



Town of Raymond Board of Selectmen ePacket January 10, 2023 Table of Contents

(Click on item to go to that page)

Agenda	2
Previous Meeting Minutes	3
Tax Abatement Requests.....	10
Bennett Abatement Materials	14
Ross Abatement Materials.....	30
9 Shaker Woods Road CEO Memo.....	38
Raymond IPTV Content Display Policy	48

Agenda



BOARD OF SELECTMEN Agenda

January 10, 2023

5:30pm – 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) **Call meeting to order**
- 2) **Minutes of previous meetings**
 - a) December 13, 2022
- 3) **New Business**
 - a) Consideration of Tax Abatement Request(s) – Curt Lebel, Contract Assessor
 - b) Update on 9 Shaker Woods Road – Alex Sirois, CEO
 - c) Consideration of Raymond IPTV Content Display Policy – Sue Look, Town Clerk
 - d) Update on Early Meeting Time – Sue Look, Town Clerk
- 4) **Public Comment**
- 5) **Selectman Comment**
- 6) **Town Manager's Report and Communications**
 - a) **Confirm Dates for Upcoming Regular Meetings**
 - February 14, 2023
 - March 14, 2023
- 7) **Adjournment**

Selectman's Meeting Agenda (Page 1 of 1) January 10, 2023

Previous Meeting Minutes



BOARD OF SELECTMEN Minutes

December 13, 2022

6:30pm – Special Town Meeting &
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) Special Town Meeting

Town of Raymond December 13, 2022 SPECIAL TOWN MEETING WARRANT

Town Clerk Look opened the meeting by reading: *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, December 13, 2022, at 6:30 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.

Town Clerk Look entertained a nomination for Moderator.

Selectman x nominated Joe Bruno as Moderator. Seconded by Selectman .

Motion to cease nominations and elect Joe Bruno as Moderator by . Seconded by .

Unanimously approved by written ballot 3-0

ARTICLE 2: Shall an ordinance entitled "An Ordinance to Renumber and Recaption the Zoning Ordinance and Shoreland Zoning Ordinance" be enacted? (A copy of the full text of the Ordinance is available for review and inspection in the Town Clerk's Office in a document entitled "Final Draft of the Land Use and Shoreland Zoning Ordinances of the Town of Raymond," dated September, 2022, prepared by General Code, LLC).

Summary: this Ordinance does the following:

1. Renumbers the Land Use Ordinance and Shoreland Zoning Ordinance chapters and each of the sections and subsections;
2. Updates internal references to reflect the new numbering system; and
3. Making certain non-substantive changes to the text of the ordinances so that the style of the text is consistent in terms of grammar, punctuation, spelling, capitalization and citation of numbers and statutory references.

* Taken out of order

Selectman's Meeting Minutes (Page 1 of 7) December 13, 2022

Select Board recommends Article 2
Planning Board recommends Article 2

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

Unanimously approved

2) Adjourn Special Town Meeting

Motion to adjourn the Special Town Meeting at 6:33pm by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

Select Board members in attendance: Rolf Olsen, Joe Bruno, Teresa Sadak, Samuel Gifford

Select Board members absent: Lawrence Taylor

Town Staff in attendance:

Don Willard – Town Manager
Charisse Keach – Finance Director
Curt Lebel – Contract Assessor
Alex Sirois – CEO
Bruce Tupper – Fire Chief
Wayne Jones – Fire Inspector
Cathy Gosselin – Finance Assistant
Sue Look – Town Clerk

3) Called regular meeting to order at 6:34pm by Chair Bruno

4) Minutes of previous meetings

a) November 15, 2022

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

Unanimous approved

5) New Business

a) * Consideration of Sebago Lake Rotary Ice Derby – February 18 & 19, 2023 – Ingo Hartig, Sebago Lake Rotary

The Rotary is coordinating with Public Safety, Public Works and Cumberland County Sheriffs.

Motion to approve the Ice Derby on February 18 & 19, 2023 by Selectman Sadak. Seconded by Selectman Gifford.

* Taken out of order

Unanimously approved

- b) * Consideration of the Town of Raymond Taking on the Diver Assisted Suction Harvesting (DASH) Milfoil Program – Peggy Jensen, RWPA President

From the letter from RWPA:

After careful consideration of all the imaginable ways to address the remaining small patches and the inevitable stray plants that may regenerate from even tiny pieces of stem or root, we have decided the best solution is to move the DASH program to the town. We pledge to guide town personnel in taking ownership of the boat and its necessary equipment so that it could be quickly put back into operation and in applying for possibly available grant funds. We recommend hiring a private contractor.

RWPA will continue to monitor and mitigate any invasive aquatic species found in the upper Jordan River, from the route 302 highway to Mill Street, and Dingley Brook, from Cape Road to Sebago Lake.

We will continue to operate the Courtesy Boat Inspection program at 4 launch sites in Raymond. We hope to have continuing support from the town for this program. We would like to expand the hours covered and we will need to hire a manager for the program this coming season.

Peggy Jensen discussed what their efforts have been and the current status.

Motion to have the Town of Raymond take over the milfoil program as outlined above by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

- c) * Consideration of Renewal of Liquor License – Jose Chavez, A La Mexicana

Motion to approve the renewal of A La Mexicana's Liquor License contingent upon completion of items in the Fire Inspection Report by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved

* Taken out of order

- d) * Consideration of Budget Goals for FY2023-24 – Charisse Keach, Finance Director

BUDGET GOALS

FY 2022 – 2023

1. Maintaining or lowering the tax rate; presently the mil rate is ~~\$14.10~~ \$15.00.
2. Continuing commitment to the improvement and maintenance of the Town roads.
3. Undesignated fund balance can be utilized within existing policy to accomplish priority number one. (see below policy)
4. All budget areas are on the table for discussion and review.
5. Core services driven budget

Financial Policy Excerpt:

UNASSIGNED GENERAL FUND BALANCE (SURPLUS)

The purpose of maintaining surplus is to ensure adequate undesignated reserves to respond to unforeseen emergencies and provide overall financial stability. In view of the unpredictability of non-tax revenues, the Town of Raymond shall set as a target sufficient fund balance to both protect the creditworthiness of the Town and ensure adequate liquid funds for emergency needs.

The goal of the Town is to have a level of undesignated surplus equal to at least 15% of the prior year's tax commitment. This level of surplus is to be exclusive of any amount already designated to be paid from surplus.

The appropriate use of any funds over that level shall be determined upon receipt of audited figures, and used, with Town Meeting approval, for equipment reserves, capital improvements, debt reduction, and/or real estate tax reduction.

Consensus to keep the goals the same with an addition to support existing programs. Finance Director Keach informed the Select Board that a 5-year lease was signed for a new budgeting software.

* Taken out of order

- e) * Consideration of Budget Schedule for FY2023-24 – Charisse Keach, Finance Director

PROPOSED SCHEDULE FOR FY2024 BUDGET DEVELOPMENT JULY 1, 2023 – JUNE 30, 2024															
Tues., December 13, 2022;	Board of Selectmen; Set budget goals and approve tentative meeting calendar														
Fri., January 13, 2023;	Deadline for Outside Agency Requests														
Mon., January 30, 2023;	Department Heads to submit proposed budget(s) to Don Willard, Town Manager <u>and</u> Charisse Keach, Finance Director														
Wed. February 22, 2023;	Town Manager submits proposed budget to Board of Selectmen and Budget-Finance Committee														
Tues., Feb. 28, 2023;	Joint Meeting – Department Head Review #1 (CIP Requests will be reviewed & discussed at the time of the coinciding department review.) <table border="0"> <tr> <td>Administration</td> <td><u>Public Safety</u></td> </tr> <tr> <td>Assessing</td> <td>Animal Control</td> </tr> <tr> <td>Code Enforcement</td> <td>Fire Department</td> </tr> <tr> <td>General Assistance</td> <td></td> </tr> <tr> <td>Town Insurances</td> <td>Technology</td> </tr> <tr> <td>Employee Benefits</td> <td>TIF</td> </tr> <tr> <td>Debt Service</td> <td></td> </tr> </table>	Administration	<u>Public Safety</u>	Assessing	Animal Control	Code Enforcement	Fire Department	General Assistance		Town Insurances	Technology	Employee Benefits	TIF	Debt Service	
Administration	<u>Public Safety</u>														
Assessing	Animal Control														
Code Enforcement	Fire Department														
General Assistance															
Town Insurances	Technology														
Employee Benefits	TIF														
Debt Service															
Tues., March 7, 2023;	Joint Meeting – Department Head Review #2 (CIP Requests will be reviewed & discussed at the time of the coinciding department review.) <table border="0"> <tr> <td>Public Works</td> <td><u>Public Services</u></td> </tr> <tr> <td>Solid Waste</td> <td>Cemeteries</td> </tr> <tr> <td>Town Buildings</td> <td>Parks & Recreation / Tassel Top</td> </tr> <tr> <td>Revenues</td> <td>Provider Agencies</td> </tr> <tr> <td></td> <td>Raymond Village Library</td> </tr> </table>	Public Works	<u>Public Services</u>	Solid Waste	Cemeteries	Town Buildings	Parks & Recreation / Tassel Top	Revenues	Provider Agencies		Raymond Village Library				
Public Works	<u>Public Services</u>														
Solid Waste	Cemeteries														
Town Buildings	Parks & Recreation / Tassel Top														
Revenues	Provider Agencies														
	Raymond Village Library														
Tues., March 14, 2023;	Joint Meeting – Budget Workshop (Board of Selectmen & Budget-Finance Committee) @ 7:30 PM following BOS Regular Meeting														
Tues., March 28, 2023;	Board of Selectmen – Warrant article review and recommendations														
Tues., April 4, 2023;	Budget-Finance Committee – Vote on recommendations for each budget warrant article														
Tues., April 11, 2023;	Board of Selectmen – Final Warrant Approval														
Tues., June 13, 2023;	Annual Town Meeting Voting – Secret Ballot Referendum (7:00 AM – 8:00 PM at JSMS Gym)														

Consensus to begin with this schedule and make changes later if necessary. Selectman Olsen stated that the Casco Town Manager should be presenting on February 28th, not the ACO. The ACO could be there to answer questions. Send a reminder to everyone who has requested money in the past.

The Select Board would like to see at least 3 and as many as 4 years of history in the budget software.

* Taken out of order

- f) * Consideration of Updates to the General Assistance Ordinance – Jennie Silverblade, GA Administrator

In a recent audit of GA, it was noted that the last full ordinance that the Select Board enacted was from 2014 and there is a more recent version from September of 2022.

Motion to enact the September 2022 version of the General Assistance Ordinance and Appendices by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

- 6) **Public Comment** – none

- 7) **Selectman Comment**

Chair Bruno proposed that the Select Board Meetings begin at 5:30pm instead of 6:30pm from here on. By consensus the Select Board agreed with this change.

- 8) **Town Manager's Report and Communications**

Comp Plan Update, there is a new section on the website for people to sign up for updates on the progress of the Comp Plan. RFP has been sent out, the deadline is January 6, 2023.

We do have funds in the Community Assistance Fund due to the generous contributions of some citizens, so if you need help please contact the Town Office.

We have a new Deputy Fire Chief (*subsequent to this meeting the candidate withdrew his acceptance of the position*).

- a) **Confirm Dates for Upcoming Regular Meetings**

- January 10, 2023 – 5:30pm
- February 14, 2023 – the Select Board will decide in January whether to move the February meeting from Valentine's Day

- 9) **Executive Session**

- a) Discussion of Labor Contract & Proposal - pursuant to 1 MRSA §405 (6) (D)

Motion to enter executive session at 7:59pm as cited above by Selectman Sadak. Seconded by Selectman Olsen.

Unanimously approved

Motion to leave executive session at 8:30pm by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved

* Taken out of order

- b) * Discussion of Code Enforcement with Attorney – pursuant to 1 MRSA §405 (6) (E)

Motion to enter executive session at 7:05pm as cited above by Selectman Sadak. Seconded by Selectman Olsen.

Unanimously approved

Motion to leave executive session at 7:39pm by Selectman Olsen. Seconded by Selectman Sadak.

Unanimously approved

10) Adjournment

Motion to adjourn at 8:30pm by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk

* Taken out of order

Tax Abatement Requests

TOWN OF RAYMOND Assessing Office

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

INTEROFFICE MEMORANDUM

TO: RAYMOND BOARD OF ASSESSORS
FROM: CURT LABEL, ASSESSORS AGENT
SUBJECT: CORRECTIVE TAX WARRANT/ ABATEMENTS/SUPPLEMENTAL ASSESSMENTS
DATE: 1/5/2023
CC:

Dear Board Members,

Good Afternoon,

I have 2 abatement requests for the board to consider at its upcoming meeting.

Bennett Abatement:

John Bennett previously owned 13.75 acres of vacant land off Rout 302 (Map 004-015-A). In 2021 Mr. Bennett split his parcel and conveyed 10.02 acres to James Cummings Inc (Bk 38425Pg129, now shown as Map 004-015-C on the Raymond 2022 Tax Map). As a result of this conveyance, Mr. Bennett has retained 3.73 acres of land as shown on the 2022 Tax Map which is currently valued at \$42,300.

Mr. Bennett has brought it to our attention that his remaining parcel does not have frontage on Route 302 as shown on the Towns Map (See abatement request attached). It appears that a triangular piece of land, being formally part of the old Route 302 right of way, has been become a non-conforming orphaned parcel retained by the estate of Helen Brown (see attached survey). This piece is likely the result of a right of way abandonment in which the ownership is granted to the abutting owner at the time (Brown Estate). This portion was omitted from resulting out conveyances creating the current situation. It is unclear why the Towns Maps were altered from the 2005 configuration to its current form along this area.

Mr. Bennett is seeking abatement based upon this lack of access situation; however, it has come to our attention that there are further issues affecting the development and marketability of the parcel. We have found that the parcel contains significant wetland areas (in excess of 1.5 acres). Because this parcel is located within the shoreland zone, the wetland areas cannot be included as part of the minimum lot size requirements for new parcels. Article 15.A.4 (attached). Because of this, the parcel is non-conforming and I have been advised by the Code Enforcement office that the parcel is viewed as non-developable until this issue has been corrected. Further, most of the parcel is overlaid with resource protection designation.

Due to the lack of present access, wetlands/RP present and the creation of a non-conforming lot, I am recommending that the Board issue a tax abatement to reflect these current conditions on the parcel value and adjust the valuation to \$9.300.

Ross Abatement:

James Ross owns a single-family home on 23.64 acres of land at 31 Ross-Shire Rd (Map 016-045-C). Currently assessed at \$511,300, the property has good, elevated views of Raymond Pond and the surrounding hills and the dwelling was constructed in 2016–2017-time frame with additions and outbuildings added over time. Mr. Ross filed tax appeal on the basis that his valuation and tax load is currently too high relative to similarly situated properties (unjust discrimination). In his application, Mr. Ross highlights two adjacent properties which he feels justifies his claim. In response to the abatement request, our office requested additional information which might aid in determining the validity of this claim, to include insurance policies (home is 6 years old and has not accumulated significant depreciation) any fee appraisals (recent 2021 mortgage found), building construction contracts from 2014-2015 and a full inspection of the property to validate the assessment methodology.

The applicant responded with a copy of the current insurance policy (Dwelling insured at replacement cost of \$426,000 with “other structures insured at \$42,600). The mortgage amount received in 2021 was not significant enough for the lender to require a fee appraisal. The owner did not retain the construction related contracts, (however building permit filed by contractor lists a project cost of \$400,000).

I performed exterior inspections of the two comparable properties listed in the abatement request and found that the property at 200 Valley Rd is assessed appropriately and is inferior to the subject in terms of construction quality and style resulting in the differential on a cost per square foot basis. 200 Valley Rd does not afford the scenic views of the subject property. The Property at 118 Spring Valley, (Which was formally owned by Mr. Ross and sold in 2016 for \$410,000) was found to also have good views (recent tree removal has improved these views further) which are not accounted for in the assessment. Further, the home appears to be under-graded in terms of construction quality. This is resulting in an undervaluation of this property at its current assessment of \$290K and requires some correction within the scope of the current valuation model. Overall, I did not find the two comparable listed as helpful in reaching a conclusion on the subject property.

I did, however, conduct a full inspection of the subject property. Currently the home is graded as a 7 within our assessment methodology (indicating Good +15 construction quality) This is yielding a replacement cost new in our system of \$394,100. Even with fixed site costs and foundation costs built into this calculation, I would not typically expect the towns valuation to be close to current cost to build (\$426,000 insured) given that the assessment cost models are from 2004. This would indicate that the home may be over graded in the assessment methodology and having conducted a full inspection of the property, It appears after review, I over-graded the property during the original valuation back in 2016-2017. I have reviewed other similar homes (87 total) graded in the 5-8 range and constructed from 2015 onward and reach the conclusion that this home should be graded as a grade 5 (Average +20) in order to preserve equity in the tax distribution. I am recommending that the board adjust the valuation of this property to \$428,300.

Senior Stabilization Update:

Currently 365 applications, with another 25 or so pending have been processed. Front office staff is assisting with age verifications, and I expect to issue approval letters in the next couple of weeks. The remaining pending applications have inquiries out regarding ownership, residency, etc and will be resolved over the next month.

Revaluation Update:

Upon conclusion of the Senior stabilization approval process, I will be conducting an analysis of current sales and will seek to schedule a workshop with the board in the coming months to discuss issuing an RFP for a Town-Wide Revaluation.

Sincerely,

Curt Lebel, Assessors Agent, Town of Raymond

Certificate of Abatement

36 M.R.S.A. § 841

We, the Board of Assessors of the municipality of Raymond, hereby certify to Suzanne Carr, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2022 assessment on January 10, 2023. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: January 10, 2023

Attest: _____ Don Willard, Town Manager

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2022- 6		004-015-A	175	John M Bennett PO Box 308 Manchester, MA 01944	\$ 42,300.00	\$ 9,300.00	\$ 33,000.00	\$ 495.00	0.015	Property currently non developable due to lack of access, wetlands/rp areas and zoning non-conformance.
2022- 7		016-045-C	1431	James F Ross Patricia E Ross PO Box 811 Raymond, ME 04071	\$ 511,300.00	\$ 428,300.00	\$ 83,000.00	\$ 1,245.00	0.015	Property improvements over graded, resulting in unequal apportionment of tax and overvaluation relative to the the average assessment ratio.
TOTALS							\$116,000.00	\$1,740.00		

Bennett Abatement Materials

John M. Bennett
6 Windemere Park Extn.-- P.O. Box 308
Manchester-By-The-Sea, MA 01944
(978) 526-4942
bennett_john_m@yahoo.com

November 10, 2022

Town of Raymond Assessing Department
Attn: Curt Lebel, Contract Assessor
401 Webb's Mills Road
Raymond, Maine 04071

RE: Abatement Application
Property of Bennett
Roosevelt Trail - Map 0004-0015-A

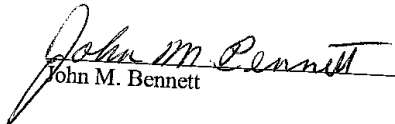
Thank you for speaking with me via phone earlier today relative to the referenced application.

Attached are:

The application form which has been filled out and signed.
A 3 page document with excerpts from a 1997 survey plan, 2005 Parcel Map 04, and the
2022 Property Map 04.

Please contact me if you have any questions and/or comments.

Respectfully submitted,


John M. Bennett

C:\Users\John\Documents\P_10\B \Bennett_JM\Maine_Real Estate\Rte_302\Abatement\Abatement
request - Roosevelt Trail - Map 0004 Lot 0015-A_Raymond.doc

**APPLICATION FOR
ABATEMENT OF MUNICIPAL PROPERTY TAXES**
36 M.R.S. §§ 841 - 849, and Property Tax Bulletin No. 10

This application must be filed with your municipal assessor. A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name: John M. Bennett
2. Mailing address: PO Box 308, Manchester, MA 01944
3. Physical address (if different than mailing address): Roosevelt Trail - Map 0004-0015-A
4. Phone: 978-526-4942 Email: bennett_john_m@yahoo.com
5. Tax year for abatement: 2022-2023
6. Assessed value of real estate: \$ 42,300
7. Reduction of real estate value requested: \$ 22,300
8. Assessed value of personal property: \$ 0
9. Reduction of personal property value requested: \$ 0

10. Reasons for requesting abatement (please be specific about the reason(s) you believe the assessment is illegal, erroneous, or that the property is overvalued for tax purposes, and include supporting documentation such as comparable sales/deed reference):
The property is land locked and has no street frontage therefore it is not a buildable lot.

Unless and until I can acquire the property in Range 3 which separates my lot from the Roosevelt Trail there is no access or road frontage for the lot.

Reference is made to a 1997 survey plan by John Palmiter which shows the land in Range 3 owned N/F by Helen J. Brown. The Palmiter Plan is recorded in the Cumberland County Registry of Deeds in Plan book 203 as Plan 401.

The 2005 Raymond Parcel Map depicts the property correctly. The 2022 Property Map 004 does not depict the Parcel 15A correctly.

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

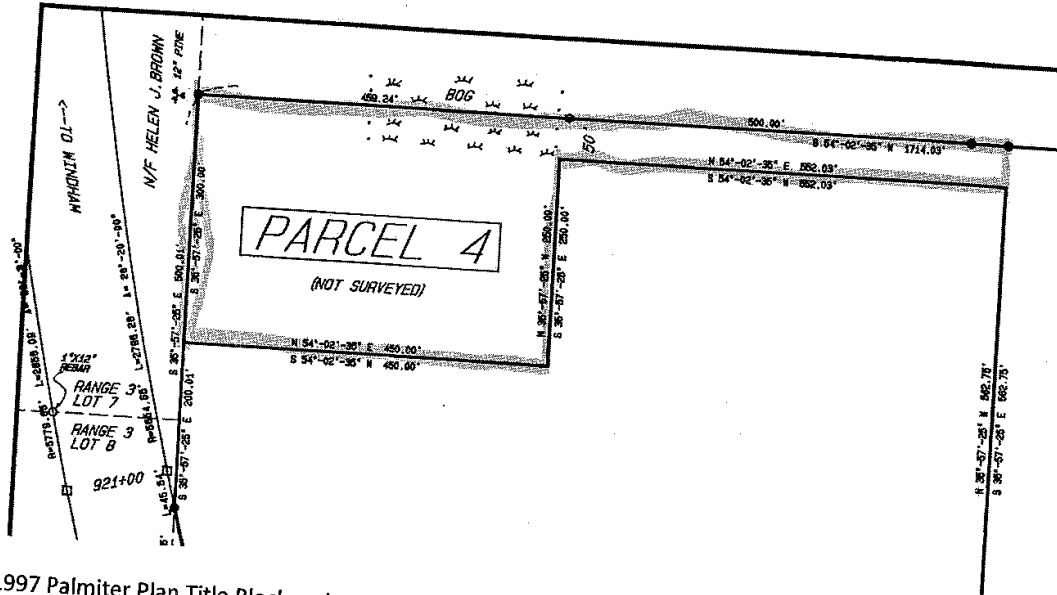
John M Bennett

Signature of applicant

November 9, 2022
Date

Rev 03/22

To accompany Abatement Application for property of John m. Bennett – Raymond Map 04 Lot 15A
 Excerpt from 1997 Palmiter Plan



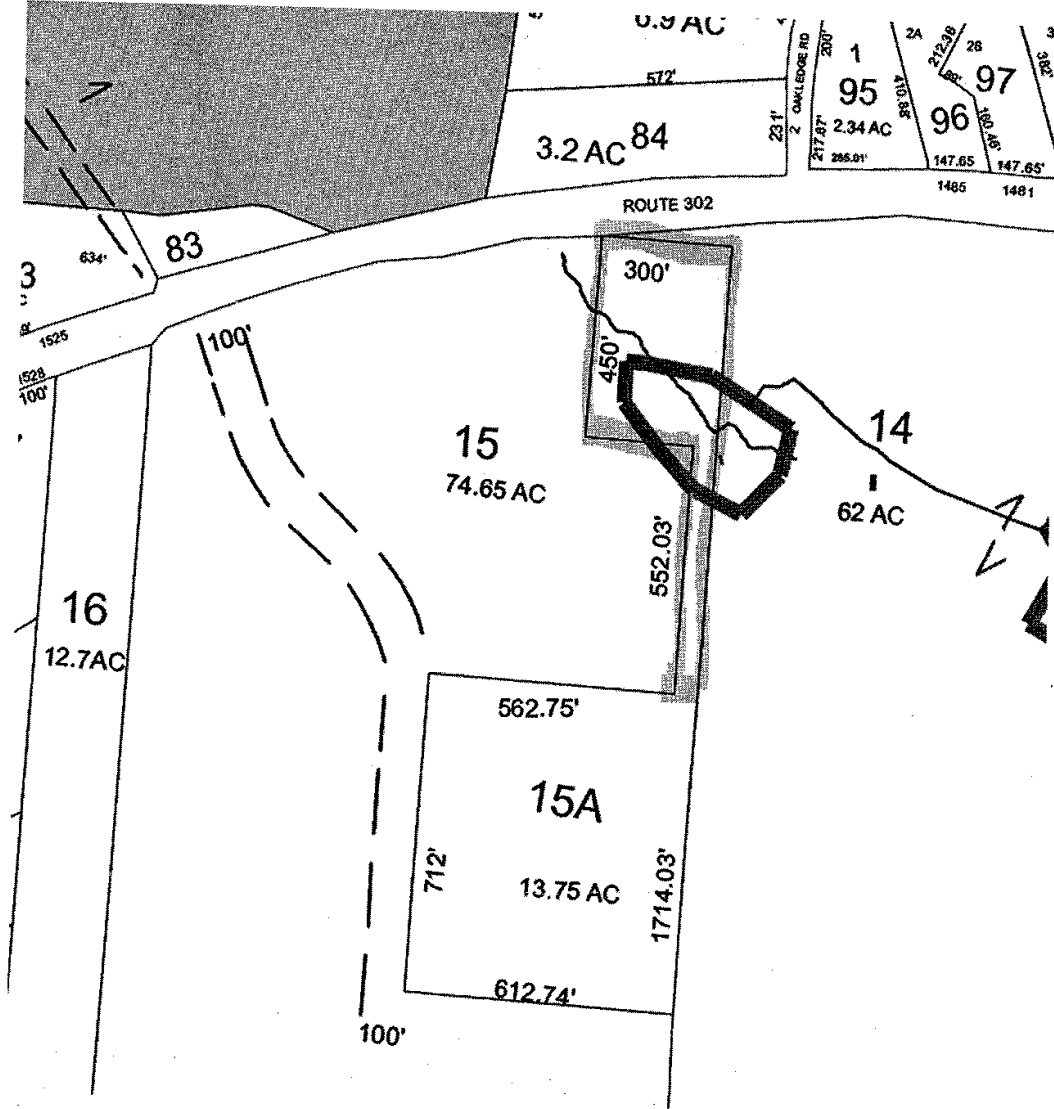
1997 Palmiter Plan Title Block and recording information

<p>STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS</p> <p>RECEIVED July 11, 2003</p> <p>AT 3:08 P.M. AND RECORDED IN PLAN BOOK 203 PAGE 401</p> <p>ATTEST: <i>John B. O'Brien</i> REGISTER</p>	<p>STANDARD BOUNDARY SURVEY PROPERTY PLAN LOT DIVISION ROUTE 302 RAYMOND, MAINE</p> <p>MADE FOR JOHN M. BENNETT 5 KNIGHT ROAD PO BOX 308 MANCHESTER BY-THE-SEA, MASS. 01944</p> <p>FIELD BOOK 41 PAGE 14 FILE "BEN REV" FEBRUARY 20, 1997 1" = 100'</p> <p>JOHN D. PALMITER, PLS 1057 29 MAYBERRY ROAD GRAY, MAINE 04039 TELEPHONE (207) 657-4630</p>
---	--

C:\Users\John\Documents\P_10\B_\Bennett_JM\Maine_Real Estate\Rte_302\Abatement\Property
 Sketches - 2022-2023_Rte 302 Abatement .docx

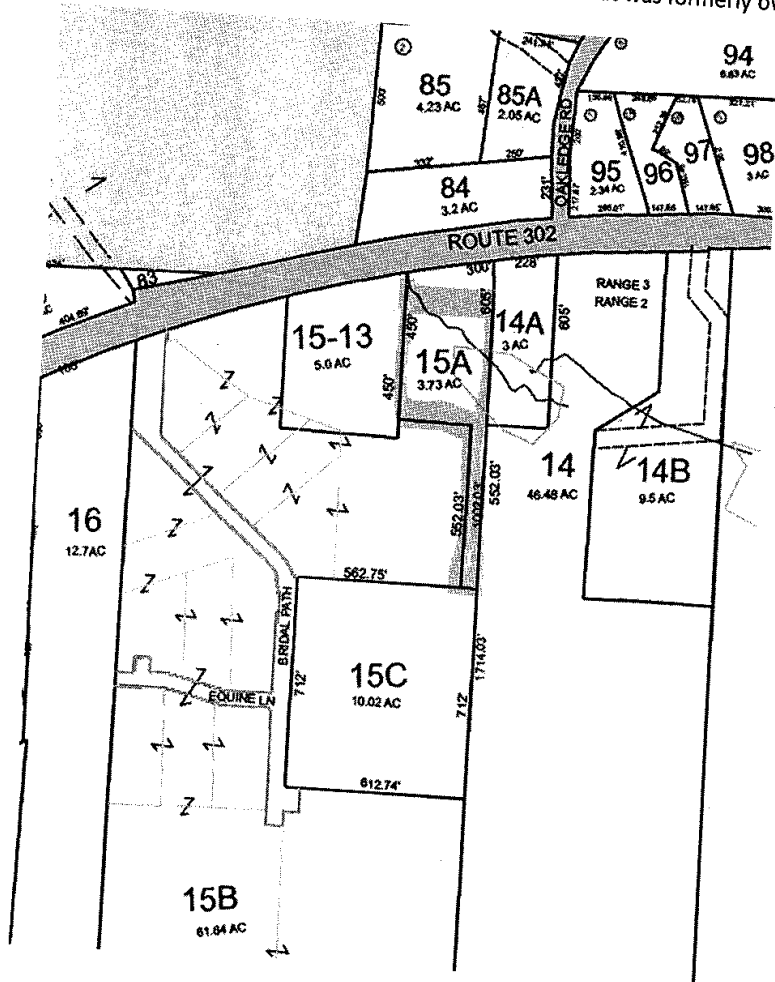
Raymond – 2005 Parcel Map

This 2005 Parcel Map depicts Lot 15 A nearly correctly. Land in Range 3 separates Lot 15A from Route 302.



C:\Users\John\Documents\P_10\B_\Bennett_JM\Maine_Real Estate\Rte_302\Abatement\Property Sketches - 2022-2023_Rte 302 Abatement .docx

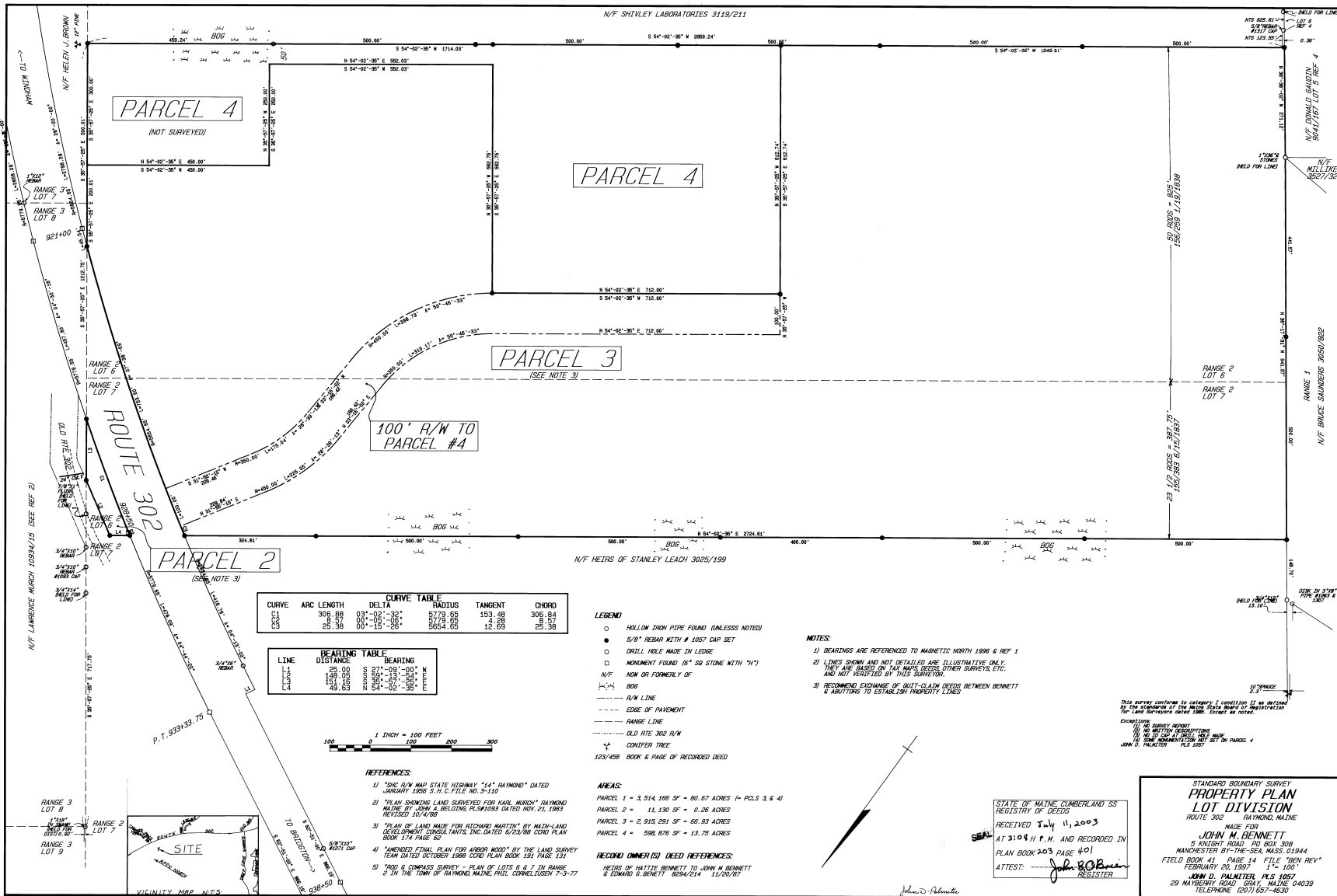
Excerpt from the 2022 Property Map 04
 Lot 15A is shown abutting Route 302 and it does not. Reference is made to the 1977 Palmiter Plan and the 2005 Parcel Map. Lots 14, 14A and 14B do abut Route 302 because the portions of those lots in Range 3 were acquired from the owners of the land that was formerly owned by Helen J. Brown.



C:\Users\John\Documents\P_10\B_\Bennett_JM\Maine_Real Estate\Rte_302\Abatement\Property Sketches - 2022-2023_Rte 302 Abatement .docx

3 of 3

November 10, 2022



Property Location 0 ROOSEVELT TRAIL
 Vision ID 100040

Account # B4019R

Map ID 004/ 015/ A00/ 000/
 Bldg # 1

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

State Use 1300
 Print Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME						
BENNETT JOHN M		4 Rolling	5 Well 6 Septic	1 Paved	3 Rural	Description	Code	Assessed	Assessed			VISION				
PO BOX 308		SUPPLEMENTAL DATA				RES LAND	1300	42,300	42,300							
MANCHESTER MA 01944		Alt Prcl ID 004015A00000 TIF CODE USE PRO TG ENRO TG PLAN LD1 TYPE GIS ID 004015A00000				SEND VAL TAP Field 8 Field 9 Field 10 Assoc Pid#		Total		42,300	42,300					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENNETT JOHN M		20301 0075	09-30-2003	U	V	12,500	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	1300	42,300	2021	1300	49,500	2020	1300	49,500
								Total		42,300	Total		49,500	Total		49,500
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
		Total	0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				0				
0001								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				0				
								Appraised Land Value (Bldg)				42,300				
								Special Land Value				0				
								Total Appraised Parcel Value				42,300				
								Valuation Method				C				
								Total Appraised Parcel Value				42,300				
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Purpost/Result					
									09-02-2005	MO	Change S					
									11-16-2004	BB	Measur+Listed					
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1300	Res Land Develo	LRR		130,680	SF 0.42	0.80000	4	0.95		1.000	ROW		1.0000	0.32	41,800
1	1300	Res Land Develo	LRR		0.730	AC 1,500.00	1.00000	0	0.50		1.000	TOPO/SHAPE		1.0000	750	500
Total Card Land Units					130,680	SF	Parcel Total Land Area				4	Total Land Value			42,300	

Property Location 0 ROOSEVELT TRAIL
 Vision ID 100040

Account # B4019R

Map ID 004/ 015/ A00/ 000/
 Bldg # 1

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

State Use 1300
 Print Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME									
BENNETT JOHN M		4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Assessed	Assessed			VISION							
PO BOX 308			6 Septic			RES LAND	1320	9,300	9,300										
MANCHESTER MA 01944		SUPPLEMENTAL DATA				Total		9,300	9,300										
Alt Prcl ID 004015A00000		SEND VAL		TAP															
TIF CODE		Field 8		Field 9															
USE PRO		Field 10		Assoc Pid#															
TG ENRO																			
TG PLAN																			
LD1 TYPE																			
GIS ID 004015A00000																			
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BENNETT JOHN M			20301	0075	09-30-2003	U	V	12,500	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
										2022	1300	42,300	2021	1300	49,500	2020	1300	49,500	
										Total		42,300	Total		49,500	Total		49,500	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B	Tracing		Batch								Appraised Bldg. Value (Card)	0				
0001														Appraised Xf (B) Value (Bldg)	0				
												Appraised Ob (B) Value (Bldg)	0						
												Appraised Land Value (Bldg)	9,300						
												Special Land Value	0						
												Total Appraised Parcel Value	9,300						
												Valuation Method	C						
												Total Appraised Parcel Value	9,300						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Purpost/Result							
										09-02-2005	MO	Change S							
										11-16-2004	BB	Measur+Listed							
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	1320	Res Land Undev	LRR		130,680	SF	0.42	0.80000	4	0.20		NON BUILDABLE/ NON CONF		1.0000	9,100				
1	1320	Res Land Undev	LRR		0.730	AC	1,500.00	1.00000	0	0.20		NON BUILDABLE/NON CONF		1	300				
Total Card Land Units					130,680	SF	Parcel Total Land Area					4	Total Land Value			9,300			

Bennett Wetland



January 4, 2023

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

2

Warranty Deed

EDWARD G. BENNETT and JANET M. BENNETT, being husband and wife, both of Fryeburg, State of Maine

for consideration paid, grant to

JOHN M. BENNETT having postal address of 5 Knight Road, P. O. Box 308, Manchester, MA 01944

with Warranty Covenants, the following described real estate, namely:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Raymond, Cumberland County, State of Maine, and being more particularly described in the Exhibit A attached hereto and made a part hereof.

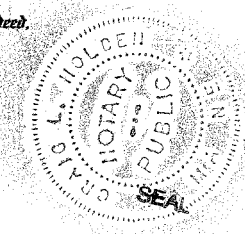
Witness our hand and seal this 19th day of ~~June~~ ^{September}, 2003

Signatures of Edward G. Bennett and Janet M. Bennett with printed names below. Two black circular marks are present to the right of the signatures.

State of Maine
County of ~~Cumberland~~ ^{Oxford} SS.
Date: ~~June~~ ^{SEPTEMBER 19}, 2003

Personally appeared the above named EDWARD G. BENNETT and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me, [Signature]
Notary Public
COLE G. HOLLAND
My commission expires: 10-1-2003



MAINE REAL ESTATE TAX PAID

EXHIBIT A

Grantor: EDWARD G. BENNETT and JANET M. BENNETT

Grantee: JOHN M. BENNETT

Attached to and forming an integral part of the Warranty Deed from the above named Grantor to the above named Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Raymond, Cumberland County, State of Maine, lying Southwesterly of the main highway leading from Casco to Windham, commonly known as Route #302, but not adjacent thereto, and being is more particularly bounded and described as follows:

Beginning at a 5/8" diameter rebar with cap #1057 driven into the ground near a 12" diameter pine tree at the Southwesterly side line of land now or formerly of Helen J. Brown; thence run South 54° 02' 35" West by land now or formerly of Shivley Laboratories, a distance of 1,714.03 feet, more or less, to a 5/8" diameter rebar with cap #1057 driven into the ground at land being conveyed by John M. Bennett, et als., to Edward G. Bennett et ux., by deed of even delivery to be recorded herewith; thence run North 35° 57' 25" East, a distance of 612.74 feet, more or less, to a 5/8" diameter rebar with cap #1057 driven into the ground for a corner; thence run North 54° 02' 35" East a distance of 712.00 feet, more or less, to a 5/8" diameter rebar with cap #1057 driven into the ground for a corner; thence run South 35° 57' 25" East a distance of 562.75 feet, more or less, to a point; thence run North 54° 02' 35" East a distance of 552.03 feet, more or less, to a point; thence run North 35° 57' 25" West a distance of 250.00 feet, more or less, to a point; thence run North 54° 02' 35" East a distance of 450.00 feet, more or less, to a point on the Southwesterly boundary line of land now or formerly of Helen J. Brown (the last six courses all run by land being conveyed by John M. Bennett, et als., to Edward G. Bennett et ux., by deed of even delivery herewith); thence run South 35° 57' 25" East by land of Helen J. Brown a distance of 300.00 feet, more or less, to the 5/8" diameter rebar with cap #1057 driven into the ground, being the bound begun at. Said parcel is supposed to contain 13.75 acres, more or less. The foregoing parcel is depicted as "Parcel 4" on a survey plan, entitled "Property Plan Lot Division, Route 302, Raymond, Maine, made for John M. Bennett" by John D. Palmiter, PLS #1057, dated February 20, 1997. The basis of bearings is Magnetic North 1996.

Also, conveying hereby, appurtenant to the above described real estate, a right of way for all purposes, including installation of all manner of above-ground or subterranean utilities, leading over a strip of land, being 100 feet in width throughout its entire length, the same to be used and enjoyed in common with Edward G. Bennett, et ux., and John M. Bennett, their respective heirs and assigns, and which right of way traverses a portion of that parcel of land being conveyed by John M. Bennett, et als., to Edward G. Bennett et ux., by deed of even delivery herewith, and which right of way is located is more particularly described in accordance with said survey plan as follows:

Beginning at a point which is located 25.38 feet, more or less, Southeasterly as measured along the Southwesterly edge of the assumed road line of said highway from the Northerly-most corner thereof of the first parcel of land being conveyed by deed of even delivery from John M. Bennett, et als., to Edward G. Bennett, et ux.; thence run South 31° 55' 15" West a distance of 229.84 feet, more or less; thence run Southwesterly on an arc defined by an Easterly radius of 450 feet, a distance of 225.05 feet, more or less; thence run South 03° 16' 02" West, a distance of 166.42 feet, more or less; thence run Southwesterly on an arc defined by a Westerly radius of 350 feet, a distance of 310.17 feet, more or less; thence run South 54° 02' 35" West a distance of 712.00 feet, more or less, to a point; thence run South 35° 57' 25" East a distance of 100.00 feet to the 5/8" diameter rebar with cap #1057 driven into the ground which represents the Westerly-most corner of the above described real estate; thence run North 54° 02' 35" East, by the above described land a distance of 712.00 feet, more or less, to a 5/8" diameter rebar with cap #1057 driven into the ground; thence run Northeasterly

on an arc defined by a Westerly radius of 450 feet, a distance of 398.79 feet, more or less; thence run North 03° 16' 02" East a distance of 166.42 feet, more or less; thence run Northeasterly on an arc defined by an Easterly radius of 350 feet, a distance of 175.04 feet, more or less; thence run North 31° 55' 15" East a distance of 229.46 feet, more or less, to the Southwesterly edge of the assumed road line of said highway, thence run Northwesterly by said highway, as it trends, a distance of 100 feet to the point of beginning.

The foregoing easement is subject to the following provisions, and all references herein to the land owner(s), Grantor and or Grantees shall be deemed to include their respective successors, heirs and assigns:

1. Neither the Grantors nor the Grantees shall be obligated to construct a roadway over the course of the above described right of way.
2. Any landowner having common rights in said roadway may initiate construction of a roadway over the course of the above described right of way.
3. The land owner who initiates the construction of a roadway over the course of the above described right of way shall be responsible of the entire cost of such construction, including installation of any culverts or other drainage that may be necessary, without contribution from the other land owner(s) having common rights therein. The land owner who has initiated the construction of the roadway shall be responsible for, and shall pay any costs of snow plowing, snow removal, maintenance and repair that may be necessary prior to the use thereof by the other land owner(s) having common rights therein.
4. If and whenever the land owner who did not bear the cost of initial construction desires to make affirmative use of said roadway for the benefit of his land, he shall pay to the landowner who did bore the cost of initial construction his proportionate share of cost of construction, prior to his use thereof. The proportionate share shall be allocated as follows: the owner of parcel 3 depicted on the aforesaid plan shall pay 82 % of the cost of initial construction; the owner of parcel 4 depicted on said plan shall pay 18 % of the cost of initial construction.

For the purposes of this sub-paragraph, the terms "roadway" and "affirmative use" shall have the following meanings, namely: "roadway" shall mean a roadway constructed in a manner which meets the minimum requirements of the Town of Raymond subdivision ordinance for buildable lot frontage or access to buildable lot frontage, whichever is more restrictive; "affirmative use" shall mean actual use of the subject roadway in connection with (a) construction of improvements on a lot, (b) accessing an improved lot, (c) accessing a lot for storage of personal property thereon, (d) accessing a lot for any commercial campsite or other commercial use thereof, and/or (e) any other use requiring access to the lot serviced thereby, except access for farming or timber removal operations. In the case of actual use of the subject roadway in connection with farming or timber removal operations, the party exercising such operations would be responsible for actual damage to the roadway that may result therefrom. In addition, after initial construction of the roadway, at such time as any lot or portion thereof is conveyed to any person or entity, not related to one of the Grantors herein within at least 2 degrees of kinship, then this shall constitute "affirmative use" within the meaning of this sub-paragraph, requiring the Grantee thereunder to contribute to the costs of initial construction.

After the owners of any portion of parcel 3 and any portion of parcel 4 are making affirmative use the subject roadway as previously defined, any costs of snow-plowing, snow-removal, maintenance and repair shall be shared by dividing those costs by the number of lots making actual affirmative use of said roadway for the benefit of said lot(s).

5. Any entrance onto the Grantee's land from said right of way shall be constructed and maintained by the Grantee, and if in the construction of any such entrance, or if after initial construction, if the maintenance of such entrance (in the opinion of the Grantors or any of

them) shall interfere with surface drainage along said roadway, then the Grantee shall install an adequate culvert to accommodate surface water run-off so as to avoid damage to the road bed.

6. For the safety of the surrounding community and the common users of said roadway, and protection for the common roadway, the Grantors and Grantee mutually agree for themselves, and their respective heirs, assigns, licensees and invitees, to exercise discretion in use of the common roadway, and to observe all reasonable regulations as determined by the Grantors herein and designated by appropriate signs, including reasonable seasonal regulations limiting weight and/or speed of vehicular traffic, and otherwise regulating vehicular traffic.

7. As a condition of their respective use of said common roadway, the Grantors and Grantee mutually agree that their use thereof, shall be at their sole risk, and further each party agrees to hold the other(s) harmless for any injury, damage, loss or liability for same arising out of their exercise of common rights there over, sustained by the Grantors and/or the Grantee, and their respective heirs, assigns, guests, invitees and licensees.

Conveying hereby a portion of the so-called Lombard and Leach Lots. John M. Bennett's source of title is the Will of his mother, Hattie Chipman Mason Bennett, whose estate is duly entered for probate at Oxford County Probate Court. Reference is also made to deed of Distribution dated November 10, 1987, recorded in Cumberland County Registry of Deeds, Book 8294, Page 214. Reference is also made to a deed from Edward G. Bennett to Edward G. Bennett and Janet M. Bennett, as joint tenants, dated February 28, 1992, recorded in said Registry of Deeds.

The purpose of this deed, as well as one other from John M. Bennett, et als., to Edward G. Bennett, et al., of even delivery, is to effect a partition of the so-called Lombard and Leach Lots, between the parties hereto, they being the current owners in common and undivided.

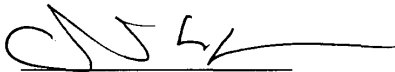
Received
Recorded Register of Deeds
Sep 30, 2003 02:36:58P
Cumberland County
John B. D Brien

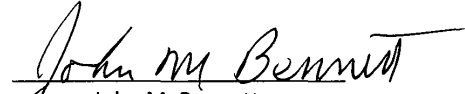
WARRANTY DEED
Statutory shot form

KNOWN BY ALL PERSONS BY THESE PRESENTS that I, **John M. Bennett** of Manchester, County of Essex and Commonwealth of Massachusetts, with a mailing address of P.O. Box 308, Manchester, MA 01944-0308, for consideration paid, grant to **James E. Cummings, Inc.**, a Maine corporation with a mailing address of P.O. Box 957, Windham, ME 04062-0957 with warranty covenants, a certain lot or parcel of land situated in Raymond, County of Cumberland and State of Maine, more particularly described as follows:

See **Exhibit A**, attached hereto and incorporated herein.

IN WITNESS WHEREOF I have set my hand and seal this 9th day of July, 2021.

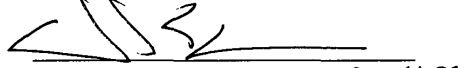

Witness

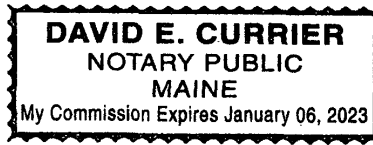

John M. Bennett

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

Then personally appeared on this 9th day of July, 2021, the above named John M. Bennett and acknowledged the forgoing instrument to be his free act and deed.

Before me.


Notary Public **DAVID E. CURRIER**



MAINE REAL ESTATE TAX PAID

Received
Recorded Register of Deeds
Jul 14, 2021 11:59:34A
Cumberland County
Jessica M. Spaulding

EXHIBIT A

A certain lot or parcel of land located southwesterly of, but not adjacent thereto, Route 302 (aka Roosevelt Trail) in the Town of Raymond, County of Cumberland and State of Maine, part of Parcel 4 shown on a plan entitled "Standard Boundary Survey, Property Plan Lot Division, Route 302, Raymond, Maine, made for John M. Bennett" by John D. Palmiter, PLS #1057, dated February 20, 1997, recorded in the Cumberland County Registry of Deeds (CCRD) plan book 203 plan 401 and being more fully described as follows:

Beginning at a 5/8" diameter rebar with cap #1057 driven in the ground at Southwest corner of Parcel 4 and land now or formerly of James E. Cummings and the Southeast end of a 100 foot wide right of way (ROW).

Thence North 54 degrees 02 minutes 35 seconds East (N54°02'35"E) seven hundred twelve and no hundredths (712.00) feet along the ROW and land of Cummings to a 5/8" diameter rebar with cap #1057;

Thence South 35 degrees 57 minutes 25 seconds East (S35°57'25"E) six hundred twelve and seventy four hundredths (612.74) feet along land of Cummings and land retained by Bennett to land now or formerly of Ashley Lewis;

Thence South 54 degrees 02 minutes 35 seconds West (S54°02'35"W) seven hundred twelve and no hundredths (712.00) feet along land of Lewis to land of Cummings;

Thence North 35 degrees 57 minutes 25 seconds West (N35°57'25"W) six hundred twelve and 74 hundredths (612.74) feet along land of Cummings to the point of beginning.

The basis of bearings is Magnetic North 1966 and the State Highway plan referenced on the Palmiter plan. There are ten and two hundredths (10.02) acres in the parcel to be conveyed.

The Grantor conveys the subject premises together with all of the Grantor's right, title and interest in and to the rights and easements set forth in the deed from Edward G. Bennett, et al. to the Grantor, which deed is dated September 19, 2003, and recorded in the Cumberland County Registry of Deeds in Book 20301, Page 75, as modified by the Easement Modification Agreement among the Grantor, James E. Cummings and Mark D. Floor, which agreement is dated August 28, 2007, and recorded in said Registry of Deeds in Book 25439, Page 167, and the subsequent Affidavit of the Grantor, dated October 22, 2014, recorded in said Registry of Deeds in Book 31872, Page 116. The parties intend that the Grantor shall retain no rights, and shall have no obligations, with respect to those rights and easements.

Meaning and intending to convey 10.02 acres of Parcel 4 described in a deed from Edward G. Bennett and Janet M. Bennett to John M. Bennett dated September 19, 2003 recorded CCRD book 20301 page 75.

G:\Word Docs\Dec\2197-21 Cummings - Roosevelt Trail land, Raymond\Draft deed - Bennett to Cummings.docx

TOWN OF RAYMOND SHORELAND ZONING PROVISIONS
SECTION 15 LAND USE STANDARDS

- e. Upland edge of a protected wetland of 10 or more acres in size that is rated as having high or moderate wildlife habitat value - 250 feet.
 - f. Right-of-way owned by the property owner, the set back shall be no closer to the traveled portion than the abutting property owners building or 10 feet whichever is less.
4. Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads serving more than two (2) lots shall not be included toward calculating minimum lot area.
 5. Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
 6. The minimum width of any portion of any lot within one hundred (100) feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use. If more than one residential dwelling, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit or principal structure, or use.
 7. Elderly Housing as defined in the Land Use Ordinance shall:
 - a. Meet a net residential density of forty thousand (40,000) square feet per unit.
 - b. Meet the standards of Article 8, C, (Items 1 & 3.a. & b, & D. in the Land Use Ordinance.

B. Principal and Accessory Structures

1. All new permitted principal and accessory structures shall be set back at least one-hundred (100) feet, horizontal distance, from the normal high-water line of any lakes, ponds, other water bodies, tributary streams, or the upland edge of a wetland.

In addition, the water body, tributary stream, or wetland setback provision shall apply to neither structure that require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.

2. On a non-conforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water

Ross Abatement Materials

APPLICATION FOR ABATEMENT OF MUNICIPAL PROPERTY TAXES 36 M.R.S. §§ 841 - 849, and Property Tax Bulletin No. 10

This application must be filed with your municipal assessor. A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name: Jim Ross
2. Mailing address: PO Box 811
3. Physical address (if different than mailing address): 31 Ross-shire Road
4. Phone: 207-318-6922 Email: Rosshire16@gmail.com
5. Tax year for abatement: 2022
6. Assessed value of real estate:\$ 511,300
7. Reduction of real estate value requested:\$ 340,000
8. Assessed value of personal property:\$ _____
9. Reduction of personal property value requested:\$ _____
10. Reasons for requesting abatement (please be specific about the reason(s) you believe the assessment is illegal, erroneous, or that the property is overvalued for tax purposes, and include supporting documentation such as comparable sales/deed reference): _____

Properties abutting me: 200 Valley Road and 118 Spring Valley Road have more living space and more bathrooms

200 Valley Road has 2,240 square feet of living space with 3 full bathrooms
200 Valley has more land 1,705,374, my property has 1,029,758
assessed tax value is \$384,000 and hasn't gone up in 3 years

118 Spring Valley has 2,060 square feet of living space with 3 full bathrooms
My property has one full bath, one 3/4 bath and one 1/2 bath
assessed tax value is \$290,600 and hasn't gone up in 3 years

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Jim Ross
Signature of applicant



10/17/22
Date

Rev 03/22

31 Ross-Shire Rd

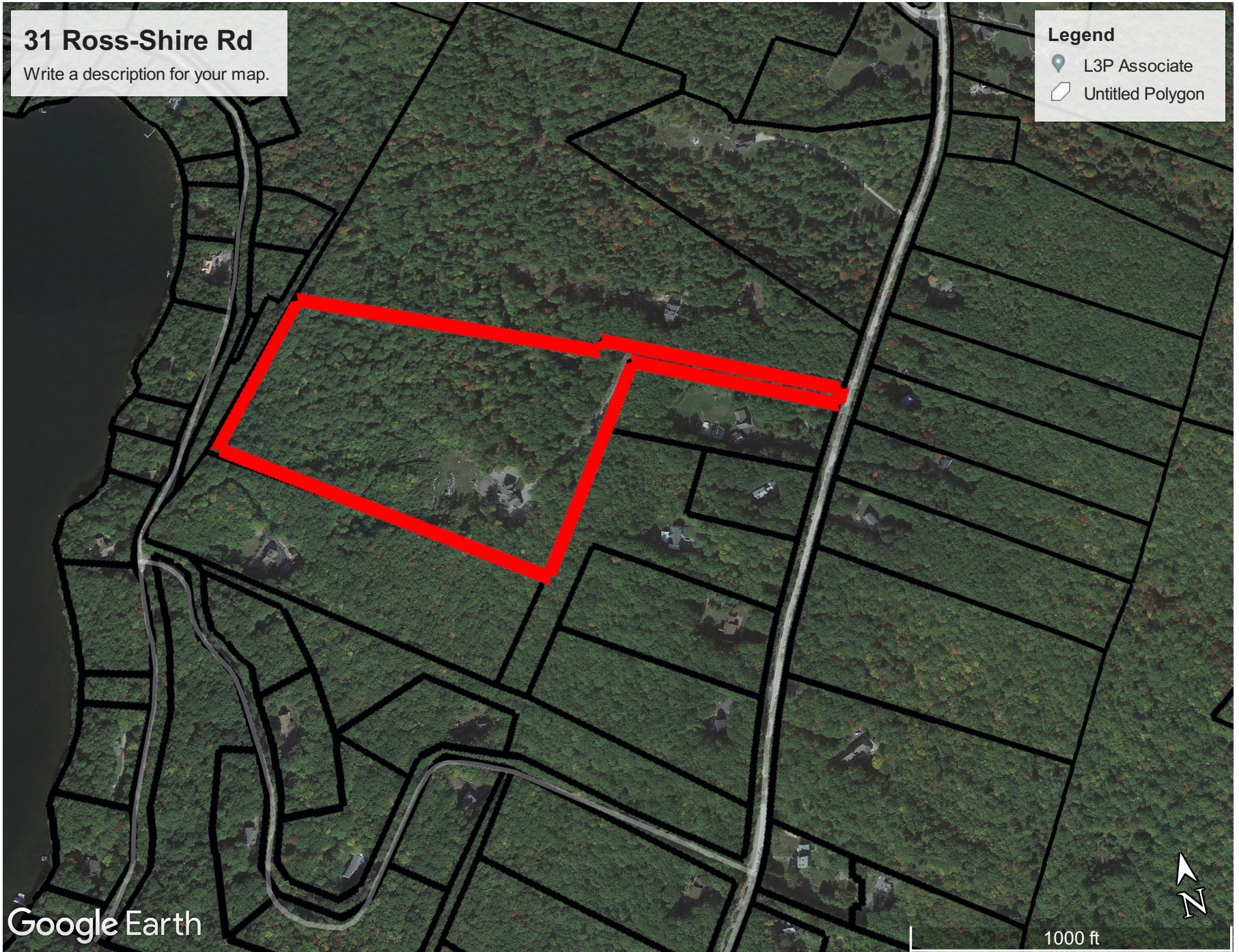
Write a description for your map.

Legend

-  L3P Associate
-  Untitled Polygon

Google Earth

1000 ft



Property Location 31 ROSS-SHIRE RD
 Vision ID 101563

Account # R1645P

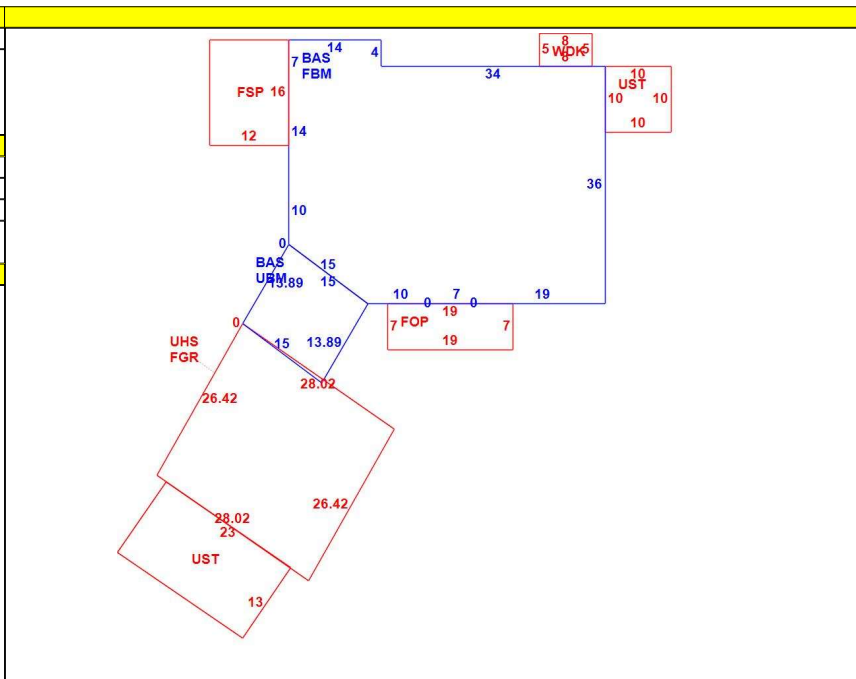
Map ID 016/ 045/ C00/ 000/
 Bldg # 1

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

State Use 1010
 Print Date

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME VISION									
ROSS JAMES F ROSS PATRICIA E PO BOX 811 RAYMOND ME 04071				1 Level				Description	Code	Assessed	Assessed										
				SUPPLEMENTAL DATA						RESIDNTL	1010			410,100	410,100						
				Alt Prcl ID R1645P TIF CODE USE PRO TG ENRO TG PLAN LD1 TYPE GIS ID 016045C00000				SEND VAL TAP Field 8 Field 9 Field 10 Assoc Pid#		RES LAND	1010			101,200	101,200						
								Total		511,300	511,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
ROSS JAMES F				22486	0155	11-16-2004	U	V	38,190	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
												2022	1010	410,100	2021	1010	410,100	2020	1010	410,100	
														101,200						101,200	
								Total		511,300	Total		511,300	Total		511,300	Total		511,300		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2017	10	HOMESTEAD	21500.00																		
			Total				21,500.00														
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001																					
NOTES																					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	GARAGE ADDITION AND	Purpost/Result									
									05-18-2020	CL	GARAGE ADDITION AND	BLDG PERMIT									
									06-24-2019	CL	COVERED PATIO (GAZEB	BLDG PERMIT									
									04-24-2018	CL	HOUSE CMPT	BLDG PERMIT									
									05-10-2017	CL	ADD FINISHED BASEME	BLDG PERMIT									
									07-07-2016	CL	NEW HOUSE 23 %. VISIT	BLDG PERMIT									
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value					
1	1010	Single Family	RR		87,120	SF	0.52	1.00000	5	1.00	MV			1.0000	0.83	72,300					
1	1010	Single Family			21.640	AC	1,500.00	1.00000	0	1.00				1.0000	1,335	28,900					
Total Card Land Units					87,120	SF	Parcel Total Land Area				24	Total Land Value				101,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	07	Good +15			
Stories:	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:					
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	03	Modern			
Kitchen Style:	03	Good			
			CONDO DATA		
			Parcel Id		Ownr
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		398,094
			Year Built		2016
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		99
			RCNLD		394,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB1	CABIN-MINIM	L	480	22.00	2016	G	75	03	1.00	7,900
SHD1	SHED FRAME	L	80	8.00	2016	G	75	03	1.00	500
GAZ	GAZEBO	L	280	15.00	2018	E	90	06	2.00	7,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,937	1,937	1,937	115.22	223,171
FBM	Basement, Finished	0	1,730	606	40.36	69,820
FGR	Garage	0	737	295	46.12	33,988
FOP	Porch, Open, Finished	0	133	27	23.39	3,111
FSP	Porch, Screen, Finished	0	192	48	28.80	5,530
UBM	Basement, Unfinished	0	207	41	22.82	4,724
UHS	Half Story, Unfinished	0	737	221	34.55	25,463
UST	Utility, Storage, Unfinished	0	399	120	34.65	13,826
WDK	Deck, Wood	0	40	4	11.52	461
Ttl Gross Liv / Lease Area		1,937	6,112	3,299		380,094



Property Location 31 ROSS-SHIRE RD
 Vision ID 101563

Account # R1645P

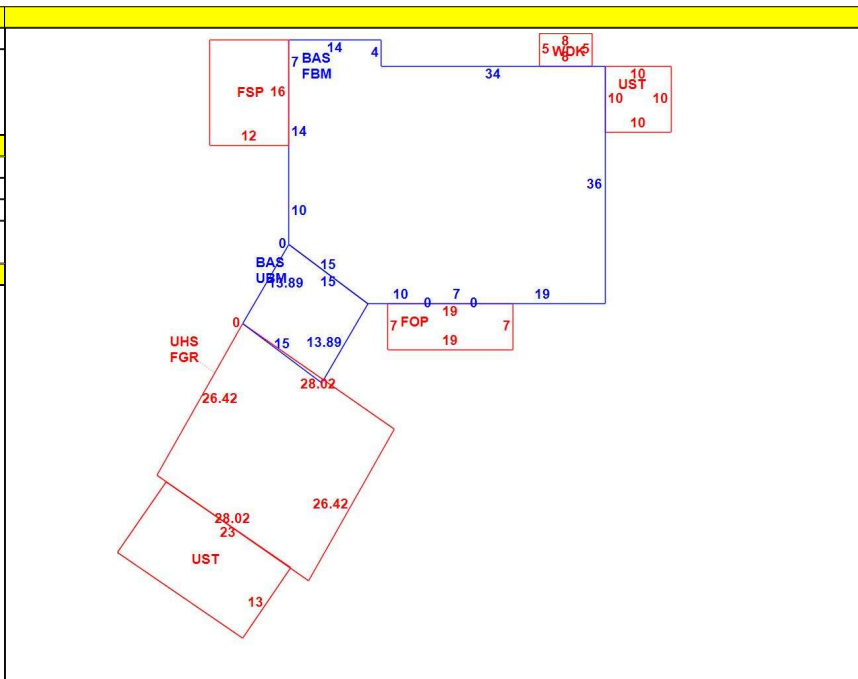
Map ID 016/ 045/ C00/ 000/
 Bldg # 1

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

State Use 1010
 Print Date

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME VISION										
ROSS JAMES F ROSS PATRICIA E PO BOX 811 RAYMOND ME 04071				1 Level				Description	Code	Assessed	Assessed											
				SUPPLEMENTAL DATA						RESIDNTL	1010			327,100	327,100							
				Alt Prcl ID R1645P TIF CODE USE PRO TG ENRO TG PLAN LD1 TYPE GIS ID 016045C00000				SEND VAL TAP Field 8 Field 9 Field 10 Assoc Pid#		RES LAND	1010			101,200	101,200							
								Total		428,300	428,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
ROSS JAMES F				22486	0155	11-16-2004	U	V	38,190	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
														2022	1010	410,100	2021	1010	410,100	2020	1010	410,100
															1010	101,200		1010	101,200		1010	101,200
								Total		511,300	Total		511,300	Total		511,300	Total		511,300			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int														
2017	10	HOMESTEAD	21500.00																			
			Total					21,500.00														
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001																						
NOTES																						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	GARAGE ADDITION AND	Purpost/Result									
										05-18-2020	CL	GARAGE ADDITION AND	BLDG PERMIT									
										06-24-2019	CL	COVERED PATIO (GAZEB	BLDG PERMIT									
										04-24-2018	CL	HOUSE CMPT	BLDG PERMIT									
										05-10-2017	CL	ADD FINISHED BASEME	BLDG PERMIT									
										07-07-2016	CL	NEW HOUSE 23 %. VISIT	BLDG PERMIT									
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value							
1	1010	Single Family	RR		87,120	SF	0.52	1.00000	5	1.00	MV			1.0000	0.83	72,300						
1	1010	Single Family			21.640	AC	1,500.00	1.00000	0	1.00				1.0000	1,335	28,900						
Total Card Land Units					87,120	SF	Parcel Total Land Area					24	Total Land Value					101,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:					
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	03	Modern			
Kitchen Style:	03	Good			
			CONDO DATA		
			Parcel Id		C
					Ownr
			B		S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		321,129
			Year Built		2016
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		99
			RCNLD		317,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB1	CABIN-MINIM	L	480	22.00	2016	P	10	03	1.00	1,100
SHD1	SHED FRAME	L	80	8.00	2016	G	75	03	1.00	500
GAZ	GAZEBO	L	280	15.00	2018	E	90	06	2.00	7,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,937	1,937	1,937	92.94	180,025	
FBM	Basement, Finished	0	1,730	606	32.56	56,322	
FGR	Garage	0	737	295	37.20	27,417	
FOP	Porch, Open, Finished	0	133	27	18.87	2,509	
FSP	Porch, Screen, Finished	0	192	48	23.24	4,461	
UBM	Basement, Unfinished	0	207	41	18.41	3,811	
UHS	Half Story, Unfinished	0	737	221	27.87	20,540	
UST	Utility, Storage, Unfinished	0	399	120	27.95	11,153	
WDK	Deck, Wood	0	40	4	9.29	372	
Ttl Gross Liv / Lease Area		1,937	6,112	3,299		306,610	





November 9, 2022

James Ross
Patricia Ross
31 Ross-Shire Road
Raymond, ME 04071

RE: Tax Abatement Application for Tax Map 016, Block 045-C

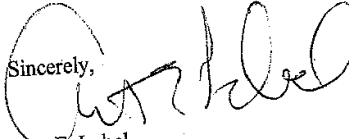
Dear Mr. & Mrs. Ross,

Our office has received your request for abatement of taxes.

Along those lines, there is some additional information our office requests before the Assessors can make a decision on the application. Therefore, pursuant to 36 M.R.S.A. § 706 and applicable Maine law, I request that you furnish me with the following information:

1. Please provide copies of all written appraisals for the past three (3) years for the Property, including, without limitation, any appraisals prepared on behalf of the applicant or any bank or lending institution.
2. Please provide current evidence of insurance of the Property to include the amount of coverage in the event of loss, including, without limitation, all casualty loss certificates.
3. Please provide all construction contracts related to the cost of construction of the property.
4. We are requesting a physical inspection of the Property. Please contact the Raymond Town Office to schedule a property inspection. I am currently scheduled to be in the Town of Raymond on Thursday November 17, December 1 and Monday, December 5th. Any of these times will be suitable. Please contact Melissa McConkey at 655-4742 extension 133 at the town office to schedule the appointment

I ask that you provide the requested written materials no later than **Friday, December 9, 2022**. Failure to provide this information may bar these appeals.

Sincerely,

Curt E. Lebel
Assessors Agent, Town of Raymond



December 1, 2022

James Ross
Patricia Ross
PO Box 811
Raymond, ME 04071

RE: Map/Lot : 016-0045-C application for abatement

Dear Mr. Ross,

I am writing in regard to a 706-information request for information, dated November 9, 2022, which was issued to you in regard to your requested tax abatement. The request was returned to the town by the US Post office due to an address issue and was re-mailed by us to your PO box 811 address on November 22, 2022. Because the request contains time sensitive deadlines of December 9, 2022 for filing of the requested information, I am willing to issue an extension the 706 request deadline to January 1, 2023. However, to extend these 706 deadlines for taxpayer compliance and allow the Board of Assessors time to review the documents, an extension of the deadline for rendering a decision on the appeal must be consented to by the applicant.

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

To ensure that your application is given due consideration and investigation, the Board of Assessors requests an extension until January 31, 2023 in order to process your appeal. If you do not wish to grant this extension, you may continue with your appeal to the Local Board of Assessment Review if you so choose after the 60 day time period from your application date have passed (December 17, 2022). However, the deadline in effect for the 706 request for information will remain unaltered.

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

Curt E. Lebel
Assessors Agent, Town of Raymond

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

I do not consent to an extension.

Signature of Taxpayer

Telephone: (207)655-4742

Fax: (207)655-3024

www.raymondmaine.org

9 Shaker Woods Road CEO Memo



ALEX SIROIS
CODE ENFORCEMENT OFFICER
(207) 655-4742 x161
alex.sirois@raymondmaine.org

401 WEBBS MILLS ROAD
RAYMOND, MAINE 04071

KIRSTEN SUDBURY
ADMINISTRATIVE ASSISTANT
(207) 655-4742 x161
kirsten.sudbury@raymondmaine.org

DATE: January 5, 2023

RE: 9 SHAKER WOODS ROAD

Dear Selectboard,

On January 12, 2021, you signed a Dangerous Buildings Order (attached) for 9 Shaker Woods Road. In addition to the Danger Buildings Order, I issued two Notice of Violations (NOV). One for a junkyard violation, and another for an RV being used as a dwelling unit. Scott Dvorak issued the first NOV (Case 2020-0002) on March 6, 2020. This first NOV was closed on January 4, 2022, when the RV on the parcel was destroyed.

The second NOV (Case 2020-0003) was for the ongoing junkyard violation. Clean up this junkyard violation has continued since the NOV was sent. Regular inspections have taken place, and Mr. Marston has prioritized clean-up around the dwelling unit.

The Dangerous Buildings Order concluded that the property and structures located at 9 Shaker Woods Road are considered hazardous. The garage was declared unsafe and unfit for human habitation. It was determined that the junkyard is unsanitary and imperils emergency vehicle access to the property.

The following was ordered, with the status included:

Item	Status	Notes
All rubbish, debris, vehicles, equipment, household/human/hazardous waste, and dangerous materials must be removed from the property by October 1, 2021.	Incomplete/Making Progress	Jared has made good progress in the removal of hazardous junk (fuel tanks, hazardous materials) from the property. He prioritized the area around the house. We have made periodic inspections of the property, but traditionally he stops junk removal during the winter, and during the summer while he is working. Most of the clean-up takes place in the fall/spring.



ALEX SIROIS
CODE ENFORCEMENT OFFICER
 (207) 655-4742 x161
alex.sirois@raymondmaine.org

401 WEBBS MILLS ROAD
 RAYMOND, MAINE 04071

KIRSTEN SUDBURY
ADMINISTRATIVE ASSISTANT
 (207) 655-4742 x161
kirsten.sudbury@raymondmaine.org

<p>The dangerous, unsafe, and unsanitary living conditions associated with the buildings and mobile homes are to be abated no later than June 1, 2021, to the satisfaction of the Town Code Enforcement Officer and Town Health Officer so that a certificate of occupancy may be issued.</p>	<p>Incomplete/Making Progress</p>	<p>Jared obtained a building permit, plumbing permit, and electrical permit to complete the necessary repairs to the garage, which is now considered the primary single-family dwelling. This work has been inspected; however, the project has not been completed so a final Certificate of Occupancy has not been issued. Recently he installed a pellet stove in the last major area of concern in the dwelling. This has not been inspected by the Fire Inspector because we were not allowed inside the dwelling at the last inspection.</p> <p>The dangerous mobile home was demolished, however, the frame has not been entirely removed, so it is now part of the junkyard.</p>
<p>The dangerous buildings and mobile homes are to be vacated by March 1, 2021, until the dangerous, unsafe, and unsanitary conditions have been abated.</p>	<p>Complete</p>	<p>Repairs were made and the structure was cleaned up to the satisfaction of the Code Officer, Health Officer, and Fire Inspector, which allowed Jared and his mother to remain in the dwelling while they continued to clean up the junkyard and make other repairs.</p>

Possible next steps:

1. Continue to let Mr. Marston clean the property at his current pace while living in the house.



ALEX SIROIS
CODE ENFORCEMENT OFFICER
(207) 655-4742 x161
alex.sirois@raymondmaine.org

401 WEBBS MILLS ROAD
RAYMOND, MAINE 04071

KIRSTEN SUDBURY
ADMINISTRATIVE ASSISTANT
(207) 655-4742 x161
kirsten.sudbury@raymondmaine.org

2. The order authorizes and directs the Town Manager to do all things necessary to effectuate the removal and/or demolition of the said dangerous building, structures, and nuisances.
3. If the order is not complied with the Town Manager may undertake the ordered corrective action at the municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action.

According to the Tax Collector Sue Carr, Mr. Marston is currently up to date on his monthly tax payments.

Sincerely,

Alexander L. Sirois
Code Enforcement Officer
Town of Raymond, Maine

cc: Don Willard, Town Manager
Phillip R. Saucier, Bernstein, Shur
Zachary B. Brandwein, Burnstein, Shur

enc: Dangerous Building Order, Inspection photos (12.15.2022)

FINDINGS AND ORDER

Pursuant to 17 M.R.S.A. §§ 2851-2859
(Dangerous Buildings)

TO:

Jared Marston
9 Shaker Woods Road
Raymond, ME 04071

Lorna Strout
9 Shaker Woods Road
Raymond, ME 04071

Garret Weisner
9 Shaker Woods Road
Raymond, ME 04071

On January 12, 2021 at 6:30 p.m., the Board of Selectmen of the Town of Raymond, Maine held a hearing to determine whether the buildings/structures located on land at 9 Shaker Woods Road further identified as Tax Map 019, Lot 039-000, are dangerous or a nuisance within the meaning of 17 M.R.S.A. § 2851. Notice of this hearing was duly served on the owner and on all parties in interest.

The following persons were present at the hearing and testified:

(1) Alex Sirois, Town of Raymond Code Enforcement Officer; (2) Cathy Gosselin, Town of Raymond Health Officer; (3) Jared Marston, property owner.

The following evidence was presented to the Board of Selectmen and is part of the record:

(1) Oral testimony from the above-referenced individuals; (2) photographs, documents, and correspondence prepared by the Town of Raymond Code Enforcement Officer and Health Officer.

Based on testimony and the evidence presented and made part of the record, the Board of Selectmen finds the following facts:

(1) the property and structures located thereon are hazardous; (2) the garage is unsafe and unfit for human habitation; (3) there is an unsanitary junkyard on the property that also imperils emergency vehicle (i.e. fire truck, ambulance) access to the property, making it further unsafe; (4) evidence and testimony presented by the Code Enforcement Officer and Health Officer is credible.

Pursuant to 17 M.R.S.A § 2851, “[t]o adjudge a building to be a nuisance or dangerous, the municipal officers must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.”

Based on the foregoing findings, the Board of Selectmen concludes that the building/structure is dangerous or a nuisance because:

The buildings, mobile homes, and structures on the property constitute a hazard to health and public safety because they are hazardous, unsafe, and unfit for human habitation.

THEREFORE, IT IS ORDERED that any and all rubbish, debris, vehicles, equipment, household/human/hazardous waste, and dangerous materials are to be removed from the property and properly disposed and the premises maintained free of debris no later than October 1, 2021.

AND BE IT FURTHER ORDERED that to protect the health, safety, and welfare, the dangerous, unsafe, and unsanitary conditions associated the dangerous buildings and mobile homes are to be abated no later than June 1, 2021 to the satisfaction of the Town Code Enforcement Officer and Town Health Officer so that a certificate of occupancy may be issued.

AND BE IT FURTHER ORDERED that to protect the health, safety, and welfare, the occupants and residents of said dangerous buildings and mobile homes are to vacate the same no later than March 1, 2021 to and until such time as the dangerous, unsafe, and unsanitary conditions associated with the dangerous buildings and mobile homes are abated.

AND BE IT FURTHER ORDERED that the Town Clerk shall record this Order in the Cumberland County Registry of Deeds and cause attested copies of this Order to be served upon the owners, occupants, and parties-in-interest as required by law.

AND BE IT FURTHER ORDERED that, if this Order is not complied with, the Town Manager is hereby authorized and directed to do all things necessary to effectuate the removal and/or demolition of the said dangerous buildings, structures, and nuisances.

AND BE IT FURTHER ORDERED that, if this Order is not timely complied with and no timely appeal is taken, the Town Manager may undertake the ordered corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action.

This decision may be appealed to Superior Court within 30 days pursuant to Maine Rule of Civil Procedure 80B.

MUNICIPAL OFFICERS OF THE TOWN OF RAYMOND, MAINE

DATED: January 12, 2021

STATE OF MAINE
Cumberland, ss.

[Signature]

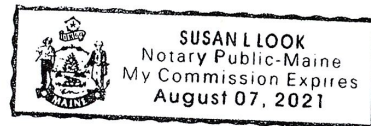
Dated: January 12, 2021

[Signature]

Personally appeared before me the above-named Municipal Officers of the Town of Raymond, Maine, and each acknowledged the foregoing instrument to be his/her free act and deed.

Jusa Sadak

Susan L Look
Notary Public













Raymond IPTV Content Display Policy

Town of Raymond Policy RAYMOND IPTV CONTENT DISPLAY POLICY

Adopted January 10, 2023

This policy addresses the display of computer-based multimedia content by authorized IPTV meeting presenters at live broadcast events. Displaying of this content will be allowed using Supported Content Types on the IPTV dedicated laptop or a presenter laptop that conforms to the approved hardware specifications.

Presenters must be authorized by one of the following:

- Official Raymond Board Chair
- Raymond Town Manager
- Raymond Town Department Manager

Responsibilities

- General public presenting content
 - Correctly formatted and supported content type
 - Manipulation of content before or during the meeting
 - List of website URL's that might be used in the presentation
 - Notifying the Communications Director of the presentation and the content type to be displayed. This notification should be at least 4 business days before the presentation.
 - Arriving at least 30 minutes before the meeting to test the presentation
 - Display of content during the presentation
- Municipal employee with Windows domain account presenting content
 - Signon to raymondmaine.int with their Windows domain account
 - Correctly formatted and supported content type
 - Manipulation of content before or during the meeting
 - List of website URL's that might be used in the presentation
 - Notifying the Communications Director of the presentation and the content type to be displayed. This notification should be at least 4 business days before the presentation
 - Arriving at least 30 minutes before the meeting to test the presentation

- Display of content during the presentation
- IPTV Videographer
 - Signing on the iptv.guest account for general public presenters
 - Setting the IPTV displays so the content may be tested before the meeting
 - Supply the password for the IPTV public WiFi when the presenter uses their own laptop
- Communications Director
 - Notifying the IPTV Videographer and Tech support of any presentations and content to be displayed at least 2 business days before the presentation
 - Test access to the websites that the presenter may try to access
- IPTV Tech Support
 - Answer questions about supported Content Types and Content Access

Supported Content Types

The IPTV laptop is Windows 10 based with the listed software installed for display of content. All software and the Windows OS are kept current with service. Content types are supported if they can be displayed by the following software:

- Microsoft Office 365 Pro including Word, Excel, PowerPoint
- LibreOffice including Draw, Writer, Calc and Impress
- Internet Browsers including Chrome, Firefox, Edge, Internet Explorer
- Multimedia Audio/Video support with VLC media player (check www.videolan.org for supported file types)
- Google Earth Pro Desktop
- Adobe Acrobat Reader

Supported Content Access Methods

- IPTV Laptop
 - The IPTV laptop is connected to the Internet and the Intranet. It has USB, USB-C ports allowing for USB attachable media storage devices and an SD card reader. Devices that are natively supported by Windows 10 are supported. No devices that require non-native Windows 10 drivers will be supported.
 - The laptop is equipped with Webroot Endpoint and DNS Protection. This may block some websites so a list of websites to be used in a presentation should be forwarded to the Communications Director with the presentation notification.

- Presenter Supplied Laptop
 - The laptop can access the public WiFi at the IPTV station to display content. The Videographer will supply the password.
 - The laptop must have an external video display port with one of the following interface types and resolutions:
 - USB-C -1080p
 - VGA - 720p
 - HDMI – 1080p
 - mini HDMI – 1080p
 - Display Port – 1080p
 - mini Display Port – 1080p
 - Audio is only supported through the HDMI interface

Adopted this 10th day of January 2023, by the Raymond Select Board:

Joseph Bruno, Chair

Rolf Olsen, Vice Chair

Teresa Sadak

Samuel Gifford

Lawrence Taylor