



## TOWN OF KENNEBUNKPORT, MAINE

*- INCORPORATED 1653 -*

MAINE'S FINEST RESORT

**Board of Selectmen/Assessors Agenda  
Village Fire Station – 32 North Street  
December 10, 2015 – 6 PM**

1. Call to Order.
2. Executive session per (MRSA 1, §405-6F) to discuss poverty abatement.
3. Discussion of fiscal year 2017 budget priorities.
4. 7 PM - Approve the November 24, 2015, selectmen meeting minutes.
5. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.).
6. Presentation of Charette application by Robin Comstock of Workforce Housing Coalition.
7. Set number of shellfish licenses, license fees, and the length of the season.
8. Discussion of fuel oil storage at Government Wharf.
9. Award bid for Village Fire Station repairs and painting.
10. Approve \$500 expenditure from the Goose Rocks Beach Advisory Committee account for design services for new signage and brochures.
11. Authorize a three-year extension to agreement with Oceanside Rubbish for waste collection and hauling.
12. Sign waiver of foreclosure form for Ann Seavey.
13. Meet as Assessors to consider tax abatement for John Zimmerman and Bette Schofield, 16 East Avenue (Map 8, Block 2, Lot 11).
14. Accept anonymous donation of \$100 to the Kennebunkport emergency fuel account.
15. Other business.
16. Approve the December 10, 2015, Treasurer's Warrant.

17. Adjournment.

(4)

**Town of Kennebunkport  
Board of Selectmen Meeting  
Town Hall-6 Elm Street  
November 24, 2015 – 8:30 AM**

Minutes of the Selectmen Meeting of November 24, 2015

**Selectmen present:** Stuart E. Barwise, Patrick A. Briggs, Allen A. Daggett, Edward W. Hutchins, and Sheila Matthews-Bull

**Others present:** Jen Lord, Arlene McMurray, and Laurie Smith

**1. Call to Order.**

Chair Matthews-Bull called the meeting to order at 8:38 AM.

**2. Approve November 12, 2015, selectmen meeting minutes.**

**Motion** by Selectman Briggs, seconded by Selectman Daggett, to approve the minutes of November 12, 2015. **Vote:** 5-0.

**3. Approve Street Opening Permit for John Spottiswoode for installation of new water service on Ocean Avenue.**

**Motion** by Selectman Daggett, seconded by Selectman Barwise, to approve the Street Opening Permit for John Spottiswoode for installation of new water service on Ocean Avenue. **Vote:** 5-0.

**4. Approve a Quit Claim deed for Peter K. Mcluskey, AKA Peter K. McCluskey for property located at map 34, block 2, lot 13.**

**Motion** by Selectman Daggett, seconded by Selectman Barwise, to approve a Quit Claim deed for Peter K. Mcluskey, AKA Peter K. McCluskey for property located at map 34, block 2, lot 13. **Vote:** 5-0.

**5. Accept donations to the Kennebunkport Emergency Fuel account.**

- a. Marleen Blalock donation of \$250.00**
- b. Anonymous donation of \$15,000.**

**Motion** by Selectman Daggett, seconded by Selectman Briggs, to accept donations from Marleen Blalock in the amount of \$250 and an anonymous donation in the amount of \$15,000, both to the Kennebunkport Emergency Fuel account. **Vote:** 5-0.

**6. Other business.**

Selectmen Daggett asked when the highway crew will be trimming trees on Route 9. Town Manager Laurie Smith will check on this. Selectman Hutchins added another location for her to check on.

Chair Matthews-Bull announced that the Christmas tree is getting decorated today.

Ms. Smith explained that the Growth Planning Committee voted to have Director of Planning and Development Werner Gilliam prepare a Charrette application for workforce housing through the Workforce Housing Coalition of the Greater Seacoast. She said someone from this organization will be speaking about workforce housing at the next Selectmen's Meeting on December 10. Also, at the next Selectmen Meeting, the Board will discuss goals for the community and challenges. She said it would be convenient for the Board to tie this item in with its goals because this organization would like to have the 2016 communities identified by the end of December.

As a follow up from the September tri-town and RSU officials meeting, Ms. Smith said she met with the Towns of Arundel and Kennebunk, and the RSU. One of the items they discussed was the number of students going to Thornton Academy. The four managers wish to meet again with the elected boards in January to update everyone on the progress and discuss fiscal year 2017 budgets.

Ms. Smith asked the Board if it wanted to have a separate workshop to discuss budget priorities and goals for fiscal year 2017 on December 10. The Board agreed to start the meeting early, at 6 PM, to discuss these items.

**7. Approve the November 24, 2015, Treasurer's Warrant.**

**Motion** by Selectman Barwise, seconded by Selectman Hutchins, to approve the November 24, 2015, Treasurer's Warrant. **Vote:** 5-0.

**8. Adjournment.**

**Motion** by Selectman Hutchins, seconded by Selectman Barwise, to adjourn. **Vote:** 5-0.

The meeting adjourned at 9:08 AM.

Submitted by

Arlene McMurray  
Administrative Assistant

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## MEMORANDUM

To: Board of Selectmen  
Fr: Laurie Smith, Town Manager  
Re: Housing Plan  
Dt: December 3, 2015

In 2012, the Kennebunkport Comprehensive Plan identified that approximately two-thirds of year-round households were unable to afford the median home price in Kennebunkport. People unable to find affordable homes to buy, often consider renting in order to stay within the community.

Housing - Unable to Afford Median Home Price, 2008	Kennebunkport	York County	Maine
Percentage of Households Unable to Afford Median Home Price	67.3%	70.2%	59.4%
Number of Households Unable to Afford Median Home Price	1,214	58,938	332,003

Source: Maine State Housing Authority

Since that time, housing prices have continued to increase. On November 11<sup>th</sup>, the Portland Press Herald reported that a recent survey by Coldwell Banker revealed that the Kennebunks had the highest average home value in the state. *"The highest average listing price was \$517,153 in Kennebunk/Kennebunkport, followed by \$471,695 in York, \$436,653 in Wells, \$396,591 in Portland/South Portland/Falmouth and \$299,542 in Gorham."*

The comprehensive planning committee attempted to identify ways in which the Town could address the housing issue. An example of a strategy to achieve this is "improve affordability in as many areas as possible without impairing the character of the Town is a priority. Examples of affordable housing options include liberalizing accessory apartment rules, and those for roomers, home occupations, and multiplex dwellings. The Growth Planning Committee has been working on these exact ideas over the past few years, including the recent ordinance proposal regarding roomers.

The Growth Planning Committee continues to search for other strategies to meet the goals of the comprehensive plan. One of these is the idea of partnering with other organizations such as the Coalition on Workforce housing to gather public input on the best way to incorporate needed housing into the Town's character.

On the next two pages are excerpts from the Comprehensive Plan regarding the analysis and conclusion on housing, as well as goals and implementation plans.

## II. ANALYSIS AND CONCLUSIONS

Kennebunkport has a lack of affordable housing both in terms of homeownership and rental affordability. Affordability for people who work in the town is an issue.

Property values continue to rise in Kennebunkport. Construction of new homes is often in excess of \$500,000.00. The absence of affordable and alternative housing units has become critical. It is difficult to find housing for young families, senior citizens, service, and municipal personnel. In many cases, the next generation is forced to move out of town to urban or distant rural areas to find suitable and affordable housing and even those options are becoming more difficult to find. There is no simple answer to affordable housing. Providing proper housing alternatives for Kennebunkport citizens is important to consistent and long range property values as well as to assure that the town retains a broad economic and social base.

Trends also show that the population of the community is becoming more and more seasonal. This will have a number of impacts on the community, such as less children going into the school system, increase demands for Fire and Police services in the summer, also a potential loss of community cohesion as people become less likely to know their neighbors if they are only around a few months a year.

## III. IMPLEMENTATION

**STATE GOALS: ENCOURAGE AND PROMOTE AFFORDABLE HOUSING: SEEK A MINIMUM OF 10% OF NEW HOUSING AS AFFORDABLE.**

**TOWN GOAL 1: MEET THE STATE REQUIREMENTS FOR ADDRESSING THE AFFORDABLE HOUSING NEED IN KENNEBUNKPORT BY PROVIDING FOR A MIX OF HOUSING TYPES AVAILABLE IN A BROAD RANGE OF PRICES.**

***Policy 1: Create, monitor and sustain availability of new low and moderate income affordable housing units and create standards of eligibility with preference for Kennebunkport residents and persons employed in the Town.***

Strategy 1: Recommend adding to Article 2 of the LUO specific definitions of affordable, very low, low, and moderate income housing.  
*Responsibility:* Planning Board  
*Timeframe:* 2 years

Strategy 2: Consider acquisition of Town-owned land for the construction and/or the approval of affordable and moderate income housing units.  
*Responsibility:* Board of Selectmen  
*Timeframe:* 2 years

Strategy 3: Recommend incentives such as; (reduce lot size/increase allowable density, encourage clustering of housing units, special dimensional requirements,

development credits, etc.)for builders/developers to construct affordable housing within Growth areas.

*Responsibility:* Planning Board

*Timeframe:* 2 years

- Strategy 4: Amend the Subdivision and Land Use Ordinances to require developers of subdivisions consisting of 10 housing units or more to include, as a condition of subdivision approval, not less than 10% of on-site affordable housing units as determined by the Planning Board. Subdivisions consisting of 5 to 9 housing units shall provide not less than one affordable housing unit on site. In the event that the percentage required in a given subdivision does not provide for a full housing unit, developers shall provide a proportionate cash contribution to the Town and/or the designated Housing Authority to be used for the purchase of land and/or the purchase or construction of affordable housing units.

*Responsibility:* Planning Board

*Timeframe:* 2 years

- Strategy 5: Continue to allow for the approval and construction of accessory units to provide living units on existing housing sites. Consider exempting such units from the building permit cap.

*Responsibility:* Planning Board, Board of Selectmen

*Timeframe:* Ongoing

- Strategy 6: Continue to allow the development of mobile home parks consistent with the current Land Use Ordinance and State of Maine law. Limitations should be established to assure that units must be occupied for a minimum of 9 months per year to limit the possibility of “seasonal” rentals. Some units could be restricted to “Senior” Housing.

*Responsibility:* Planning Board

*Timeframe:* 2 years

- Strategy 7: Continue to allow the development of multi-plex (multi family) housing in designated growth areas.

*Responsibility:* Planning Board

*Timeframe:* 2 years

- Strategy 8: Continue to allow the development of Senior Citizen/independent living housing alternatives in response to the aging population and the increasing desire for retirees to stay in or move to Maine.

*Responsibility:* Planning Board

*Timeframe:* 1 year

- Strategy 9: Create a Task Force to study the Long Term implications of the conversion of year-round households to seasonal residences

*Responsibility:* Board of Selectman

*Timeframe:* 1 year



WORKFORCE  
**HOUSING COALITION**  
— OF THE GREATER SEACOAST —

*Opening Doors to Vibrant Communities*

## Charrette Application

Dear Seacoast Community: Thank you for your interest in hosting a Workforce Housing Coalition Charrette.

As an overview, please know that the charrettes occur in October of each year. The exercise is slated for three days with the first day being used for a site-walk, and Community Listening Session, the second day is to organize and reflect on the comments members of the community made at the Listening Session, and the third day is the working session with a collection of dedicated professional volunteer participants who will draft architectural concepts based on the site as well as comments of expressed interest from members of the community. The architectural renderings and feasibility tests will be revealed to members of the community as the last element of the last day, known as the Community Reveal.

In order for this program to accomplish its highest potential, it is important that there is a positive and supportive mutually beneficial relationship partnership between the WHC, and the hosting community. Both parties play a critical role for the ultimate success of this program, and working together in cooperation will ensure the greatest success and best end result.

The following is an overview of what you need to know about hosting this program. Your application will be submitted to an objective review panel for consideration of your request. Please contact me with any questions or concerns. I can be reached at: [rcomstock@whc.org](mailto:rcomstock@whc.org) or 603-496-5841. More information about the WHC can be found at: [www.seacoastwhc.org](http://www.seacoastwhc.org).

Thank you, again, for your interest.

Sincerely,

*Robin*

Robin A. Comstock  
Executive Director  
The Workforce Housing Coalition of the Seacoast



**Contact Information**

- 1) Contact person \_\_\_\_\_
- 2) Title \_\_\_\_\_
- 3) Address \_\_\_\_\_
- 4) Phone \_\_\_\_\_ email \_\_\_\_\_

**Proposed Location**

- 5) Community name \_\_\_\_\_
- 6) Site location for consideration \_\_\_\_\_
- 7) Site description \_\_\_\_\_

**Background**

- 8) Do you have a committee supporting this interest? \_\_\_\_\_
- 7) If so, what is its name? \_\_\_\_\_
- 8) If so, does your committee have a report, recommendations or other related interests, analysis or conclusions in writing? \_\_\_\_\_
- 9) Have you engaged your community in applicable master plan or other community development process and exercise? \_\_\_\_\_

### **Present**

10) Why are you interested in hosting a charrette now?

11) What are the current opportunities?

12) What are the current challenges?

13) What are the Charrette outcomes you hope for?

### **Logistics**

14) Are you able to provide “hands-on” support to the WHC and its staff and volunteers?

15) Will you have a lead volunteer or staff person as the dedicated WHC liaison?

16) Do you have preexisting positive relations with potential professional participants like local architects, engineers, developers, investors, bankers and more?

17) Will you be able to provide necessary maps, scans, and other relevant support material?

18) Describe your relationship with the property owner/s?

19) Do you have and will you provide the abutter contact information?

20) Will you have access to potential sponsors?

21) Will you have access and support from potential in-kind supporters for food and supplies?

22) Are you able to market and promote the program to the community?

23) Do you have a community TV station?

24) Are you able to provide support to the press and media?

25) Will you partner and provide support for comprehensive community conversations?

26) Do you have a facility ( room) to hold a large community event?

27) Is there anything else you want us to know about you and your site of interest?

Please attach and /or provide any other relevant information that may be unique to your community needs and interests that you want us to know about you or your site. Your application can be emailed or mailed directly to:

**Robin Comstock, Executive Director,**

**The Workforce Housing Coalition of the Seacoast of New Hampshire and Maine**

**The McConnell Center, Suite 302A  
61 Locust Street  
Dover, New Hampshire  
03820  
603-205-0539  
[rcomstock@seacoastwhc.org](mailto:rcomstock@seacoastwhc.org)  
[www.seacoastwhc.org](http://www.seacoastwhc.org)**

By Ann Charlton

[Print Page](#)

October 24, 2013 2:00AM

## Wells explores workforce housing

**WELLS** — Last week the Workforce Housing Coalition of the Greater Seacoast hosted a two day charrette — an intense planning session — exploring the feasibility of affordable housing for the working community in Wells.

**WELLS** — Last week the Workforce Housing Coalition of the Greater Seacoast hosted a two day charrette — an intense planning session — exploring the feasibility of affordable housing for the working community in Wells.

On Oct. 17 about 45 residents and professionals gathered at the Wells Activity Center to learn more about how workforce housing could become viable in Wells. Ashlee Iber, executive director of the Workforce Housing Coalition, spoke to the group and explained that workforce housing is meant for entry level workers who find it difficult to afford housing in the town in which they work.



Courtesy photo An idea of what workforce housing could look like in Wells

According to a pamphlet produced by the Coalition, workforce housing is "a broad range of owner-occupied and rented housing... whose household income is generally 80 to 120 percent of the area median."

Iber told the group that the median income in Wells is \$56,584 per year and the median house price is \$220,500. Iber said in order to afford a house in the median range in Wells, the hourly salary for an individual would have to be at least \$17.

Jon Carter, town manager, spoke to the community members who attended and said, "what we are trying to do is keep our children here." Carter went on to explain that the charrette was meant to explore the possibilities of providing more affordable housing as well as contributing to the task of identifying a village center in Wells, something that has been discussed for years.

"I can't tell you how many people say to me 'why can't we look like Kennebunk or Ogunquit?'" Carter said.

Two potential areas of development were explored in the charrette. One was an area close to the intersection of Route 109 and Route 1. The second location was an area near the train station, also known as the transportation center. According to Carter, these areas of potential development were based on a combination of input from a public workshop held last spring with Sustain Southern Maine. Carter said the town sent letters out to property owners in the identified areas and the owners that said they would be interested in the potential to be involved in future workforce housing developments determined the areas chosen for the charrette.

Carter told the group that town officials envisioned more development when the train station was built 10 years ago.

"That hasn't happened," Carter said.

Stan Goldberg, a resident of Wells who lives next to the transportation center, brought up the issue of the lack of town sewer and water near the transportation center. Carter said the sanitary district has purchased some land for a pump station in that area. He said up until now the town hasn't seen the need to put the money into bringing the town water and sewer lines out to the transportation center. Carter suggested that if a developer was interested in building in that area the town may consider partnering with the developer or offering tax incentives to bring the lines to the transportation center.

"Slowly, the sanitary district and the water district are realizing that things are starting to happen," Carter said.

Jodine Adams, the Code Enforcement Officer of Wells, mentioned that the sewer district is working on a grant to bring the sewer lines over to the transportation center.

Kristen Grant, a board member of the Coalition, gave the audience sticky notes and asked everyone to write down their thoughts on three topics of discussion: what people would like to see in workforce housing, what they would not like to see, and special opportunities and challenges.

After everyone had the opportunity to write down their ideas, Grant read them to everyone. There were some strong themes that emerged from the ideas that were generated. In addition to the water and sewer line issue, traffic was the number one concern that residents had.

Nancy Ford, a resident of Wells, brought up the issue of traffic congestion on Route 1. Ford said, "before you address more housing... we must address the traffic plain and simple."

By Ron McAllister

Print Page

October 01, 2014 2:01AM

## Time to look into workforce housing

Before I tell you about an event taking place in York in two weeks, I want to clarify a word that has its origins in 19th century France. A "charrette" is a small pushcart wheeled from room to room to gather drawings from architects working on different aspects of a project. Knowing the word may give you a sense of the event which will be taking place on Oct. 15 and 17.

Sponsored by the Workforce Housing Coalition of the Greater Seacoast (WHC), the 2014 charrette will look at opportunities for workforce housing in York. I met last week with the committee organizing the event to learn more about their work. Go to the WHC website for details: [www.seacoastwhc.org](http://www.seacoastwhc.org).

I asked about the difference between workforce housing and affordable housing. Ashlee Iber Amenti, WHC's Executive Director, told me: "Housing is considered affordable if the occupants spend no more than 30 percent of their annual income for it — including all utility costs." Let's call this the Thirty Percent Rule. You could be spending \$5,000 per month for your housing but as long as you are making \$200,000 per year your housing would be considered affordable for you.

Workforce housing, in contrast, is housing that is affordable to middle income occupants which for York means households earning about \$60,000 per year; let's say between \$40,000 and \$80,000. The town's median household income in 2013 was \$59,962.

So, while all workforce housing is affordable not all affordable housing is workforce housing.

In York County last year, the median home price was \$210,500. Using the Thirty Percent Rule, in order to afford a \$210,500 home its occupants should have an annual income of \$59,808 per year. Median income for York County, however, was only \$54,180. The ratio between the income required to meet the Thirty Percent Rule and the amount actually earned is 91 percent.

York's median household income doesn't square with the Thirty Percent Rule at all because housing in the Town is so costly. With a median home price of \$345,000, York ranks third in the county for housing costs but ninth for median household income. The \$59,962 median income in York would have to be \$94,757 to meet the Thirty Percent Rule. The ratio between required income and the amount actually earned in York is just 63 percent. Plenty of households in the town of York must be stretched thin when it comes to their housing expenses.

I asked Kristen Grant, a member of the planning team, about this. "In York and other coastal communities," she said, "the market price of real estate can become unaffordable to year-round residents for numerous reasons. Prices can be driven up by seasonal home buyers coming from other real estate markets, for example." The trend toward less affordable housing is more serious in coastal communities like York than it is in the rest of York County.

If housing is unaffordable to many who live here, how out of reach is it to people who would like to move here but who are priced out of the market? This points to the problem the WHC is trying to address. The design charette will explore opportunities for and the feasibility of local workforce housing in York. The session is not going to generate a housing development plan. Rather, it will focus more on determining what is possible; on how the community feels about workforce housing; on how prepared the Town is in its ordinances to accommodate workforce housing.

Grant also told me: "The WHC is an outreach and education non-profit organization; not a housing developer. We are hosting this charrette to encourage conversations about workforce housing; what it is, who needs it and why." Bringing together property owners, municipal staff and boards, and community members with volunteer teams of housing professionals, the charette will generate ideas for neighborhood development that could include modest homes and mixed uses as well. Design concepts created at the October 15 session will be presented publicly two days later.

Anyone interested in workforce housing is invited to participate. The two public events are 1) a community dialogue (Wednesday, Oct. 15th 5:30 p.m. - 7:30 p.m.) at York Housing's Baldwin Center and 2) a session at which site and design results will be presented (Friday, Oct. 17th 4 p.m. - 5 p.m.) at the York Housing Carriage House Apartments' Community Center.

For more information, contact the WHC @ 603-205-0539.

*Ron McAllister is a sociologist and writer who lives in York.*



# TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

MEMO

November 30th 2015

RE: Work Force Housing Coalition of the Greater Seacoast

To: Kennebunkport Board of Selectmen

From: Werner Gilliam CFM Director of Planning and Development

The Growth Planning Committee has been working diligently addressing implementation of the Town's Comprehensive Plan. A critical need that has been identified and is certainly well known is the lack of affordable and alternative housing options for young families, senior citizens, service and municipal personnel. There is no simple answer to this issue, despite the desire to find one.

Solutions to address workforce housing have been identified in the Comp Plan and some of those such as accessory apartments have been successfully implemented. Strategy #2 in the Housing and Demographics Chapter tasks the Board of Selectmen to "Consider acquisition of Town owned land for the construction and/or the approval of affordable and moderate income housing units".

The Work Force Housing Coalition of the Greater Sea Coast is an education and outreach initiative which hosts public forums and trainings to highlight solutions to the regions housing challenges. They also offer municipalities' research and technical assistance to help improve local housing policies.

Many communities in Southern Maine have utilized the Coalition to facilitate planning workshops that not only review policies but provide visioning sessions for a parcel or parcels that showcases a viable development plan for a community's workforce housing needs.

It is my hope that the Board of Selectmen will support the Growth Planning Committee and staff in working with the Coalition to develop policies and envision a project that would be a significant step towards addressing the workforce housing needs in Kennebunkport.

CC: Growth Planning Committee

⑦

To: Kennebunkport Board of Selectmen

Re: Shellfish Licenses for 2016

Terry Baron, the Shellfish Warden and the Shellfish Conservation Committee met and are unanimously proposing to the Board their recommendation as to the number of Shellfish Licenses to be issued in 2016:

Resident Recreational            75 Licenses

Non-resident Recreational      8 Licenses

Resident Commercial           2 Licenses

Non-resident Commercial      0 Licenses

Daily Licenses                   0 Licenses

The Committee also recommends:

The flats will only be opened from April 15 through October 15.

Digging will only be allowed on Friday, Saturday and Sunday.

Recreational diggers may only take 1 peck per week.

Commercial diggers may only take 2 pecks per day.



9

Kennebunkport Fire Department  
Repairs & Painting Village Fire Station

Budget amount:

Act #3904-5046 (FY2015)	20,000.00 (carried forward)
Act # 3904-5046 (FY2016)	<u>10,000.00</u>
	30,000.00

This project consists of repairs to and subsequent painting of the Village Fire Station at 32 North Street. Repairs are necessary to the siding and trim in a several locations and to water damage in the area near the kitchen from leaking. This project was initially planned for FY2015 with a budget of \$20,000 based on rough estimates from local contractors. An RFP for the work was sent to numerous area contractors in 2014, and only one was interested in possibly doing the work. That contractor indicated that he would be unable to do the work for the budgeted amount.

Additional funds were budgeted for FY2016, and a revised RFP was sent to area contractors in spring 2015. There were no replies. As a result, the repair work and painting were split into two RFPs to make the job easier to bid on, and it was again sent to area contractors in early September. Several of them inspected the site, however, none of them submitted a proposal for the repair work portion. Two proposals for the painting portion were received.

Local builder Ed Spaulding was then contacted on the advice of Werner Gilliam who had arranged for him to do recent repairs on the Town Hall. Mr. Spaulding has provided a proposal for the repairs, to be performed as soon as possible in spring, 2016.

Pricing received as follows:

Repairs

Ed Spaulding, Builder	Kennebunkport	Total (less optional items)	\$17, 293.00
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Painting

Painting by Northeast, Inc.	N. Berwick	Total	\$11,062.50
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Seaside Painting & Maintenance, Inc.	Saco	Total	\$17,450.00
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We recommend that repair work be done by Ed Spaulding and the painting by Painting by Northeast, for a total of \$28,355.50.

# ED SPALDING



Kennebunkport, ME

207.229.5385 / 207.967.5155

shootthemoon@roadrunner.com

Re:repairs to siding & misc. exterior items at  
Kennebunkport village fire station

12-02-15

West side of building as described

Materials and labor.....3560

West side of meeting room

Materials and labor.....1472

South side repair.....165

South side of meeting room

Materials and labor.....2085

Upper roof west side

Materials and labor.....2300

South side bay

Materials and labor.....65

East side wall as described

Materials and labor.....4057

Clean-up and carting.....350

Total plus 15% overhead and profit.....16,093

Lift rental.....1200

\* EXTRA Build three roofs 3x4 over 3 entry doors @ 1350.....4050

Total including extras.....21,343

All painting by others. Any surprises on a time and material basis.

## PROPOSAL

### NOTE: THESE PAGES ARE TO BE COMPLETED AND RETURNED

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, which it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Proposals, and that the proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the Town of Kennebunkport, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits which may be derived there from has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a Town employee who would be paid to perform services under this proposal. An example of an indirect interest would be a Town employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

COMPANY NAME: Ed Spalding Builder  
(Individual, Partnership, Corporation, Joint Venture)

PRINT NAME & TITLE: Ed Spalding - sole proprietor  
(Officer, Authorized Individual or Owner)

ADDRESS: 89 Wildes District Rd  
Kennebunkport, ME 04046

TELEPHONE: 207 229-5385 E-mail: SHOOTTHEMOON @ RACEGUNNOR  
FAX: SHOOTTHEMOON @ RACEGUNNOR  
.com

FEDERAL TAX I.D. NUMBER: SS# 004-40-8307

STATE OF INCORPORATION sole proprietor (If incorporated in another State, businesses must be authorized to do business in the State of Maine.)

## PROPOSAL

The undersigned having examined the attached document does hereby propose and offer to enter into a contract to supply all the materials, tools, equipment and labor required to perform and construct the whole of the work in strict accordance with the terms and conditions of this contract at the price stated in the following Proposal:

LUMP SUM PRICE – REPAIRS AS DESCRIBED ABOVE: 21,343

DATE WHEN WORK CAN BEGIN: Spring

TIME FOR COMPLETION: 3 WKS

WARRANTY OF LABOR: 1 year

AUTHORIZED SIGNATURE: Ed Spalding DATE: 12-4-15

PRINT NAME: Ed Spalding

**PROPOSAL MUST BE SIGNED AND DATED TO BE VALID**

## PROPOSAL

The undersigned having examined the attached document does hereby propose and offer to enter into a contract to supply all the materials, tools, equipment and labor required to perform and construct the whole of the work in strict accordance with the terms and conditions of this contract at the price stated in the following Proposal:

LUMP SUM PRICE – REPAIRS AS DESCRIBED ABOVE: \$11,062.50

DATE WHEN WORK CAN BEGIN: EARLY SPRING 2016

TIME FOR COMPLETION: ONE WEEK, WEATHER PERMITTING.

WARRANTY OF LABOR: 2 YEARS

AUTHORIZED SIGNATURE: Stephen Mansfield DATE: 10/8/15

PRINT NAME: Stephen Mansfield

**PROPOSAL MUST BE SIGNED AND DATED TO BE VALID**

## PROPOSAL

### NOTE: THESE PAGES ARE TO BE COMPLETED AND RETURNED

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, which it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Proposals, and that the proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the Town of Kennebunkport, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits which may be derived there from has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a Town employee who would be paid to perform services under this proposal. An example of an indirect interest would be a Town employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

COMPANY NAME: PAINTING BY NORTHEAST, INC.  
(Individual, Partnership, Corporation, Joint Venture)

PRINT NAME & TITLE: STEPHEN MANSFIELD, VICE PRESIDENT  
(Officer, Authorized Individual or Owner)

ADDRESS: PO BOX 519, 73 ELM STREET  
NORTH BERWICK, ME 03906

TELEPHONE: 207-334-8142 FAX: 207-676-8583

FEDERAL TAX I.D. NUMBER: 01-0500352

STATE OF INCORPORATION ME (If incorporated in another State, businesses must be authorized to do business in the State of Maine.

## PROPOSAL

### NOTE: THESE PAGES ARE TO BE COMPLETED AND RETURNED

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, which it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Proposals, and that the proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the Town of Kennebunkport, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits which may be derived there from has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a Town employee who would be paid to perform services under this proposal. An example of an indirect interest would be a Town employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

COMPANY NAME: Seaside Painting and Maintenance, Inc.  
(Individual, Partnership, Corporation, Joint Venture)

PRINT NAME & TITLE: Donald J Martineau  
(Officer, Authorized Individual or Owner)

ADDRESS: 500 Flag Pond Rd  
Saco, ME 04072

TELEPHONE: (207) 283-8064 FAX: \_\_\_\_\_

FEDERAL TAX I.D. NUMBER: 01-0515731

STATE OF INCORPORATION Maine (If incorporated in another State, businesses must be authorized to do business in the State of Maine.)

## PROPOSAL

The undersigned having examined the attached document does hereby propose and offer to enter into a contract to supply all the materials, tools, equipment and labor required to perform and construct the whole of the work in strict accordance with the terms and conditions of this contract at the price stated in the following Proposal:

LUMP SUM PRICE – REPAIRS AS DESCRIBED ABOVE: \$17,450.00

DATE WHEN WORK CAN BEGIN: \_\_\_\_\_

TIME FOR COMPLETION: \_\_\_\_\_

WARRANTY OF LABOR: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: Donald J. Martineau

**PROPOSAL MUST BE SIGNED AND DATED TO BE VALID**



# Seaside Painting and Maintenance, Inc.

Don Martineau, Owner

500 Flag Pond Road, Saco, Maine 04072

## Estimate

Date	Estimate #
10/10/2015	2015-53

Name / Address/Phone number/Fax number
Kennebunkport Fire Department Attn: Allan Moir 32 North Street Kennebunkport, ME 04046

Project					
Item	Description	Qty	Unit	Cost	Total
Exterior paint...	Prep, caulk where necessary, remove flaking paint, apply two coats of stain to siding, trim and doors. Includes structure on roof.  LABOR AND MATERIALS INCLUDED.			17,450.00	17,450.00
WE LOOK FORWARD TO HEARING FROM YOU.			<b>Total</b> \$17,450.00		

Phone #	Fax #	E-mail	Web Site
207-283-8064	630-733-2041	seasidepainting@maine.rr.com	www.seasidepaintinginc.com

ACORD™

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2015

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

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

PRODUCER		CONTACT NAME:	
Rousseau Insurance Agency		PHONE (A/C, No, Ext): 207.282.7568	
334 Elm Street		FAX (A/C, No): 207.282.7560	
PO Box 303		E-MAIL ADDRESS:	
Biddeford, ME 04005-0303		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Main Street America Assurance	
		INSURER B: Progressive Insurance	
		INSURER C: Guard Insurance	
		INSURER D:	
		INSURER E:	
		INSURER F:	

## COVERAGES

CERTIFICATE NUMBER: TOWN

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		MPK86330	06/24/2015	06/24/2016	EACH OCCURRENCE \$ 500,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY \$ 500,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					GENERAL AGGREGATE \$ 1,000,000
						PRODUCTS - COM/OP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY		03618597-9	07/12/2015	07/12/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					\$
	UMBRELLA LIAB					EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB					AGGREGATE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		DOWC666065	07/12/2015	07/12/2016	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	DONALD MARTINEAU EXCL			E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y				E.L. DISEASE - EA EMPLOYEE \$ 100,000
						E.L. DISEASE - POLICY LIMIT \$ 500,000

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

## CERTIFICATE HOLDER

## CANCELLATION

TOWN OF KENNEBUNKPORT PO BOX 566 6 ELM ST KENNEBUNKPORT, ME 04046	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Marc Rousseau/EDP

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**AMENDMENT TO AGREEMENT BETWEEN INHABITANTS OF THE  
TOWN OF KENNEBUNKPORT  
AND OCEANSIDE RUBBISH, INC., FOR WASTE COLLECTION AND  
HAULING SERVICES**

THIS AMENDMENT to the AGREEMENT (hereinafter "AGREEMENT") dated July 13, 2006 is made this December, 10, 2015 by and between the INHABITANTS OF THE TOWN OF KENNEBUNKPORT, a body politic and corporate having a place of business in the County of York, State of Maine (hereinafter "TOWN") and Oceanside Rubbish, Inc., with a mailing address of PO Box 39, Wells, Maine 04090 (hereinafter "CONTRACTOR").

WITNESSETH:

WHEREAS, the TOWN and CONTRACTOR did enter into an agreement on July 13, 2006 for waste collection and hauling services; and

WHEREAS, the TOWN was given the right in Article 2 of the AGREEMENT to extend the term beyond the established five years; and

WHEREAS, the TOWN and CONTRACTOR mutually wish to extend the AGREEMENT and have negotiated revisions to AGREEMENT; and

WHEREAS, after due consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

**1. TERM: MODIFICATION AND EXTENSION OF TERM.**

The term of AGREEMENT as amended herein shall commence on September 1, 2016 and shall end on August 30, 2019, unless sooner terminated as provided herein. Each year of this Agreement is subject to the appropriation by the Town Meeting of the funds required for payment hereunder. In the event that the Town Meeting fails to authorize such funding during any year of this Agreement, the Agreement shall terminate and become null and void at the end of the last year for which funding has been authorized, and neither party shall have any continuing rights under this Agreement. This article replaces Article 2 of the AGREEMENT.

**2. CONTRACT PRICE**

Payment shall be made in the amounts set forth below for each year of this

AGREEMENT. It is understood and agreed between the parties that the amounts paid for weekly municipal solid waste collection shall be as provided in the payment table. Payment year is understood to begin on September 1 and end on August 30 of the following calendar year. It is also understood between the parties that recyclables shall be collected every other week.

PaymentYear	MSW 1 x Week	Recycling EOW	Recycling Dumpsters Container Containers	Public Barrels	GRB Saturday EOW & Recycling	Annual Total
2015-2016	\$172,689	\$41,807	\$11,050	\$4,482	\$5,684	No charge \$235,712
2016-2017	\$175,279	\$42,434	\$11,216	\$4,549	\$5,769	No charge \$239,248
2017-2018	\$177,909	\$43,071	\$11,384	\$4,617	\$5,856	No charge \$242,836
2018-2019	\$180,577	\$43,717	\$11,555	\$4,687	\$5,944	No charge \$246,479

This article replaces Article 10 of the AGREEMENT.

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF KENNEBUNKPORT has caused this Agreement to be signed and sealed by Larry S Mead, its Town Manager hereunto duly authorized, and CONTRACTOR has caused this Agreement to be signed and sealed by Karl Ekstedt, its President, hereunto duly authorized, the day and date first above written.

WITNESS:

TOWN OF KENNEBUNKPORT

By: \_\_\_\_\_

By: \_\_\_\_\_

Laurie A. Smith

Its Town Manager

WITNESS

CONTRACTOR

By: 

By: 

Karl J. Ekstedt

Its President

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### WAIVER OF FORECLOSURE FORM

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Seavey Ann to Town of Kennebunkport dated July 11, 2014 and recorded in the York County Registry of Deeds in Book 16851, Page 919 is hereby waived.

Dated this 10<sup>th</sup> day of December, 2015.

By: \_\_\_\_\_  
Jennifer L. Lord  
Treasurer, Town of Kennebunkport

### ACKNOWLEDGEMENT

State of Maine  
York, s.s.

December 10, 2015

Then personally appeared the above named Jennifer L. Lord, Treasurer and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

\_\_\_\_\_



# TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

November 24, 2015

John Zimmerman & Bette Schofield  
PO Box 7676  
Cape Porpoise, ME 04014

Dear Mr. Zimmerman & Ms. Schofield,

This is in response to your abatement request on your property on East Avenue, identified as Map 8 Block 2 Lot 11. I would first like to thank you for allowing Becky and myself to complete a site visit and walk through your house.

The Town of Kennebunkport conducted a full revaluation for the 2009 tax year. Our new valuations are based on sales from April 1, 2007 through the April 1, 2009 assessment date. All sales after this date will be used in the future adjustment of all values to maintain equity. The Town performs a yearly sales analysis, in which we track sales trends, and make any necessary adjustments. We do not decrease or increase individual assessments according to sales prices.

I have reviewed your valuation, and have found that you are equitably assessed with similar properties. It will be my recommendation that the Selectmen/Assessors deny your application for an abatement at their December 10, 2015 meeting.

Please contact me if you have any further questions.

Sincerely,

Donna M. Hays, CMA  
Assessors Agent

**Town of Kennebunkport  
Certificate of Abatement**

**36 M.R.S.A. § 841**

**2015**

We, the undersigned Assessors/Municipal Officers of the municipality of Kennebunkport, Maine hereby certify to Laurie A. Smith, Tax Collector that an abatement of property taxes has been denied as follows:

Date: December 10, 2015

Type of Tax: Real Estate

Tax Year: April 1, 2015

Amount Abated: Denied

Taxpayer: John Zimmerman & Bette Schofield  
PO Box 7676  
Cape Porpoise, ME 04014

Location: 16 East Avenue

MBL: 8/2/11

Date: December 10, 2015

\_\_\_\_\_  
Stuart Barwise

\_\_\_\_\_  
Patrick A. Briggs

\_\_\_\_\_  
Allen A. Daggett

\_\_\_\_\_  
Edward W. Hutchins

\_\_\_\_\_  
Sheila Matthews-Bull

Board of Assessors/Selectmen

KENNEBUNKPORT ASSESSOR'S OFFICE  
APPLICATION FOR ABATEMENT OF PROPERTY TAXES  
(Pursuant to Title 36 M.R.S.A. § 841)

RECEIVED

OCT 19 2015

1. NAME OF APPLICANT: John Zimmermann / Betty Schofield / Rocky Ledge LLC
2. ADDRESS OF APPLICANT: P.O. Box 7676 Cape Porpoise, ME 04014
3. TELEPHONE NUMBER: 207-967-0852
4. STREET ADDRESS OF PROPERTY: 16 East Ave., Kennebunkport, ME 04046
5. MAP/BLOCK/LOT: 8 / 2 / 11
6. ASSESSED VALUATION:

(a)	LAND:	<u>\$ 432,500</u>
(b)	BUILDING:	<u>\$ 175,600</u>
(c)	TOTAL:	<u>\$ 608,100</u>
7. OWNER'S OPINION OF CURRENT VALUE:

(a)	LAND:	<u>\$ 343,400</u>
(b)	BUILDING:	<u>\$ 175,600</u>
(c)	TOTAL:	<u>\$ 519,000</u>
8. ABATEMENT REQUESTED (VALUATION AMOUNT): \$ 89,100
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: 2015 and going forward
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: None

11. REASONS FOR REQUESTING ABATEMENT. PLEASE BE SPECIFIC, STATING GROUNDS FOR BELIEF THAT PROPERTY IS "OVER-VALUED" FOR ASSESSMENT PURPOSES. ATTACH EXTRA SHEETS IF NECESSARY. Please submit any documentation available to support your claim.

The market value on 4-24-15 when this property sold in  
an open market arms-length transaction was \$519,000  
See attached documentation

The above statements are correct to the best of my knowledge and belief.

10/15/15  
Date

Betty L. Schofield  
Signature of Applicant

**THIS APPLICATION MUST BE SIGNED**

A separate application form should be filed for each separately assessed parcel of real estate believed to be "over-valued."



## BUYER'S STATEMENT

**Buyer:** John D. Zimmermann and Bette L. Schofield  
**Seller:** Collette J. Taylor  
**Settlement Agent:** Bergen & Parkinson, LLC  
(207)985-7000  
**Place of Settlement:** 62 Portland Road, Suite 25  
Kennebunk, ME 04043  
**Settlement Date:** April 24, 2015  
**Property Location:** 16 East Avenue  
Kennebunkport, ME 04046  
York County, Maine

### DEBITS

Purchase Price		519,000.00
City/Town Taxes	04/24/15 to 07/01/15 Town of Kennebunkport	857.23
Attorney's Fees	Bergen & Parkinson, LLC	300.00
Title Insurance	First American Title Insurance Company	1,866.50
Recording Fees	York County Registry of Deeds	26.00
State Tax/Stamps	York County Registry of Deeds	1,141.80
<b>Gross Amount Due From Buyer</b>	<b>TOTAL DEBITS</b>	<b>523,191.53</b>

### CREDITS

Deposit or Earnest money		30,000.00
Comm. credit to B. Schofield		6,487.50
Sewer Assessment	01/01/15 to 04/24/15 Kennebunkport Sewer Dept.	253.86
<b>Less Total Credits to Buyer</b>	<b>TOTAL CREDITS</b>	<b>36,741.36</b>

### BALANCE

From Buyer

**486,450.17**

APPROVED:

  
John D. Zimmermann

  
Bette L. Schofield

  
Bergen & Parkinson, LLC

## SELLER'S STATEMENT

**Buyer:** John D. Zimmermann and Bette L. Schofield  
**Seller:** Collette J. Taylor  
**Settlement Agent:** Bergen & Parkinson, LLC  
(207)985-7000  
**Place of Settlement:** 62 Portland Road, Suite 25  
Kennebunk, ME 04043  
**Settlement Date:** April 24, 2015  
**Property Location:** 16 East Avenue  
Kennebunkport, ME 04046  
York County, Maine

### CREDITS

Purchase Price		519,000.00
City/Town Taxes	04/24/15 to 07/01/15 Town of Kennebunkport	857.23
Less Total Credits to Seller		<b>TOTAL CREDITS</b>
		519,857.23

### DEBITS

Commissions - Total commissions:	3.7500% = 19,462.50	19,462.50
Less Deposit Retained		
	12,975.00 Berkshire Hathaway Home Services	
	6,487.50 Pack Maynard Real Estate	
Document Preparation	Bergen & Parkinson, LLC	325.00
State Tax/Stamps	York County Registry of Deeds	1,141.80
Comm. credit to B. Schofield		6,487.50
Sewer Assessment	01/01/15 to 04/24/15 Kennebunkport Sewer Dept.	253.86
Payoff of first Mortgage	Biddeford Savings Bank	72,192.87
Final Water	KK & WWD	115.63
Less Total Reductions to Amount Due Seller		<b>TOTAL DEBITS</b>
		99,979.16

### BALANCE

To Seller

419,878.07

APPROVED:

  
Collette J. Taylor, by Randal Simon her  
Attorney-in-Fact

  
Bergen & Parkinson, LLC



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		Bungalow				
Model	01		Residential				
Grade	04		Average +10				
Stories	1.5		1 1/2 Stories				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F GlS/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2	07		K PINE/A WD				
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	2						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	8						
Bath Style	02		Average				
Kitchen Style	02		Average				
				COST/MARKET VALUATION			
				Adj. Base Rate: 109.14			
				Replace Cost 211,517			
				AYB 1911			
				EYB 1992			
				Dep Code G			
				Remodel Rating			
				Year Remodeled			
				Dep % 17			
				Functional Obsnc			
				External Obsnc			
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			
				Apprais Val			
				Dep % Ovr			
				Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

Property Location: 11 EAST AVENUE  
Vision ID: 3406

Account#08 009 05

MAP ID: 8/ 9/ 5/ /

Bldg #: 1 of 1

Bldg Names: 1 Card 1 of 1

State User: 1010

Print Date: 11/16/2015 09:44

CLAU WILLIAM C

11 EAST AVENUE

KENNEBUNKPORT, ME 04046-6318

Additional Owners:

TOPO

UTILITIES

STRT/ROAD

LOCATION

4 Rolling

2 Public Water

3 Public Sewer

Village Residential

2 Urban-Residential

RES LAND

Other ID: 0008 0009 0005

House Color

TRIO ACCT. #

GIS ID: 3406

ASSOC PID#

RECORD OF OWNERSHIP

BK/VOL/PAGE

SALE DATE

Yr

Code

Assessed Value

Yr

Code

Assessed Value

CLAU WILLIAM C

01907/0272

01/01/1900

U

0

2015 1010

236,400

2015 1010

303,600

EXEMPTIONS

Amount

Code

Description

Number

Amount

Comm. Int.

2009

HM

HOMESTEAD

10,000.00

Other Assessments

Yr

Code

Assessed Value

Yr

Code

Assessed Value

2015 1010

236,400

2015 1010

303,600

ASSESSING NEIGHBORHOOD

Street Index Name

Tracing

Batch

00031/A

NOTES

03/INT RENOV TO KIT CHG

EYB

1 across the street

GRAY 2RMS IN ATTIC-LOW

FINISH NO HEAT NO LONGER

B+B

WHITE TRIM IA

CONVENTIONAL STYLE

AYB=1900

Building-Permit Record

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp

Date Comp.

Comments

03-129

05/23/2003

RE

Remodel

1,000

0

REPLACE DK & STEPS

02-148

05/16/2002

RE

Remodel

11,000

0

REMODEL KIT MISC

Building-Change History

ID

Date

Ca

Purpose/Result

PH

09/04/2008

00

Measure+Listed

BD

05/13/1997

00

Measure+Listed

Landline Valuation Section

B #

Use

Zone

D

Front

Depth

Units

Unit Price

L

Factor

SA

C

ST

Factor

Adj

Notes-Adj

S Adj

Fact

Adj

Unit Price

Land Value

1

1010

Single Family

VR

7,900

SF

9.76

1.7500

8

1.00

700

2.25

1.00

38.43

303,600

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

236,400

0

0

303,600

0

540,000

C

0

540,000

PREVIOUS ASSESSMENTS (HISTORY)

Yr

Code

Assessed Value

Yr

Code

Assessed Value

2015 1010

236,400

2015 1010

303,600

VISION

Total

540,000

Total

540,000

Total

540,000

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	05		Average +20				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	03		Gable/Hip				
Roof Structure	03		Asph/F GlS/Cmp				
Roof Cover	03		Plastered				
Interior Wall 1	03						
Interior Wall 2	09		Pine/Soft Wood				
Interior Flr 1	02		Oil				
Interior Flr 2	05		Hot Water				
Heat Fuel	01		None				
Heat Type	03		3 Bedrooms				
A/C Type	1						
Total Bedrooms	1						
Total Bathrms	1						
Total Half Baths	7						
Total Xtra Fixtrs	02						
Total Rooms	01						
Bath Style							
Kitchen Style							

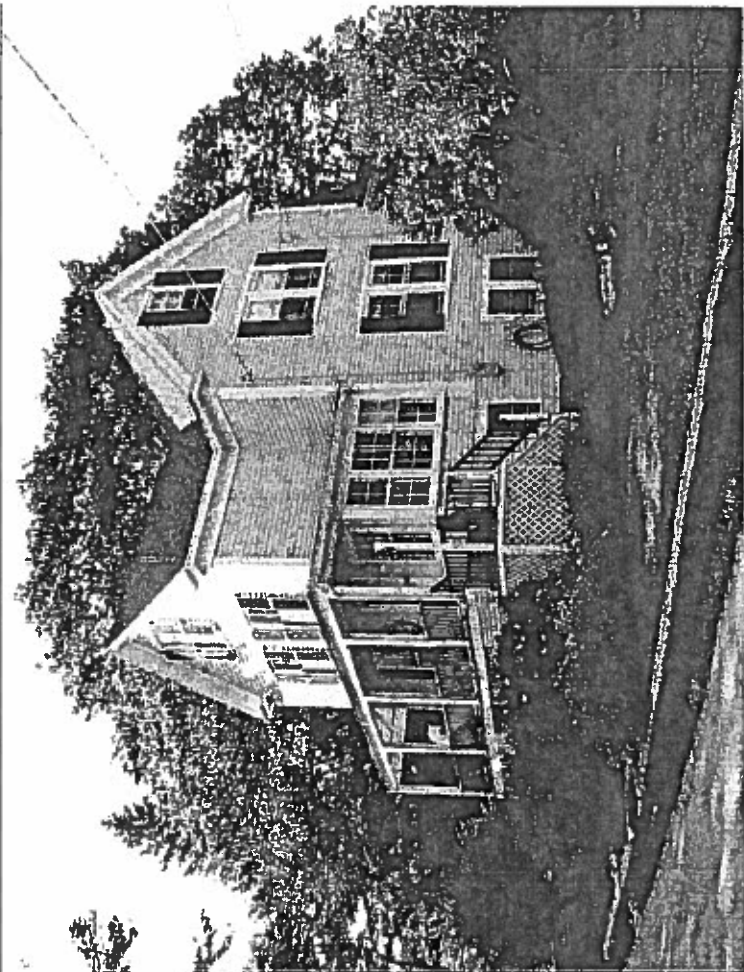
  

MIXED USE			
Code	Description	Percentage	
1010	Single Family	100	

COST/MARKET VALUATION			
Adj. Base Rate:			
Replace Cost	274,845		
AYB	1900		
EYB	1995		
Dep Code	WG		
Remodel Rating			
Year Remodeled			
Dep %	14		
Functional Obslnc			
External Obslnc			
Cost Trend Factor	1		
Condition			
% Complete	86		
Overall % Cond	236,400		
Apprais Val			
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	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rl	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	E/f. Area	Unit Cost	Undeprc. Value						
BAS	First Floor	1,314	1,314	1,314	114.76	150,792						
FOFOP	Porch, Open, Finished	0	227	34	17.19	3,902						
FUFUS	Upper Story, Finished	736	736	736	114.76	84,462						
UAT	Attic, Unfinished	0	736	74	11.54	8,492						
UBM	Basement, Unfinished	0	724	145	22.98	16,640						
UGR	Garage, Under	0	204	71	39.94	8,148						
WYDK	Deck, Wood	0	140	21	17.21	2,410						
Tot. Gross Inv/Ltense Area:		2,050	4,081	2,395								
						274,845						

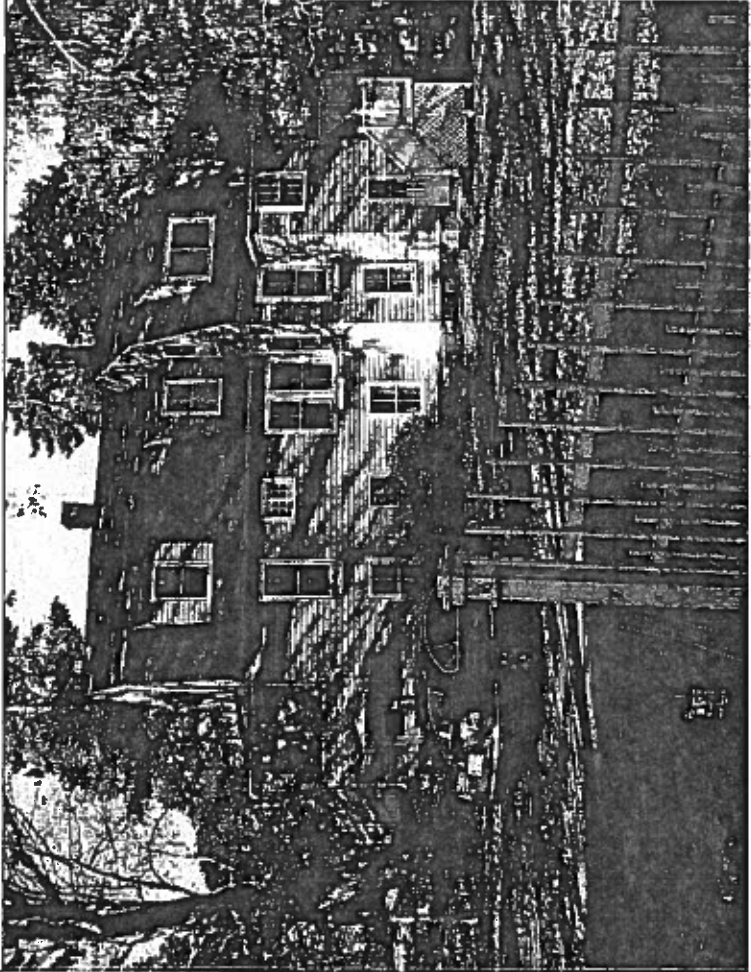






CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	03		Colonial								
Model	01		Residential								
Grade	06		Good								
Stories	2		2 Stories								
Occupancy	1										
Exterior Wall 1	14		Wood Shingle								
Exterior Wall 2											
Roof Structure	07		Gambrel								
Roof Cover	03		Asph/F Gls/Cmp								
Interior Wall 1	03		Plastered								
Interior Wall 2	05		Drywall/Sheet								
Interior Fir 1	12		Hardwood								
Interior Fir 2	14		Carpet								
Heat Fuel	02		Oil								
Heat Type	05		Hot Water								
AC Type	01		None								
Total Bedrooms	03		3 Bedrooms								
Total Bthrms	3										
Total Half Baths	1										
Total Xtra Fixtrs											
Total Rooms	8		8 Rooms								
Bath Style	02		Average								
Kitchen Style	02		Average								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)				BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
GEN	GENERATOR			L 1	7,500.00		Null			90	6,800
FPL	FIREPLACE			B 2	1,400.00	1960	1			100	1,400
BUILDING SUB-AREA SUMMARY SECTION				Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value			
BAS	First Floor			960	960	960	126.82	121,750			
FBM	Basement, Finished			0	120	42	44.39	5,327			
FSP	Porch, Screen, Finished			0	176	35	25.22	4,439			
FUS	Upper Story, Finished			928	928	928	126.82	117,692			
UBM	Basement, Unfinished			0	840	168	25.36	21,306			
WDK	Deck, Wood			0	160	24	19.02	3,044			
Totl Gross Influnce Area				1,888	3,184	2,157		273,558			

16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
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<b>CURRENT OWNER</b> CHASE LYNN E PO BOX 1303 KENNEBUNKPORT, ME 04046 Additional Owners:		<b>TOPO</b> 1 Level	<b>UTILITIES</b> 1 All Public	<b>STREET/ROAD</b> 1 Paved	<b>LOCATION</b> V Village Residential	<b>DESCRIPTION</b> RESIDENTIAL RES LAND RESIDENTIAL	<b>CURRENT ASSESSMENT</b> Code Appraised Value Assessed Value 1010 144,200 4512 1010 332,600 KENNEBUNKPORT, ME 1010 7,300
Other ID: 0008 0009 0006		SUPPLEMENTAL DATA House Color		VISION			
TRIO ACCT. # 238		ASSOC PID#		Total 484,100			

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
CHASE LYNN E	BK-VOL/VOLAGE	SALE DATE	SALE PRICE	Yr	Code	Assessed Value	Yr
GUNZELMANN DOROTHY A	14500/0012 01347/0559	06/20/2005	430,000	2015	1010	144,200	2009
				2015	1010	332,600	2009
				2015	1010	7,300	2009
Total:				Total:			
				484,100			

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:				Total:			
				484,100			

ASSESSING/NEIGHBORHOOD				APPRaised VALUE SUMMARY			
NBHD/ SUB	Street Index Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)
0001A				144,200	0	7,300	332,600
YELLOW LA/BLACK SHUTTERS				Special Land Value			
04/PERMIT NO INC IN VAL				Total Appraised Parcel Value			
				Valuation Method:			
				Adjustment:			
				Net Total Appraised Parcel Value			
				484,100			

BUILDING/PERMIT RECORD				VISIT/ CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.
03-260	09/11/2003	AD	Addition	5,000		0	09/15/2003
				Comments			
				Date			
				ID			
				Cd			
				Purpose/Result			
				PH 00			
				PH 01			
				PH 02			
				RA 00			
				RH 01			

LANDLINE VALUATION SECTION				Special Pricing			
B Use	Code	Use	Description	Zone D	Front Depth	Units	Unit Price
1	1010	Single Family		VR		21,600 SF	15.40
				Notes-Adj			
				Spec Use			
				Spec Calc			
				S Adj			
				Fact			
				Land Value			
				332,600			
				Total Land Value:			
				332,600			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description			
Style	06		Conventional							
Model	01		Residential							
Grade	04		Average +10							
Stories	2		2 Stories							
Occupancy	1									
Exterior Wall 1	11		Clapboard							
Exterior Wall 2										
Roof Structure	03		Gable/Hip							
Roof Cover	03		Asph/F GlS/Cmp							
Interior Wall 1	03		Plastered							
Interior Wall 2	05		Drywall/Sheet							
Interior Flr 1	12		Hardwood							
Interior Flr 2	14		Carpet							
Heat Fuel	02		Oil							
Heat Type	05		Hot Water							
AC Type	01		None							
Total Bedrooms	03		3 Bedrooms							
Total Bthrms	1									
Total Half Baths	0									
Total Xtra Fixtrs										
Total Rooms	5		5 Rooms							
Bath Style	02		Average							
Kitchen Style	02		Average							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)				OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)						
Code	Description	Sub	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
FGRI	GARAGE-AVE		1	704	20.62	1998			50	7,300
BUILDING SUB-AREA SUMMARY SECTION				BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
BAS	First Floor	651	651	651	131.44	85,568				
CRL	Crawl Space	0	651	0	0.00	0				
FOP	Porch, Open, Finished	0	135	20	19.47	2,629				
FUS	Upper Story, Finished	651	651	651	131.44	85,568				
Ttl. Gross Liv/Lease Area:				1,302	2,088	1,322	173,765			

5	21	5
FOP	FOP	5
10	17	17
10	5	5
5		

31

FUS  
BAS  
CRL

5

21

17

FOP

17

5

5

FUS  
BAS  
CRL

10 10 5

21  
17  
FOP  
17

5  
5



14

# Kennebunkport Public Health

November 30, 2015

At: Kennebunkport Board of Selectmen  
Laurie Smith Kennebunkport Town Manager

Please accept this generous gift of \$100 from an anonymous donor. This gift is to be placed in the Kennebunkport Emergency Fuel account 29-08-01-50.

52-7450/2112

1174

DATE 11/29/15

PAY TO  
THE ORDER OF

TOWN of KENNEBUNKPORT \$ 100<sup>00</sup>  
ONE HUNDRED <sup>00</sup>/<sub>100</sub> DOLLARS

Kennebunk Savings

MEMO

EMERGENCY FUEL FUND

2112745021

1174

*[Signature]*

SPECIALTY FUEL

# KENNEBUNKPORT PUBLIC HEALTH

November 30, 2015

ATT: Jennifer Lord

Please deposit this generous donation from an anonymous donor of \$100. to the Kennebunkport Emergency Fuel Account 29-08-01-50.

52-7450/2112 1174

DATE 11/29/15

PAY TO THE ORDER OF TOWN of KENNEBUNKPORT \$ 100<sup>00</sup>

ONE HUNDRED 00 DOLLARS

Kennebunk Savings

MEMO EMERGENCY FUEL FUND Jerry Lord HP

⑆211274502⑆ 1174

SPECIALTY INK