Name: Jones, Wayne
Rank: Fire Inspector

The Property Tax Stabilization Program: A Guide for Municipalities

36 M.R.S. § 6281

Property Tax Stabilization for Senior Citizens, also known as the Property Tax Stabilization Program (the “Program”), is a State program that allows certain senior-citizen residents to stabilize, or freeze, the property taxes on their homestead. An applicant must be at least 65 years old, a permanent resident of the State, and must have owned a Maine homestead for at least ten years. As long as the individual files an application and qualifies each year, the tax billed to them for their homestead will continue to be fixed at the amount they were billed in the prior tax year. Eligible residents who move may transfer the fixed tax amount to a new homestead, even if that new homestead is in a different Maine municipality.

For example, if an individual applies by December 1, 2022 and qualifies for the Program, the amount of tax billed to the individual for the April 1, 2023 tax year will be the same as the amount billed to them for the April 1, 2022 tax year. As long as the individual continues to qualify and to file timely annual renewal applications, the amount they are billed will be frozen at the amount billed for the April 1, 2022 tax year. The State will reimburse the municipalities for the difference between the amount billed the participating individual and the tax that would otherwise be due.

The law goes into effect on August 8, 2022, and applies to property tax years beginning April 1, 2023. Interested taxpayers will need to first apply with the municipality where their homestead is located on or before December 1, and then reapply each year by December 1.

Program Administration

Maine Revenue Services (“MRS”):

- Provides applications, instructions, and guidance for participants and municipal officials.
- Annually reviews all claims for reimbursement filed by affected municipalities and reimburses qualifying municipalities by January 15 for 100% of the difference between the amount billed the participating individual and the tax that would otherwise be due.

Municipality:

- Accepts applications to the Program.
- Verifies eligibility and notifies applicants whether approved or denied.
- Tracks properties in the Program, the stabilized amounts, and the tax that would otherwise have been assessed.
- Retains applications for reference and for state valuation audit purposes.
- Annually applies with MRS for reimbursement by November 1.

Eligible Individuals

To be eligible for the Program, an individual must meet all of the following as of April 1 of the property tax year for which they are requesting stabilization (so for applications due December 1, 2022, qualifications must be met as of April 1, 2023):

- Be 65 years old or older.
- Be a permanent resident of Maine.
- Have owned a homestead in Maine for at least ten years. The ten-year period does not have to be consecutive.
- Be eligible for a homestead exemption under 36 M.R.S. §§ 681 – 689 on the property which they are requesting stabilization.

If a homestead is owned by more than one individual as joint tenants, only one owner needs to qualify for the Program. There is no payback amount if a property is removed from the Program and there is no income or asset limits to qualify.

Eligible Property

- Must be a “homestead,” as defined in the homestead exemption statute, 36 M.R.S. § 681(2):

"Homestead" means any residential property, including cooperative property, in this State assessed as real property owned by an applicant or held in a revocable living trust for the benefit of the applicant and occupied by the applicant as the applicant's permanent residence or owned by a cooperative housing corporation and occupied as a permanent residence by a resident who is a qualifying shareholder. A "homestead" does not include any real property used solely for commercial purposes.

- Must be owned by an eligible individual.

Application Process

- An individual must file a completed application, including any requested proof of qualification, with their local assessor by December 1.
- The assessor will determine if the applicant qualifies for the program and will notify the applicant whether they have been approved or denied.
- Participants must file a new application with the municipality each year in order to maintain their stabilized tax amount.
- As long as a participant continues to qualify and apply every year, their tax bill will remain the same as it was in the year an application was first submitted.

Program Maintenance

- Participants must reapply with the municipality every year by December 1.

- If a participant changes their homestead, they must request that the municipality of their former homestead notify the new municipality of their previous eligibility and the stabilized amount, and file a new application with the new municipality.
- If a participant fails to timely file an application one year, the bill for that year would revert to the “normal” amount of tax. They could apply again the next year, but it would then be stabilized at the missed year’s normal tax level.
- Participants must meet all qualifications to continue in the Program, including maintaining Maine residency and maintaining the homestead as their permanent residence.

The text of the new law is available on the Maine Legislature’s website:
legislature.maine.gov/bills/getPDF.asp?paper=SP0126&item=5&snum=130.

For further information on the Property Tax Stabilization Program, contact the Property Tax Division of Maine Revenue Services at:

MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
P.O. BOX 9106
AUGUSTA, ME 04332-9106
TEL: (207) 624-5600
EMAIL: prop.tax@maine.gov
www.maine.gov/revenue/taxes/property-tax

Property Tax Stabilization for Seniors

Recently enacted legislation adds a new property tax relief option for Maine residents 65 years or older. PL 2021, c. 751 (to be codified at 36 M.R.S. § 6281), requires municipalities to “stabilize” – meaning freeze – the property tax responsibility of eligible taxpayers at the amount billed the preceding tax year.

If taxes assessed on eligible property exceed the “stabilized” amount, the state must reimburse municipalities 100% of the difference.

An eligible taxpayer must:

- (1) be 65 years or older,
 - (2) be a permanent Maine resident as defined in the Maine Resident Homestead Property Tax program (“Homestead Program”), and
 - (3) have owned a qualifying homestead in Maine for at least 10 years prior to application.
- “Stabilization” applies only to property occupied by an eligible taxpayer which is eligible for a Homestead Program exemption for the property tax year during which stabilization is requested.

The law includes no limits on an applicant’s income or the market value of the homestead property.

Taxpayers must annually apply for the program by the December 1st preceding the property tax year (beginning on April 1st) for which stabilization is requested. Eligible taxpayers may also transfer stabilization benefits to new homesteads established within Maine.

Note that the law does not freeze an eligible homestead’s property tax valuation or the taxpayer’s tax assessment; municipal assessors must continue to record the property’s just value in each annual property tax commitment. The law merely freezes the amount an eligible taxpayer may be billed by the municipality.

Taxpayers may begin applying for the program upon the law’s effective date (August 8, 2022) until December 1, 2022. However, “stabilization” will first apply only to property taxes committed during calendar year 2023 (based on an assessment date of April 1, 2023). Tax bills issued based on property taxes committed during calendar 2022 will not be affected.

The Maine Revenue Services Property Tax Division has issued an application form and program guidance on its website at: <https://www.maine.gov/revenue/taxes/tax-reliefcredits-programs/property-tax-relief-programs/stabilization-program> . (S.F.P.)



INITIAL APPLICATION FOR PROPERTY TAX STABILIZATION FOR SENIOR CITIZENS

36 M.R.S. § 6281

Completed forms must be filed by December 1 with the municipality in which your homestead is located.

SECTION 1: APPLICANT(S) INFORMATION

1a. Names of all property owners (names on your tax bill; for cooperative housing corporation shareholders, enter the name of the cooperative housing corporation and the shareholder's name): _____

1b. Physical location of your homestead (e.g. 14 Maple St.): _____

Municipality: _____ ZIP: _____

Email: _____ Telephone #: _____

1c. Mailing Address, if different from above: _____

Municipality: _____ State: _____ ZIP: _____

SECTION 2: ELIGIBILITY (Check all that apply):

2a. ☐ I am a permanent resident of Maine.

2b. ☐ I will be 65 or older as of April 1 of the upcoming year.

2c. ☐ I have owned a homestead in Maine for at least ten years as of April 1 of the upcoming year. If your homestead has changed during the ten-year period, enter the full address (street number, street name, municipality) of any prior homestead(s) and years it was your homestead. The ten-year period is not required to be consecutive. Attach additional pages, if necessary:

Complete Address	Years

2d. ☐ I declare the property listed in section 1 above is currently my permanent residence and that, if applicable, the property (or properties) listed in section 2c was my permanent residence during the years indicated.

2e. ☐ I am not currently claiming or receiving a homestead property tax exemption for any other property.

IF YOU ARE NOT ABLE TO CHECK ALL FIVE BOXES, STOP

You do not qualify for the Property Tax Stabilization program

SECTION 3: MAINE RESIDENCY

3a. ☐ I receive a homestead property tax exemption for the homestead listed on 1b above.

If you did not check box 3a, check all that apply below and include documentation (see instructions).

3b. ☐ I file a Maine resident income tax return (Form 1040ME).

3c. ☐ The address on my driver's license or Maine ID card is the homestead listed on 1b above.

3d. ☐ The legal address on my resident hunting/fishing license is the homestead listed on 1b above.

3e. ☐ I pay motor vehicle excise tax in this municipality.

3f. ☐ I am registered to vote in this municipality.

3g. ☐ I have other documents showing my residency status.

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this application and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete.

Signature of Homestead Owner(s) _____ Date: _____

Print

Clear form

Date: _____

INSTRUCTIONS

If you are at least 65 years old and have owned a homestead in Maine for at least ten years, you may qualify to have your property tax stabilized at the amount of your bill in the year you applied for the program. If your application for stabilization is approved, this will first affect the property taxes you owe for the property tax year following the year of submitting this application. This stabilization will continue, even if you move to a new homestead, including in a different municipality in Maine, so long as you file a timely application with the municipality each year and you continue to meet the eligibility requirements. The municipality may request additional documentation to prove your eligibility for the stabilization program.

NOTE: If you have been previously approved to participate in the program and are looking to continue your stabilization, please complete the Renewal Application for Property Tax Stabilization. That application is available on the Maine Revenue Services website at www.maine.gov/revenue/tax-return-forms/property-tax.

SECTION 1. Enter your full name(s) as shown on your property tax bill, the physical location of your homestead, your telephone number, email address, and mailing address (if different than the physical location). If you are a cooperative housing corporation shareholder, please enter both the name of the cooperative housing corporation and your name as the shareholder.

SECTION 2. Check the appropriate box related to each question. You must check all boxes to qualify for the Property Tax Stabilization program. If your homestead has changed during the 10-year period, enter the full address (street number, street name, municipality) of any prior homestead(s) and the years in which it served as your homestead. The 10-year period does not have to be consecutive. You may be required to provide additional evidence to document your ownership. **If you did not check all boxes in this section, you do not qualify for the Property Tax Stabilization program.**

SECTION 3. You must verify that you are a permanent resident of Maine. Evidence that you currently receive a homestead exemption for the property listed on section 1b is sufficient proof of permanent residency. If you do not currently receive a homestead exemption for this property, you must attach proof of your Maine residency. Proof of Maine residency includes, but is not limited to, Maine resident income tax return (Form 1040ME), your Maine driver's license/state ID, your Maine resident hunting/fishing license, your motor vehicle registration, or your voter registration.

The application must be signed. Completed applications must be filed by December 1 with the municipality in which your homestead is located. If your property is located in the Unorganized Territory, the form should instead be filed with Maine Revenue Services.

DEFINITIONS

Homestead. "Homestead" means residential real property owned by an individual or individuals and occupied by those individuals as their permanent residence. Residential real property held in a revocable living trust for a beneficiary who occupies the property as his or her permanent residence also qualifies as a homestead. A resident homeowner who is subject to foreclosure and subsequently purchases the home back from the municipality is considered to have no interruption in homeownership for purposes of this exemption.

Permanent residence. "Permanent residence" means that place where an individual has a true, fixed, and permanent home and principal establishment to which the individual, whenever absent, has the intention of returning. An individual may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise.

Permanent resident. "Permanent resident" means an individual who has established a permanent residence.

July 2022

The Property Tax Stabilization Program: A Guide for Applicants

What is it?

Property Tax Stabilization for Senior Citizens, also known as the Property Tax Stabilization Program (the “Program”), is a State program that allows certain senior-citizen residents to stabilize, or freeze, the property taxes on their homestead. As long as you qualify and file a timely application each year, the tax billed to you for your homestead will be frozen at the amount you were billed in the prior tax year. Eligible residents who move may transfer the fixed tax amount to a new homestead, even if that new homestead is in a different Maine municipality.

Who qualifies?

To be eligible for the Program, an individual must meet all of the following as of April 1 of the property tax year for which they are requesting stabilization (so for applications due December 1, 2022, qualifications must be met as of April 1, 2023):

- 1) at least 65 years old,
- 2) a permanent resident of Maine,
- 3) have owned a Maine homestead for at least ten years, and
- 4) be eligible for a homestead exemption on the property they are placing in the Program.

If your homestead is owned by more than one individual as joint tenants, only one owner needs to qualify for the Program to participate. There are no income or asset limitations to qualify.

Permanent resident. You must have established a permanent residence in Maine. “Permanent residence” means that place where an individual has a true, fixed, and permanent home and principal establishment to which the individual, whenever absent, has the intention of returning. An individual may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise.

Ten-year homestead. You must have owned a homestead in Maine for at least ten years. The ten-year period does not have to be consecutive. A homestead means residential property that you occupy as your permanent residence. A homestead also includes property that is held in a revocable living trust for your benefit or property owned by a cooperative housing corporation if you occupy it as your permanent residence as a qualifying shareholder. It does not include real property used solely for commercial purposes.

Homestead exemption. You must be eligible to receive a homestead exemption on your home. The homestead exemption generally applies only to your permanent residence. Your property tax bill will usually show whether you are already receiving a homestead exemption. If you are unsure whether you qualify for a homestead exemption, contact your local assessor.

How do I apply to the Program?

Applications are available at the Maine Revenue Services (“MRS”) website or from your local municipal office. You can also call the Property Tax Division of MRS at (207) 624-5600 to have an application mailed to you. Complete an application and submit it by December 1, with any required proof, to your local municipality. The municipality will review and approve or deny your application.

How does the Program work?

Once you have applied and are approved to participate in the Program, the property tax billed to you for the next tax year will be frozen at the amount you were billed in the previous tax year. You must file a new application each year by December 1 in order to maintain that stabilized tax amount.

For example, if you apply by December 1, 2022 and qualify for the Program, the amount of tax billed to you for the April 1, 2023 tax year will be the same as the amount billed to you for the April 1, 2022 tax year. As long as you continue to qualify and to file timely annual renewal applications, the amount you are billed each subsequent year will be frozen at the amount billed for the April 1, 2022 tax year.

The State will reimburse your municipality for the difference between the amount billed to you and the tax that would otherwise be due.

Frequently asked questions

1. Are there income or other limits on who can participate in the Program?

There are no income or asset limitations to participate. As long as you meet the age, residency, and ownership qualifications, and timely file your application, you are eligible.

2. What happens if I forget to file my renewal application?

Once you are in the Program, if you fail to timely file an application one year, the bill for the next tax year would revert to the “normal” amount of tax. You can apply again the following year, but your new stabilized amount would reset to the missing year’s normal tax amount.

3. What happens if I move or change my homestead?

If you move to a new homestead in a different municipality, you must request that your old municipality notify your new municipality that you are participating in the Program and your stabilized tax amount. In addition, you will need to file a new application with your new municipality.

4. What happens if the tax assessed on my homestead goes down?

If the tax assessed for a given year is less than your stabilized amount, you will be billed for the lower amount. If you continue to qualify and file timely applications in subsequent years, your tax will be stabilized at that new, lower amount.

5. What if I no longer wish to participate in the Program?

The Program requires annual applications in order to continue participating. If you no longer wish to participate, you can simply not file an application and your homestead will revert to being assessed as it would normally be for that (and subsequent) tax years.

**Maine Revenue Services
Property Tax Division
P.O. Box 9106
Augusta, ME 04332-9106
Tel: (207) 624-5600
Email: prop.tax@maine.gov
www.maine.gov/revenue/taxes/property-tax**

Quit Claim Deed

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:

08/09/2022

Requested By & Date:

Sue Carr 7/27/2022

CONTACT INFORMATION

Address:

Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

Email Address:

Sue.carr@raymondmaine.org

Phone #:

655-4742 ext. 122

AGENDA ITEM REQUESTED

Agenda Item Subject:

Quit claim deed

Agenda Item Summary:

Sign quit claim deed for James Floyd

Action Requested/Recommendation:

☐ Approval ☐ Public Hearing ☐ Information Only

List of Attachments Included:

Quit claim deed



*401 Webb's Mills Road
Raymond, Maine 04071
207.655.4742
655-3024 (Fax)*

Tax Acquired Property

Name: James Floyd

Map: 08

Lot: 93A

Location: 53 AI Road

Foreclosure Date: FEBRUARY 17, 2017

Amount paid: \$ 21,891.13

Sold the property and paid off the taxes at closing.

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to FLOYD JAMES E in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland, and State of Maine, being all and the same premises described at Map 008, Lot 093A

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by a lien filed for nonpayment of taxes on said parcel of land with reference being made to a lien filed against Map 008, Lot 093A, in the name of FLOYD JAMES E and recorded in said Registry of Deeds.

BK 32517	PG 100	BK 33358	PG 286	BK 34141	PG 04
BK 35064	PG 340	BK 35913	PG 190	BK 37080	PG 32
BK 38553	PG 64				

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by JOSEPH BRUNO, ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, AND LAWRENCE TAYLOR thereto duly authorized, this 09 day of April 2022.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
JOSEPH BRUNO, Selectman

ROLF OLSEN, Selectman

TERESA SADAK, Selectman

SAMUEL GIFFORD, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally, JOSEPH BRUNO, ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, AND LAWRENCE TAYLOR appeared the aforesaid Selectmen known to me, this 9 day of APRIL 2022 and acknowledged before me the foregoing instrument to be their free act and deed in their said capacity.

Notary Public