

TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

Board of Selectmen Agenda

Village Fire Station – 32 North Street

October 13, 2016 – 6:00 PM

1. Call to Order.
2. 6 PM-Executive session pursuant to 1 M.R.S.A. § 406 (6) E to discuss with Town Counsel legal action regarding Goose Rocks Beach and required actions in regard to subdivision regulations for payment in lieu of open space.
3. Approve the September 22, 2016, selectmen meeting minutes.
4. 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.)
5. 7 PM- Public Hearing to consider new application for a Victualer's License for Murray & Company, 56 Abenaki Way, for a period from October 13, 2016, to May 31, 2017.
6. Joint Public Hearing with the Planning Board on the November 8, 2016, Special Town Meeting ballot items:
 - a. Amendment to the Land Use Ordinance.
 - b. Fluoride in public water supply.

The Growth Planning Committee will report its recommendation on the Land Use Ordinance amendment.

7. Discuss with the Planning Board the treatment of open space in the subdivision review process.
8. Update on the FEMA floodplain mapping from the Director of Planning and Development Werner Gilliam.
9. Rebecca Nolette, Assessing Assistant, presentation of municipal valuation return.
10. Approve a Quit Claim Deed for 12 Beacon Acres, Kennebunkport.
11. Consider property tax abatement for Wendy and Heidi Johnston, 20

Wakefield Pasture Rd., Map 9, Block 4, Lot 82, in the amount of \$357.70
P.O. Box 566, 6 Elm Street, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470

12. Award the bid for the new fire truck through the HGAC bid program.
13. Accept \$2,000 donation from St. Ann's Episcopal Church to be dedicated to the Town's fuel assistance program.
14. Other business.
15. Approve the October 13, 2016, Treasurer's Warrant.
16. Adjournment.



Agenda Item Divider



**Town of Kennebunkport
Board of Selectmen Meeting
Village Fire Station, 32 North Street
September 22, 2016 – 7:00 PM**

Minutes of the Selectmen Meeting of September 22, 2016

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

Selectmen absent: Edward W. Hutchins

Others present: Michael Claus, Robin Comstock, Chris Feurt, Werner Gilliam, Loretta McDonald, Arlene McMurray, Allan Moir, Jill O'Connor, David Powell, Craig Sanford, Bob Sherman, Carol Sherman, John Sherman, Laurie Smith, Stanley Zimmerman, and others

1. Call to Order.

Chair Barwise called the meeting to order at 7 PM.

2. Approve the September 7, and 8, 2016, selectmen meeting minutes.

Motion by Selectmen Daggett, seconded by Selectman Briggs, to approve the September 7, 2016, selectmen meeting minutes. **Vote:** 4-0.

Motion by Selectmen Daggett, seconded by Selectman Briggs, to approve the September 8, 2016, selectmen meeting minutes. **Vote:** 4-0.

3. 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.)

Resident Bob Sherman thanked everyone for their quick response for the removal of the dead whale that washed on the beach in front of his home. He said the carcass was decaying and producing a terrible odor.

4. Consider alternative drainage location and drainage system for Seaview Avenue.

Stanley Zimmerman spoke at length about his drainage problem and what he has done to make improvements. (See Exhibit A). He said he has had frequent flooding of the garage, basement, and driveway. He provided the Board with photos of the flooding. He showed a poster of how the water flows and said with more new homes being built in the area, the drainage pipes are no longer adequate. He said it takes longer for the water to drain, so he added two more drainage pipes last year, which triples the capacity and should help for a number of years. He asked if the Town could divert the water from his property, as it is on a low spot. He is hoping the Town will consider his request in its future plans.

Chair Barwise thanked Mr. Zimmerman for his presentation. He said the Board will take into consideration his request when future plans are discussed.

5. Robin Comstock from Workforce Housing Coalition of the Greater Seacoast to present an update on the charrette.

Ms. Comstock explained that they are funded through membership and sponsorship grants. She said there are no commitments, obligations, or costs. The plans are all conceptual for workforce housing. She thanked everyone involved in the charrette which will be on September 27 and 29. She said after the charrette, they will prepare a report and come back to the Board in a few months. She passed out brochures and a designer overview. (See Exhibit B). Jill O'Connor and Loretta McDonald had questions.

6. Christine Feurt, Ph.D. from Wells National Estuarine Research Reserve to present an introduction to the Business Self-Assessment study for Maine coastal communities.

Christine Feurt said they serve all of the communities throughout the state. Their mission is to help communities prepare for extreme weather events – storms and climate change. Their study shows that Kennebunkport and Old Orchard Beach are at risk. They would like to do an assessment to see how prepared the town's are by businesses taking the Business Self-Assessment. She said they received a grant for this research. This Assessment is for 35 to 50 businesses in Kennebunkport and lower village.

Selectman Matthews-Bull suggested that she come to a KBA meeting.

7. Award police cruiser bids.

Police Chief Craig Sanford stated he sent out over 16 bid requests for a new 2017 Dodge Charger and a new 2017 Ford Interceptor. He said they received only one bid per vehicle. He recommends the bid from Newcastle Dodge for \$17,999 which includes a trade in on a used 2013 cruiser of \$5,500. He also recommended awarding the bid from Starkey Ford for \$25,450 for the 2017 Ford Interceptor which includes a trade in on a used 2011 car of \$4,450.00.

Motion by Selectman Matthews-Bull, seconded by Selectman Briggs, to award the bids to: Newcastle Dodge for \$17,999 which includes a trade in on a used 2013 cruiser of \$5,500; and Starkey Ford for \$25,450 for the 2017 Ford Interceptor which includes a trade in on a used 2011 car of \$4,450.00. **Vote:** 4-0.

8. Award winter sand bid for 2016-2017.

Public Works Director Michael Claus said he received two winter sand bids for delivery to the highway garage or for pick up:

R.H. Brown/Hissong Dev. Stone dust-\$7.50 per ton delivered; \$3.50 per ton picked up

Mr. Claus said he thinks the cost for the sand is a better deal.

Motion by Selectman Daggett, seconded by Selectman Briggs, to award the bid to Dayton Sand and Gravel for \$8.00 per cubic yard delivered; \$4.00 per cubic yard picked up. **Vote:** 4-0.

9. Authorize the Town Manager to accept the engineering contract with Wright Pierce.

Motion by Selectman Matthews-Bull, seconded by Selectman Daggett, to authorize the Town Manager to accept the engineering contract with Wright Pierce for the Wastewater pump stations. **Vote:** 4-0.

10. Award the bid for the purchase of hydraulic rescue equipment for the Fire Department.

Fire Chief Allan Moir said the purchase of this hydraulic rescue equipment "jaws of life" is part of his three-year plan. Last year, he purchased a hydraulic spreader. This year, he would like to purchase a larger cutting tool. He received two bids:

HSE Fire & Safety – Genesis tools, All nine cutter	\$7,995
Fire Tech & Safety – Amkus tools, AMK-22 cutter	\$6,175

He had 20 firefighters try out the equipment and they liked the Genesis.

Motion by Selectman Matthews-Bull, seconded by Selectman Daggett, to award the bid to HSE Fire & Safety for the purchase of the Genesis all nine cutter for \$7,995. **Vote:** 4-0.

11. Approve a street opening permit for Josephine Heth, 64 Turbats Creek Road for the installation of a new waterlines.

Motion by Selectman Daggett, seconded by Selectman Matthews-Bull, to approve the street opening permit for Josephine Heth, 64 Turbats Creek Road for the installation of a new waterlines. **Vote:** 4-0.

12. Other business.

a. Appoint an MMA voting delegate for the MMA Annual Business Meeting.

Motion by Selectman Briggs, seconded by Selectman Matthews-Bull, to appoint Laurie Smith as MMA voting delegate for the MMA Annual Business Meeting on October 5, 2016. **Vote:** 4-0.

Selectman Matthews-Bull said she received a request from a resident to place a handicap parking spot on Green Street near the intersection of Ocean Avenue. The Board will discuss this at a future meeting.

Ms. Smith announced:

- A free Community CPR class will be held on October 3, from 6:30 PM to 8:30 PM, at the Village Fire Station.
- A First Aid course is being held on October 17, from 6:30 PM to 8:30 PM, at the Village Fire Station.
- A Community Flu Clinic is being held on October 14, from 10 AM to Noon, at the Village Fire Station.
- Absentee Voting for the November Election will begin on October 11.
- Household Hazardous Waste Day will be held on Saturday, October 8, from 8 AM to 1 PM, at the Kennebunk Public Works Department, located at 36 Sea Road in Kennebunk. She encourages people to get their early.
- DOT awarded the bid for the Mat Lanigan Bridge to T-Buck housed in Auburn, Maine. The Project Manager is from Kennebunk. The contract date begins on October 17. More information is forthcoming. There will be a 45-day closure at some point.

Chair Barwise asked for the status of the work on North Street. Ms. Smith responded they will be regrinding and paving next week, and put a binder coat and lay the concrete curb. The paving schedule is subject to delays due to weather.

12. Approve the September 22, 2016, Treasurer's Warrant.

Motion by Selectman Briggs, seconded by Selectman Matthews-Bull, to approve the September 22, 2016, Treasurer's Warrant. **Vote:** 4-0.

13. Adjournment.

Motion by Selectman Briggs, seconded by Selectman Matthews-Bull, to adjourn. **Vote:** 4-0.

The meeting adjourned at 8:27 PM.

Submitted by

Arlene McMurray
Administrative Assistant

DISCUSSION OUTLINE

TOWN OF KENNEBUNKPORT BOARD OF SELECTMEN MEETING – Sept. 22, 2016

1. PROBLEM

Frequent and recurring flooding in garage, basement, driveway, and yard of 9 Seaview Ave. and a portion of Seaview Ave.

Damage to my sister's car on 8/13/14 parked in the driveway – repair cost \$7,800.17 (invoice)

Early replacement of water heater in basement on 11/26/13 due to flooding – replacement cost \$914.63 (invoice)

Emergency drainpipe cleanout, replacement of 3 new pipe sections on 10/27/12 at total cost of \$8,332.50 (invoices)

2. ACTIONS TAKEN

Hired Walsh Engineering of Westbrook, ME to:

- Conduct topographical survey
- Define Watershed area
- Calculate water flows and runoff analysis
- Design two additional 30 inch concrete drainage culverts to parallel existing pipe
- Assist with Army Corps of Engineers, Maine DEP, and Town of Kennebunkport permits
- Total cost: \$14,953.11 plus \$140 for Town permit (invoices)

Hired George Burr & Son of Kennebunk to:

- Dig a trench through the cobblestone seawall
- Install twenty 8 foot sections of 30 inch concrete culverts: 160 feet, 30 tons
- Constructed a riprap field
- Restored seawall, fence, grass, etc.
- Work completed on Oct. 9, 2015
- Total cost: \$28,800.00 (invoices)

3. FACTS

- Owner experienced significant flooding of the garage, basement, driveway, and yard on a regular basis. A portion of Seaview Ave. also floods on a recurring basis.
- Flooding is caused by stormwater runoff from the Watershed area backing up against the seawall due to a single undersized 30 inch drainage culvert installed in 1965 and not designed to handle the current flowage.
- This flooding is not caused by ocean water.
- The Watershed area is approximately 150 acres (see map).

- The Watershed area has been increasingly developed with new homes and subdivisions since 1965 when the original culvert was installed.
- The existing system of culvert and drainage channels approved by the Town in 1965 has become obsolete due to ever increasing runoff from the Watershed area.

4. CURRENT SITUATION

- The cumulative impact of additional development draining downstream to 9 Seaview Ave. will continue to increase the volume of runoff from the Watershed.
- The addition of the two new culverts recently constructed will temporarily relieve this problem but eventually it will recur.

5. REQUEST TO TOWN

- It is requested that the Town begin to investigate, design, and implement a comprehensive drainage plan for the Watershed area that relieves the burden on the property at 9 Seaview Ave.

Stanley E. Zimmerman, Jr.
Sept. 22, 2016



WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —

Opening Doors to Vibrant Communities

Designer Overview



Kennebunk Savings

Kennebunk Savings Bank

Workforce Housing Design Charrette

Kennebunkport, Maine

September 27th & 29th, 2016

Brought to you by the

**The Workforce Housing Coalition
of the Greater Seacoast**

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THE CHAMBER
KENNEBUNK-KENNEBUNKPORT
ARUNDILL



Habitat
for Humanity
York County

The Kennebunk Savings Bank Kennebunkport Charrette

A charrette is an intensive planning session where designers, property owners, municipal representatives, and other stakeholders collaborate to create a conceptual vision for the possible development of a neighborhood or mixed-use development concept, that includes affordable homes for people who work in the community (also known as workforce housing). This charrette process plans to look at two sites, one on School Street and the other on Old Cape Road in the town of Kennebunkport.

A charrette is a unique opportunity to...

- Envision quality workforce housing developments possible under current regulations
- Suggest modifications to current regulations to accommodate mixed use concepts that include housing choices
- Test the financial feasibility of design concepts



Kennebunkport
M A I N E

Kennebunkport Community Information

Kennebunkport is a town located in York County, Maine. The population was 3,474 people at the 2010 census. The town center, the area in and around Dock Square, is located along the Kennebunk River, approximately 1 mile from the mouth of the river on the Atlantic Ocean. Historically a shipbuilding and fishing village, for well over a century the town has been a popular summer and seaside tourist destination. The Dock Square area has a district of souvenir shops, art galleries, seafood restaurants, and bed and breakfasts. Cape Porpoise, while retaining its identity as a fishing harbor, has a very small village area with several restaurants, a church, grocery store, coffee shop, small library, and art gallery. Kennebunkport has a reputation as a summer haven for the upper class and is one of the wealthiest communities in the state of Maine.

Community Context

The median household income in 2015 was approximately \$70, 524 and the median home price was \$509,330. Kennebunkport reported in 2015 that 66.4% of households earned annual incomes below the level needed to afford the median home price in the town. This indicates that for nearly 66.4% of residents, the available housing is unaffordable, which puts financial pressure on these households by requiring them to spend a higher percentage of their income on housing.

Focus Area

The focus areas are two beautiful parcels located near services, municipal offices, recreational fields, potential future job opportunities, and are well connected to abutting residential neighborhoods. The two sites are also close to a municipal trail connection and has nearby sidewalks that lead to other neighborhoods, a school, and the downtown village.

The Kennebunk Savings Bank Kennebunkport Charrette

Property #1 – School Street Parcel

Owner: Town of Kennebunkport

Location: School Street (Just East of the Kennebunkport Consolidated School and Ballfield)

Map-Block-Lot: 9-4-50

Details: 8.1 acres; relatively level site; minimal wetlands



Property #2 – Old Cape Road Parcels

Owner: Town of Kennebunkport

Location: Old Cape Road & Bath Lane (Adjacent to 118 Old Cape Road across from Foxberry Lane)

Map-Block-Lot: 22-9-7; 22-9-9; & 22-9-10

Details: 18.6 total acres; wooded; dirt access road along Bath Lane



Kennebunkport Charrette Volunteers

Design Lead

Rip Patten, Credere Associates

Facilitator

Kristen Grant, University of Maine Cooperative Extension

History Overview

Alaina LeBlanc Tridente, Kennebunk Chamber of Commerce

Housing Overview

Amy Nucci, Habitat for Humanity

Scribe

Ron McAllister

Design Team

Sarah Hourihan, Lassel Architects

Tom House, THA Architects

David Graham, Craham Architects

Scott Collard, Scott N. Collard Landscape Architecture LLC

Steve Doe, Sebago Technics

Collin Dinsmore, Ambit Engineering

Ken Wood, Attar Engineering

Bill Walsh, Walsh Engineering

Werner Gilliam, Town of Kennebunkport

Patrick Venne, Redwood Development Consulting LLC

Finance & Feasibility Lead

Mike Castagna, Castagna Consulting Group

Finance & Feasibility Team

Gary Martin, Gary Martin Builders

Marty Chapman, The Housing Partnership

Chris Kehil, Kennebunk Savings Bank

Greg Gosselin, Gosselin Realty Group

Ralph Pope, Coldwell Banker - Residential

Charrette Agenda

Tuesday, September 27th

Site Walk

3:30PM - 4:30PM

Meet at Kennebunkport Consolidated School

Baseball Field

25 School St, Kennebunkport, ME

Team Member & Property Owner Dinner

5:00M - 5:45PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

Community Listening Session

6:00 - 8:00PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

Thursday, September 29th

Design Workshop Sessions

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

8:30-9:00AM Breakfast

9:00-12:00PM Design Team Work

12:00-1:00PM Lunch

1:00-3:00PM Design Team Work

3:00-5:00PM Financial Feasibility Team Work

5:00-6:00PM Dinner and Wrap-up

Design Reveal Presentation

6:00 - 7:30PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

Materials to be provided: Applicable zoning regulations; Wetlands, topographical, & soils maps; Existing conditions; Site plans (if applicable); Aerial photographs; Ground level site photographs; List of properties, owners, acreage, buildings, etc.; Tracing paper; Pencils, pens, markers; **Please feel free to bring any materials you need to do your work.*

**Thank you for participating in
the Workforce Housing Coalition's
8th Annual Workforce Housing Design Charrette**



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

Opening Doors to Vibrant Communities





**WORKFORCE
HOUSING COALITION**

OF THE GREATER SEACOAST

Opening Doors to Vibrant Communities

Join the Community Conversation! *At the*



Kennebunk Savings

Workforce Housing Design Charrette In Kennebunkport, Maine

Listening Session

Tuesday, September 27th

6:00 - 8:00PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

Design Reveal

Thursday, September 29th

6:00 - 7:30PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME



Kennebunkport
M A I N E

Join the Workforce Housing Coalition, the community of Kennebunkport property owners, and a team of volunteer housing professionals with design, planning, and development backgrounds, in sharing your ideas and hopes, about the possible development of a diversified neighborhood of quality mixed-use pilot projects that are available and accessible to a wide range of residents.

The workshop process is fast and produces vivid conceptual drawings that highlight the concepts for an array of quality mixed-use pilot projects.

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ECONOMIC DEVELOPMENT CENTER
KENNEBUNKPORT
MAINE



***Join in! Participate by sharing your thoughts about the
future of Kennebunkport!***



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DEVELOPMENT CENTER
of Southern New England





WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —
Opening Doors to Vibrant Communities

Design Workshop for the Community of the Future
“Homes for People Who Work in Your Community”

Subject

Community Design Charrettes -2016

(1) Kennebunkport, ME - September 27 & 29

(2) Portsmouth, Gosling Meadows, NH – October 20 & 21
Owned and Operated by the Portsmouth Housing Authority

Contact Information

Workforce Housing Coalition
Robin A. Comstock, Executive Director
Workforce Housing Coalition of the Greater Seacoast
McConnell Center, Suite 302A, 61 Locust Street
Dover, New Hampshire -03820
(Office) 603- 842-5682
(Mobile) 603-496-5841
rcomstock@seacoastwhc.org
www.seacoastWHC.org

Attached

Flyer
Charrette Agenda

For Immediate Release

The Charrettes are here! Join us for our annual community design workshops!
We will work to provide two seacoast communities a

“Design workshop for the community of the future”

Char.ette: *A meeting in which all stakeholders in a project attempt to resolve conflicts and map solutions*

The Kennebunkport: Two charrette community events are: A Community Listening Session on Tuesday, September 27 and a Community Reveal Report that will occur Thursday, September 29 at 6:00pm. Both events will be held at:

- the Nonantum Resort. The public is welcome!

Portsmouth, Gosling Meadows (Owned and Operated by the Portsmouth Housing Authority): Two charrette community events are: A Community Listening Session on Thursday, October 20 at 6:00 pm, and a Community Reveal Report that will occur on Friday, October 21 at 4:00pm. Both events will be held at:

- Gosling Meadows Recreation Center. The public is welcome!

The WHC is a regional non-profit organization that works to be the catalyst for the development of a range of housing options that will be affordable for the diverse workforce of the seacoast region of NH and ME. Our mission is *to be a catalyst through a united coalition of business, government and community groups, for a range of housing options for the diverse workforce of the greater seacoast region of New Hampshire and Maine*. We accomplish our mission through education, advocacy and engagement.

The two-day WHC charrettes are designed to encourage conversations about homes for the workforce, who the workforce is, who needs housing, and why that housing is needed. The program brings together property owners, municipal staff, boards, and community members with volunteer teams of housing professionals. The charrettes generate ideas for neighborhood development that could include modest market-rate homes, as well as a mix of other uses such as commercial, and recreational spaces.

The workforce includes, but is not limited to nurses, teachers, sales associates, firefighters, bank tellers, hotel and restaurant staff, police, medical assistants, young college graduates, empty nesters and seniors too as well as many others. All are critical members of the workforce that serve our needs and the needs of our community. However, members of this group are often priced-out of becoming residents in the seacoast towns of Maine and New Hampshire where they are employed. This is in part because residential development in recent decades focused on large-lot, single-family homes, and luxury apartments that are often unaffordable to those who earn the area's median income. To address this gap between these workers' incomes and median prices for seacoast mortgages and rents.

We already know that several employers experience major issues around being able to attract and keep a viable workforce to support and provide the product and services we both want and need with-in our seacoast communities. In fact, one employer recently confided that accessible and available housing options are such a major issue that the employer rents apartments, close to employment and then provides private bus service to those employees from those company homes. This employer is considering purchasing homes for their workforce.

In addition, there is a genuine concern expressed by civic leaders, about being able to capture and then keep the next generation in the cost prohibitive communities of the seacoast. One civic leader recently asked rhetorically: "Who is going to carry our community into the future, if our children can't live here"

Housing experts generally agree that households should not spend more than 30% of their income on housing.

In Kennebunkport, Maine, where median household income in 2015 was approximately \$70, 524 and the median home price was \$509, 330 it is reported that reported in 2015 that 66.4% of households in Kennebunkport earned annual incomes below the level needed to afford the median home price in Kennebunkport. This indicates that for nearly 66.4% of residents, the available

housing is unaffordable, which puts financial pressure on these households by requiring them to spend a higher percentage of their income on housing.

In Portsmouth, NH the median household income for owner occupied homes is \$95,000 (*ACS data 2010-2014*) which is not sufficient to afford the \$365,000 median purchase price of a home in Portsmouth. Single family home sales remain strong in Portsmouth, although inventory is declining, as home prices continue to trend upward and have surpassed the pre-recession high point of \$318,000. Similarly demand for rental units is strong. Median gross rent (rent plus utilities) for a 2-bedroom unit in Portsmouth is now \$1,414 with a vacancy rate of less than 1% (*NHHFA 2016 rent survey*). Affordability is a factor here as well. Median renter income of \$45,643 (*ACS data 2010-2014*) can afford a monthly gross rent of \$1,141.

A third of Portsmouth homeowners are cost burdened, paying more than 30% of their income on principal, interest, taxes and insurance. Likewise, 41% of Portsmouth renters pay more than 30% of their income on rent and utilities.

Therefore, an important question we ask is: *If housing is unaffordable to many residents already living in these towns, how out-of- reach is it to people who would like to move in, and who our employers want and need as employees?* This points to the problem that both WHC charrettes are trying to address: how might our communities plan for future development that includes homes affordable for the local workforce that provides the products and services we agree we want, and need, to have in our community to insure the quality of life we want to have?

To be clear, the WHC is not a housing developer. Instead, we are a catalyst to create a united coalition of business, government, and community groups for the development of a wide range of housing options for the diverse workforce of the greater seacoast region of New Hampshire and Maine.

The charrette events will generate conversation about community in the future, and conceptual renderings will ultimately be created and presented to the community, based on the community impute that identifies needs and interests and possibilities for the future that includes workforce housing. These concepts

will be presented as architectural renderings to help inform future planning based on gathering ideas directly from community members.

As important as all of the above, the charrette process provides a chance to pause and consider, structures character, form, and format for the future, and a complete review of land use regulations, zoning, ordinances and other regulations to insure they enable and facilitate the ability to create the community that meets the needs of the resident in the present and the future.

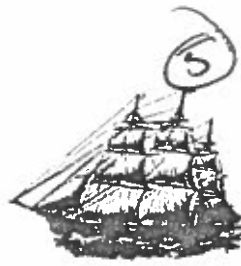
The public is welcome and encouraged to attend both the Community Listening Session and the Revel Report

###



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

TOWN OF KENNEBUNKPORT

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Kennebunkport Board of Selectmen, acting in their capacity as the Victualer's Licensing Board will conduct a public hearing on Thursday, October 13, 2016 at 7:00 PM at the Village Fire Station, 32 North Street, Kennebunkport, Maine to consider an application for a Victualer's License for **Murray & Company**, 56 Abenaki Way, for the period October 13, 2016 through May 31, 2017, in accordance with the provisions of the Victualer's Licensing Ordinance adopted by the Town on March 21, 2000.

Dated at Kennebunkport, Maine on September 29, 2016.

Tracey O'Roak
Town Clerk

VICTUALER'S LICENSING HEARING

October 13, 2016

KENNEBUNKPORT VILLAGE FIRE STATION 32 NORTH STREET

We, the undersigned officials of the Town of Kennebunkport and Members of the Victualer's Licensing Board, do authorize the Town Clerk to issue a Victualer's License to Murray & Company, 56 Abenaki Way. The license shall be valid through May 31, 2017 in accordance with the provisions of the Victualer's Licensing Ordinance adopted by the Town on March 21, 2000.

Sheila Matthews-Bull

Edward W. Hutchins, II

Patrick A. Briggs

Allen A. Daggett

Stuart E. Barwise

**Victualer's License Application Form
Town of Kennebunkport**

Applicant Information
(Nancy Florence)
N. F. Murray
Name

Business Information
Murray & Company
Business Name, d/b/a, etc.

56 Abenaki Wy
Home Address

Same
Location (Do not use P.O. Box #)

K-port ME 04046
City/Town State Zip

POB #345
Mailing Address (if different)

(207) 710-1213
Telephone Number

K-port ME 04046
City/Town State Zip

Self
Manager's Name

(207) 710-1213
Telephone Number

(207) 710-1213
Manager's Phone #

Baked goods (cookies/pies, etc)
Type of Business

Total number of seats for food service: 6

Total number of rooms for rent: 0

Maximum number of employees per shift: Self

In making this application for a Victualer's License, I agree to conform to the provisions of the law relating to the business for which I am licensed and to all rules and regulations as provided by the Licensing Board in reference thereto; and shall not violate any law of the State relating to intoxicating liquors.

N. F. Murray
Applicant's signature

The fee must be enclosed with the application. The license will be mailed to you, after the hearing date, if approved.

Date of Application: 9/23/16 Hearing Date: 10/13/16 **

**Feel free to come to the Selectmen's Meeting for the Public Hearing if you choose.

Filing Fee: \$50.00 (Payable to the Town of Kennebunkport)



Agenda Item Divider





**Proposed Revision to Land Use Ordinance
regarding Roomers and Residential Rental Accommodations**

Add to Definitions

Article 2 Residential Rental Accommodation: The permitted accessory use of no more than two (2) bedrooms in a legally existing dwelling or dwelling unit. This dwelling unit shall be an owner occupied dwelling. Rooms rented may be for either short term or long term rental to a roomer who may be unrelated to the owner or occupant of the unit. Individual rooms shall be rented no more than once per week. For purposes of this section a week shall be defined as Monday through Sunday.

Roomer – A person residing in and paying rent for a room in a single-family dwelling Residential Rental Accommodation whether or not the person eats meals on the premises. See Residential Rental Accommodation

Article 4 **ZONE REGULATIONS:**

Remove the following under the column entitled, "Conditional Uses Subject to Zoning Board of Appeals Review" for the following Zones.

- 4.5 Dock Square Zone: ~~Roomer~~,
- 4.6 Riverfront Zone: ~~Roomer~~
- 4.8 Goose Rocks Zone: ~~Roomer~~
- 4.9 Cape Porpoise East & Cape Porpoise West Zones: Roomer
- 4.10 Cape Porpoise Square Zone: ~~Roomer~~
- 4.11 Free Enterprise Zone: ~~Roomer~~
- 4.12 Farm and Forest Zone: ~~Roomer~~

Add the following under the column entitled "Conditional Uses Subject to Zoning Board of Appeals Review" for the following Zones.

- 4.3 Village Residential Zone: Residential Rental Accommodation
- 4.4 Village Residential East Zone: Residential Rental Accommodation
- 4.5 Dock Square Zone: Residential Rental Accommodation
- 4.6 Riverfront Zone: Residential Rental Accommodation
- 4.7 Cape Arundel Zone: Residential Rental Accommodation
- 4.8 Goose Rocks Zone: Residential Rental Accommodation
- 4.9 Cape Porpoise East & Cape Porpoise West Zones: Residential Rental Accommodation
- 4.10 Cape Porpoise Square Zone: Residential Rental Accommodation
- 4.11 Free Enterprise Zone: Residential Rental Accommodation
- 4.12 Farm and Forest Zone: Residential Rental Accommodation

Add to Residential Parking Standards

Article 6.10 6. Parking for a Residential Rental Accommodation shall include one (1) additional off-street parking space per room rented, in addition to the minimum parking spaces required for the dwelling unit.

Article 7.14 Remove Article 7.14 Roomers
Add Article 7.14 Residential Rental Accommodations

A. Purpose. The purpose of allowing Residential Rental Accommodations is to authorize the use of legally-existing single-, two-, and multi-family structures for the accommodation of roomers, for compensation, while ensuring the safety of the occupants and minimizing the impact of such use on the surrounding neighborhood. Such rentals and the revenue they make to homeowner's help make Kennebunkport affordable for persons on fixed or limited incomes; enhance and diversify accommodations available to visitors and tourists; and provide travelers with affordable accommodations from which to explore Kennebunkport and the Seacoast region. If not made the subject of appropriate, limited regulations, however, the use of residential properties for Residential Rental Accommodations may create adverse impacts on surrounding residential uses including, without limitation, increased levels of traffic, parking demand, light and glare, and noise. Such impacts are deleterious to the public health, safety, and welfare of the neighborhood and the Town because they impair the livability and desirability of Kennebunkport neighborhoods for residential uses.

B. Performance Standards

No more than two (2) rooms in a Residential Rental Accommodation may be let out to Roomers provided that:

1. No separate kitchen or cooking facilities are provided for or use by the roomers;
2. No sign is located on the premises advertising the availability of rooms for lease or rent to roomers;
3. No alteration or change of the dwelling unit in its exterior appearance is made to accommodate the presence of roomers;
4. The bedroom(s) being rented shall be inspected by the Code Enforcement Officer and shall have code compliant smoke and carbon monoxide detectors in addition to complying with current building code requirements for primary and secondary means of escape;
5. The rooms occupied by the roomers do not have a separate entrance from the outside;
6. The rooms occupied by the roomers are within the principal structure;
7. The roomers use utilities which are not separately metered from those used by the remaining occupants of the dwelling unit;
8. One (1) off-street parking space per room rented shall be required as per Article 6.10 6; and
9. The owner of the Residential Rental Accommodation shall remain in residence while rooms are being rented.

C. Approval; Permit; Appeal

WG 7/7/15 7/30/15 8/7/15 6/13/16 6/30/16 7/26/16 7/28/16 7/29/16 8/8/16 9/2/16

1. Approval to operate a Residential Rental Accommodation shall be granted by the Zoning Board of Appeals contingent upon a successful property inspection by the Code Enforcement Officer subject to section B. above. Following such approval, the Code Enforcement Officer shall issue a permit. Such permit shall be issued to the property owner only, and is subject to sufficient evidence that the property is owner occupied.
2. A permit to operate a Residential Rental Accommodation shall expire upon a change in ownership or a change in owner residency status.
3. A single family dwelling approved to accommodate Roomers prior to November 8th 2016 may continue to operate under the conditions of approval as specified by the Zoning Board of Appeals including the Land Use Ordinance requirements and restrictions in effect at the time of such approval.
4. Permit shall be revoked upon confirmation of a second (2nd) confirmed Noise or Barking Dog Citation related to use of a dwelling unit by a Roomer. Permit shall also be revoked upon any confirmed violation of the requirements contained within the definition of Residential Rental Accommodation located in Article 2. Any such permit having been revoked shall not be reissued to the same property owner within one (1) year (365 days) from the date of revocation, which shall require Zoning Board of Appeals re-approval.
5. An appeal from any decision of the Code Enforcement Officer related to the issuance, non-issuance, suspension or revocation of a Residential Rental Accommodation Permit shall be taken by an aggrieved party to the Zoning Board of Appeals within thirty (30) days of the decision.



Agenda Item Divider



66

The Upcoming Fluoride Referendum – We hope you vote NO

By Norm Labbe, PE, Superintendent, Kennebunk, Kennebunkport & Wells Water District

As you may now know, the Water District has taken a position against continuing its practice of adding fluoride to your drinking water. The upcoming referendum will give you a chance to decide. It should be made clear however that the wording for the referendum question, (which is mandated by State law) is a bit confusing, and is written as follows:

"Shall fluoride be added to the public water supply for the intended purpose of reducing tooth decay?"

In simple terms, due to this State-mandated wording, the only answer we at the Water District are in support of is NO.

The Water District has several reasons for its position against adding fluoride to its water. They can be found on the District's website at www.kkw.org and at www.rethingfluoride.com. In addition to concerns for the safety of its employees and the ethical questions relating to having informed consent and to mass medication without sensible dosage methodology, some of the Water District's reasons are as follows.

1. The District's water already has naturally occurring fluoride; more than twice what it had in 2002, when water fluoridation was voted in. This is due to the District's recent extensive use of groundwater supplies.
2. The general population is now consuming much more fluoride, from a variety of sources, from when the addition of fluoride to drinking water was first proposed, some 60-plus years ago.
3. The primary method fluoride acts upon teeth for the reduction of cavities is through topical (surface) application and NOT through ingestion. What this means is that brushing teeth with fluoridated toothpaste and using fluoridated rinses are by far more effective than swallowing fluoride.
4. There is a mounting body of evidence that indicates that for many people, when considering their overall exposure to fluoride, the ingestion of fluoride at levels typically found in fluoridated drinking water supplies has a variety of health-related consequences. . The health concerns are no longer limited to dental fluorosis (which in its mild form is primarily cosmetic).

This is just the tip of the iceberg on this topic. But don't take our word for it; educate yourself on this important health issue. Just Google fluoride or the fluoridation of drinking water. Check out both sides of the issue. After educating yourself, we trust that you will understand our perspective (and possibly agree with us by voting NO); that we should stop adding fluoride to your drinking water.

On November 8th, you, along with the voters of Kennebunk, Wells, Ogunquit, Arundel, coastal Biddeford and the Bald Head Cliff area of York will have the opportunity to make an informed decision. If the majority of them vote NO, the District will gladly and immediately stop annually adding 20,000 lbs. of fluoride (in the form of hydrofluorosilicic acid) to your drinking water.



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

MEMO

August 19, 2016

To: Laurie Smith, Kennebunkport Town Manager
Kennebunkport Board of Selectmen

Cc: Werner Gilliam, Kennebunkport Director of Planning and Development

From: David Kling, Chair, Kennebunkport Planning Board

RE: Use of funds received from Ebs Cove Subdivision

As you may be aware, on August 17, 2016, the Planning Board approved an 8 lot subdivision – "Ebs Cove". The developers of this subdivision chose to take advantage of a provision in the Subdivision Regulations which allows for a payment of a fee to the Town in lieu of having all of the 15% open space normally required.

In this case, the fees will amount to \$119,204.78 and will be paid proportionately as each lot is sold. FYI, the Town is ensured of receiving the payments through a mortgage/promissory note arranged by Werner and Town Counsel.

The purpose of this memo is to let you know that:

- (a) the fees will be forthcoming and
- (b) importantly, that Article 11.8. B. 7 of the Kennebunkport Subdivision Regulations state that "The payment in lieu of dedication shall be deposited into a municipal land acquisition or improvement fund."

Payments in-lieu of open space have been used so infrequently (Planning Board members could not recall one), that we did not know if there already exists a clear destination and/or potential purpose for the Ebs Cove funds that would be consistent with the intent of the regulation. The Planning Board members agreed that these fees should be used for something like open space creation, preservation or enhancement and not be simply added to the Town's general funds.

The Planning Board would appreciate being informed as to what may already be on the books or may be developed as well as the eventual actual use of Ebs Cove fees.

We will be discussing the possible revision of Article 11.8.B 7 and would welcome your input.



Agenda Item Divider





FEMA FLOODPLAIN MAPPING CONTINUES

Werner Gilliam

Director of Planning and Development

Kennebunkport along with many other coastal communities in New England has been engaged with FEMA in the remapping process of coastal and inland floodplains since 2009.

In November of 2013 FEMA introduced new preliminary flood maps. In these revised maps we see a number of significant changes. In the estuaries behind the open coast such as the marsh areas on the inland side of Goose Rocks Beach where wave run up is minimal, wave setup is being carried on top of the surge elevation at a level equal to the open coast level. This was not the case in FEMA's own 2009 maps, but is the case with the 2013 Preliminary Maps. As an example, the flood elevations in the Scarborough Marsh area are as much as 6 feet higher in the 2013 maps west of Winnocks Neck than shown on the 2009 map. These calculated effects are the engineered response of attempting to replicate the destruction that was brought about by Hurricane Sandy.

With an odd twist of irony, the 2013 maps were never put into play with the initiation of the municipal appeal period. This was due to an appeal in Scituate Massachusetts that resulted in FEMA not accepting methods that had previously been accepted in coastal Maine. Since then a decision has been made at the Region I level to revisit numerous community submitted coastal analyses. Once they have completed the revised analysis and completed preliminary work maps, impacted communities will be notified to go over any proposed changes. I anticipate that Kennebunkport will be one of those communities. During a recent Webinar with FEMA Region I communities were informed that work maps will likely be discussed with staff in November 2016. This will likely result in a revised preliminary map becoming available in Spring 2017. Once the preliminaries become available, our online mapping services will be updated for viewing by the public and notices will be sent out to affected property owners. Making the decision to appeal will need to be done and submitted within the 90-day appeal period following issuance of the preliminary maps. The estimated effective date is set for July of 2018.

It is important to note that the methods that will likely be used in the 2017 Preliminary Maps more than likely will utilize old overly conservative methods and will likely not leverage data that was obtained by the Army Corps of Engineers in the recently federally funded North Atlantic Coast Comprehensive Study. This study was funded by the Disaster Relief Appropriations Act of 2013 and was intended to conduct a comprehensive study to address flood risks and

coastal vulnerability in the areas impacted by Hurricane Sandy. While Maine was fortunate to be spared much of the damage from Hurricane Sandy and did not receive as much focus in this study as areas further south, some modeling and statistical analysis was performed for the Maine coastline. Additional analysis would be needed to leverage this data and put it into a relevant format for flood mapping purposes.

Stay tuned for more information regarding the latest preliminary map revisions.



FEMA

Risk Mapping, Assessment, and Planning 2016 Update

Cumberland and York Counties, Maine

September 19, 2016

RiskMAP
Increasing Resilience Together



Where We've Been...

2009: Map Modernization

Program mainly focused on modernizing and converting FIRMs to digital format

Resulted in new locally-provided data to enhance the underlying flood hazard information

2011-2013: Risk MAP

Program focused more on risk analysis, risk understanding, and mitigation actions

Used previously-obtained local data and expanded on the coastal analysis to produce a second set of preliminary FIRMs

2014: Inland Focus

Inland Redelineation based on new LiDAR

Update existing Zone As (new H&H)

2016: Coastal Assessment

Assessment of identified coastal flood hazards based on outcomes of a Scientific Resolution Panel

Modifying some coastal zones in communities impacted by that SRP decision



FEMA

Scientific Resolution Panel

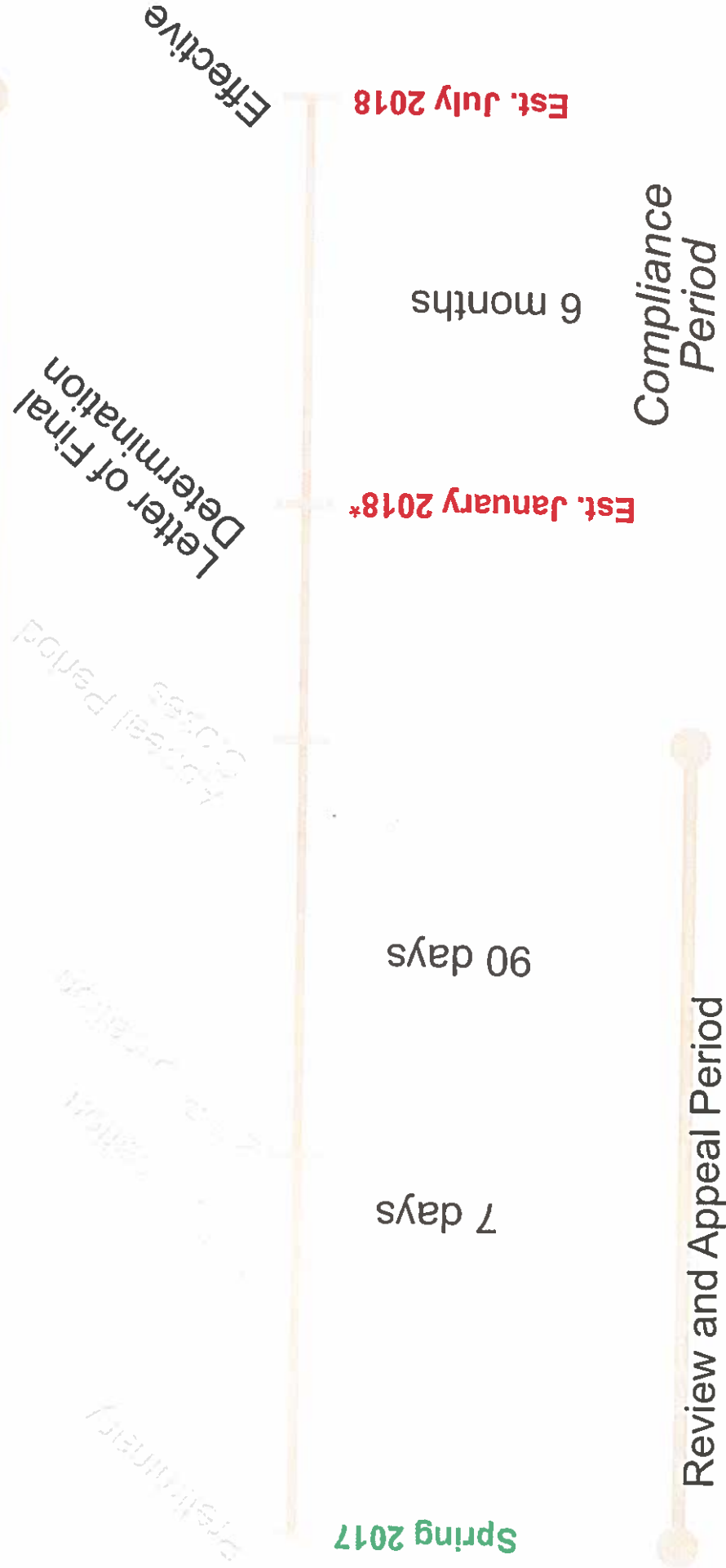
- Panel ID MAPC051914
- Plymouth County, MA
- Issue: Failure to use deepwater wave conditions as inputs into an equation that required deepwater wave conditions
- Impact: Community leveraged submittals utilized this approach, community leveraged wave models did not extend to deepwater
- Resolution: Utilize existing models or develop a new model to identify new deepwater input conditions and reassess coastal flood hazards

Schedule Impact

- If there is a change in you maps as a result of the assessment, we will meet with your community during a Work Map Meeting to review changes (November 2016)
- Issuance of Flood Insurance Rate Maps pushed to Spring 2017
- Initiation of Post Preliminary Processing
- Eye on Winter 2017/2018 for Letter of Final Determination

Post-Preliminary Phase Timeline

Typical Post Preliminary Phase takes approximately 20 months to complete



***LFD scheduled in January due to the Town Meeting requirement**

Points of Contact

▪ STARR Contacts

- Brian Caufield, R1 Coastal Lead, STARR
caufieldba@cdmsmith.com

▪ FEMA Contacts

- Kerry Bogdan, Project Manager and Senior Engineer, FEMA Region I
Kerry.Bogdan@fema.dhs.gov
- Marilyn Hilliard, Risk Analysis Branch Chief, FEMA Region I

Marilyn.Hilliard@fema.dhs.gov

- Bob Desaulniers, Regional Insurance Specialist

Robert.Desaulniers@fema.dhs.gov

▪ STARR Regional Service Center

- Alex Sirotek, RSC Lead, STARR
Alex.Sirotek@starr-team.com

▪ National Flood Insurance Program – iService Team

- Tom Young, Manager – Region I New England
tyoung@nfip-iservice.com

Maine Department of Agriculture, Conservation and Forestry, Floodplain Management Program Contacts

- Sue Baker, State NFIP Coordinator,
Sue.Baker@maine.gov

Please send all comments/protests/appeals to:

Brian Caufield, CDM Smith, 75 State Street, Suite 701, Boston,
MA 02109

Please copy:

Kerry Bogdan, FEMA Region 1, 99 High Street, 6th Floor,
Boston, MA 02110

Alex Sirotek, CDM Smith, 75 State Street, Suite 701, Boston,
MA 02109

Sue Baker, Maine Floodplain Management Program
Dept. of Agriculture, Conservation & Forestry, 93 SHS,
17 Elkins Lane, Augusta, ME 04333-0093



FEMA



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Donna Moore Hays, CMA, Assessors Agent
Becky R. Nolette, CMA, Assessing & Development Assistant

Date: September 28, 2016

Re: Municipal Valuation Return

Attached please find the completed Municipal Valuation Return for the Town which requires your signatures. This report is due annually by November 1st and the information provided is used in our State Valuation as well as in determining our Homestead, Veterans and Current Use reimbursements.

We continue to stay at 100% market value with a quality rating of 15. The quality rating is a measure of the equity in our assessments and anything less than 20 is considered good. If you have any questions, please let me know.

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2016 (or within 30 days of commitment, whichever is later)

1. County: **YORK**Commitment Date: **7/28/2016**
mm/dd/yyyy2. Municipality **KENNEBUNKPORT**3. 2016 Certified Ratio (Percentage of current just value upon which assessments are based.) 3 **100.00%***Homestead, veterans, blind, and BETE Exemptions, Tree Growth and Farmland values must be adjusted by this percentage***TAXABLE VALUATION OF REAL ESTATE***(Exclude exempt valuation of all categories)*

4. Land (include value of transmission, distribution lines & substations, dams and power houses)	4	1,043,432,100
5. Buildings	5	858,705,800
6. Total taxable valuation of real estate (sum of lines 4 & 5 above)	6	1,902,137,900

(See Municipal Tax Rate Calculation Standard Form page 10, line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY*(Exclude exempt valuation of all categories)*

7. Production machinery and equipment	7	8,114,250
8. Business equipment (furniture, furnishings and fixtures)	8	2,010,300
9. All other personal property	9	
10. Total taxable valuation of personal property (sum of lines 7 through 9 above)	10	10,124,550

(See Municipal Tax Rate Calculation Standard Form page 10, line 2)

OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above)	11	1,912,262,450
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(See Municipal Tax Rate Calculation Standard Form page 10, line 3)

12. 2016 Property Tax Rate (example .01520)	12	0.008280
13. 2016 Property Tax Levy (includes overlay and any fractional gains from rounding)	13	\$15,833,533.09

Note: This is the exact amount of 2016 tax actually committed to the collector
(See Municipal Tax Rate Calculation Standard Form page 10, line 19)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM*Homestead exemptions must be adjusted by the municipality's certified ratio*

14. a. Total number of \$15,000 homestead exemptions granted	14a	761
b. Total exempt value for all \$15,000 homestead exemptions granted (Line 14a x \$15,000)	14b	11,415,000
c. Total number of properties fully exempted (valued less than \$15,000) by homestead exemptions granted	14c	0
d. Total exempt value for all properties fully exempted (valued less than \$15,000) by homestead exemptions granted	14d	0
e. Total number of homestead exemptions granted (sum of 14a & 14c)	14e	761
f. Total exempt value for all homestead exemptions granted (sum of 14b & 14d)	14f	11,415,000

(Must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 4a)

g. Total assessed value of all homestead qualified property (land & buildings)	14g	354,276,000
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MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: KENNEBUNKPORT

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

15. a. Number of BETE applications processed for tax year 2016.	15a	
b. Number of BETE applications approved	15b	10
c. Total exempt value of all BETE qualified property <i>(Must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 5a)</i>	15c	254,120
d. Total exempt value of BETE property located in a municipal retention TIF district.	15d	0

TAX INCREMENT FINANCING (TIF)

16. a. Total amount of increased taxable valuation above Original Assessed Value within TIF Districts.	16a	
b. Amount of Captured Assessed Value within TIF Districts.	16b	
c. Property tax revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account.	16c	
d. BETE reimbursement revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account.	16d	

(Lines 16c and 16d combined must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 9)

EXCISE TAX

17. a. Excise taxes collected during a recently completed twelve month period. Enter either calendar or fiscal .	17a	FISCAL
b. Motor vehicle excise tax collected.	17b	\$933,453.26
c. Watercraft excise tax collected.	17c	\$14,642.50

ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY

18. Total valuation of distribution and transmission lines owned by electric utility companies.	18	\$5,859,000
19. Total valuation of all electrical generation facilities.	19	

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW

(36 M.R.S. §§ 571 - 584-A)

20. Average per acre unit value used for undeveloped acreage (land not classified).	20	\$5,000
21. Classified forest land. (Do Not include land classified in Farmland as woodland).		
a. Number of parcels classified as of April 1, 2016	21a	14
b. Softwood acreage	21b	50.00
c. Mixed wood acreage	21c	242.00
d. Hardwood acreage	21d	399.00
e. Total number of acres of forest land only (sum of lines 21 b, c, & d above).	21e	691.00
22. Total assessed valuation of all classified forest land for tax year 2016.	22	249,100
a. Per acre values used to assess Tree Growth classified forest land value:		
Softwood	22a(1)	430.00
Mixed Wood	22a(2)	424.00
Hardwood	22a(3)	314.00

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: _____

KENNEBUNKPORT

TREE GROWTH TAX LAW CONTINUED

23. Number of forest acres first classified for tax year 2016.	23		0.00
24. Land withdrawn from Tree Growth classification. (36 M.R.S. § 581)			
a. Total number of parcels withdrawn from 4/2/15 through 4/1/16.	24a		0
b. Total number of acres withdrawn from 4/2/15 through 4/1/16.	24b		8.40
c. Total value of penalties assessed by the municipality due to withdrawal of classified Tree Growth land from 4/2/15 through 4/1/16.	24c		\$7,333.00
d. Total number of \$500 penalties assessed for non-compliance	24d		0
24-1 Since April 1, 2015, have any Tree Growth acres been transferred to Farmland?	24-1	NO	Yes/No

LAND CLASSIFIED UNDER THE FARM AND OPEN SPACE TAX LAW
(36 M.R.S. §§ 1101 to 1121)

FARM LAND:

25. Number of parcels classified as Farmland as of April 1, 2016.	25		7
26. Number of acres first classified as Farmland for tax year 2016.	26		0.00
27. a. Total number of acres of all land now classified as Farmland (Do not include Farm woodland)	27a		77.00
b. Total valuation of all land now classified as Farmland (Do not include Farm woodland)	27b		33,800
28. a. Number of <u>Farm</u> woodland acres:			
28a(1) Softwood acreage	28a(1)		0.00
28a(2) Mixed wood acreage	28a(2)		16.00
28a(3) Hardwood acreage	28a(3)		0.00
b. Total number of acres of all land now classified as <u>Farm</u> woodland.	28b		16.00
c. Total valuation of all land now classified as <u>Farm</u> woodland.	28c		6,800
d. Per acre rates used for <u>Farm</u> woodland:			
	Soft wood	28d(1)	430.00
	Mixed wood	28d(2)	424.00
	Hard wood	28d(3)	399.00
29. Land withdrawn from Farmland classification. (36 M.R.S. § 1112)			
a. Total number of parcels withdrawn from 4/2/15 through 4/1/16.	29a		0
b. Total number of acres withdrawn from 4/2/15 through 4/1/16.	29b		0.00
c. Total value of penalties assessed by the municipality due to the withdrawal of classified Farmland from 4/2/15 through 4/1/16.	29c		\$0.00
OPEN SPACE:			
30. Number of parcels classified as Open Space as of April 1, 2016.	30		5
31. Number of acres first classified as Open Space for tax year 2016.	31		0.00
32. Total number of acres of land now classified as Open Space.	32		76.00
33. Total valuation of all land now classified as Open Space.	33		47,600

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: **KENNEBUNKPORT**

OPEN SPACE TAX LAW CONTINUED

34. Land withdrawn from Open Space classification. (36 M.R.S. § 1112)		
a. Total number of parcels withdrawn from 4/2/15 through 4/1/16.	34a	0
b. Total number of acres withdrawn from 4/2/15 through 4/1/16.	34b	0.00
c. Total value of penalties assessed by the municipality due to the withdrawal of classified Open Space land from 4/2/15 through 4/1/16.	34c	\$0.00

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW
(36 M.R.S., §§ 1131 - 1140-B)

35. Number of parcels classified as Working Waterfront as of April 1, 2016.	35	1
36. Number of acres first classified as Working Waterfront for tax year 2016.	36	0.00
37. Total acreage of all land now classified as Working Waterfront.	37	0.13
38. Total valuation of all land now classified as Working Waterfront.	38	40,000
39. Classified Working Waterfront withdrawn. (36 M.R.S. § 1138)		
a. Total number of parcels withdrawn from 4/2/15 through 4/1/16.	39a	0
b. Total number of acres withdrawn from 4/2/15 through 4/1/16.	39b	0.00
c. Total value of penalties assessed by the municipality due to the withdrawal of classified Working Waterfront land from 4/2/15 through 4/1/16.	39c	\$0.00

EXEMPT PROPERTY

(36 M.R.S. §§ 651, 652, 653, 654-A, 656)

40. Enter the **exempt value** of all the following classes of property which are exempt from property taxation by law.

a. Public Property (§ 651(1)(A) and (B)).

(1) United States	40a(1)	7,560,400
(2) State of Maine (excluding roads)	40a(2)	607,900

TOTAL VALUE [40a (1) + (2)]

40a **8,168,300**

b. Real estate owned by the Water Resources Board of the State of New Hampshire located within this state. (§ 651(1)(B-1))	40b	0
c. Property of any public municipal corporation of this state (including county property) appropriated to public uses. (§ 651(1)(D)) (County, Municipal, Quasi-Municipal owned property)	40c	15,053,500
d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams of a public municipal corporation supplying water, power or light if located outside the limits of the municipality. (§ 651(1)(E)).	40d	1,481,200
e. Airport or landing field of a <u>public municipal corporation</u> used for airport or aeronautical purposes. (§ 651(1)(F))	40e	0
f. Landing area of a <u>privately</u> owned airport when owner grants free use of that landing area to the public. (§ 656(1)(C))	40f	0
g. Pipes, fixtures, conduits, buildings, pumping stations, and other facilities of a public municipal corporation used for sewerage disposal if located <u>outside the limits of the municipality</u> . (§ 651(1)(G))	40g	0

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: **KENNEBUNKPORT**

EXEMPT PROPERTY CONTINUED

40. h. Property of benevolent and charitable institutions. (§ 652(1)(A))	40h	14,323,400
i. Property of literary and scientific institutions. (§ 652(1)(B))	40i	4,655,400
j. Property of the American Legion, Veterans of Foreign Wars, American Veterans, Sons of Union Veterans of the Civil War, Disabled American Veterans and Navy Clubs of the USA. (§ 652(1)(E))		
1) Total exempt value of veterans organizations.	40 j(1)	393,300
2) Exempt value attributable to purposes other than meetings, ceremonials, or instruction facilities (reimbursable exemption).	40 j(2)	0
k. Property of chambers of commerce or boards of trade. (§ 652(1)(F))	40k	0
l. Property of houses of religious worship and parsonages. (§ 652(1)(G))		
1) Number of parsonages within this municipality.	40 l(1)	3
2) Indicate the total exempt value of those parsonages.	40 l(2)	60,000
3) Indicate the total taxable value of those parsonages.	40 l(3)	4,393,500
4) Indicate the total exempt value of all houses of religious worship.	40 l(4)	9,726,100
TOTAL EXEMPT VALUE OF ALL HOUSES OF RELIGIOUS WORSHIP AND PARSONAGES	[Sum of 40 l(2) and 40 l(4)] 40l	9,786,100
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities). (§ 652(1)(H))	40m	1,015,400
n. Personal property leased by a benevolent and charitable organization exempt from taxation under § 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept. of Health and Human Services, health maintenance organization or blood bank. (§ 652(1)(K)) (Value of property owned by a hospital should be reported on line 40h)	40n	0
o. Exempt value of real property of all persons determined to be legally blind. (§ 654-A) (\$4,000 adjusted by certified ratio)	40o	8,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water. (§ 656(1)(A))	40p	0
q. Animal waste storage facilities constructed after April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Conservation and Forestry. (§ 656(1)(J)) (reimbursable exemption)	40q	0
r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection. (§ 656(1)(E))	40r	5,020,900
s. Snowmobile trail grooming equipment registered under 12 M.R.S. § 13113. (§ 655(1)(T)) (reimbursable exemption)	40s	0

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: _____

KENNEBUNKPORT

40t. VETERANS EXEMPTIONS - The following information is necessary in order to calculate reimbursement. (Section 653)

SECTION 1: The section is only for those veterans who served during a federally recognized war period

Widower:	NUMBER OF EXEMPTIONS		EXEMPT VALUE
1. Living male spouse or male parent of a deceased Veteran. \$6,000 adjusted by the certified ratio. [Section 653(1)(D)]	40t(1)A	40s(1)B	
Revocable Living Trusts:			
2. Paraplegic veteran (or their widow) who is the beneficiary of a revocable living trust. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40t(2)A	40s(2)B	
3. All other veterans (or their widows) who are the beneficiaries of revocable living trusts. \$6,000 adjusted by the certified ratio. [Section 653(1)(C) or (D)]	40t(3)A	40s(3)B	
WW I Veterans:			
4. WW I veteran (or their widow) enlisted as Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40t(4)A	40s(4)B	
5. WW I veteran (or their widow) enlisted as non-Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40t(5)A	40s(5)B	
Paraplegic Veterans:			
6. Paraplegic status veteran or their unremarried widow. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40t(6)A	40s(6)B	
Cooperative Housing Corporation Veterans:			
7. Qualifying Shareholder of Cooperative Housing Corporation \$6,000 adjusted by the certified ratio. [Section 653(2)]	40t(7)A	40s(7)B	
All Other Veterans:			
8. All other veterans (or their widows) enlisted as Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40t(8)A	52 40s(8)B	312,000
9. All other veterans (or their widows) enlisted as non-Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40t(9)A	75 40s(9)B	450,000

SECTION 2: This section is only for those veterans who did not serve during a federally recognized war period

	NUMBER OF EXEMPTIONS		EXEMPT VALUE
10. Veteran (or their widow) disabled in the line of duty. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(2) or (D)]	40t(10)A	40s(10)B	
11. Veteran (or their widow) who served during the periods from August 24, 1982 to July 31, 1984 and December 20, 1989 to January 31, 1990. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40t(11)A	40s(11)B	
12. Veteran (or their widow) who served during the period from February 27, 1961 and August 5, 1964, but did not serve prior to February 1, 1955 or after August 4, 1964. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40t(12)A	40s(12)B	

Total number of ALL veteran exemptions granted in 2016 40t(A) **127**

Total exempt value of ALL veteran exemptions granted in tax year 2016 40s(B) **762,000**

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: **KENNEBUNKPORT**

EXEMPT PROPERTY CONTINUED

40. u. **Other.** The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities districts and trust commissions. These exemptions will not be found in Title 36.

Examples: Section 5114 of Title 30-A provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also 30-A M.R.S., § 5413, Revenue Producing Municipal Facilities Act.)

Please list the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
RSU 21		\$2,661,800

	TOTAL	40u	2,661,800
--	-------	-----	------------------

40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW

	40	63,329,300
(sum of all exempt value)		

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a **YES** YES/NO
 If yes, proceed to b, c and d. If no, move to line 42. Give date when tax maps were originally obtained and name of contractor. (This does not refer to the annual updating of tax maps.)
- b. Date 41b **4/1/1974** mm/dd/yyyy
- c. Name of Contractor 41c **AVIS AIR MAPS**
- d. Are your tax maps PAPER, GIS or CAD? 41d **GIS**
42. Please indicate the number of *land parcels* within your municipal assessing jurisdiction. (Not the number of tax bills) 42 **3747**
43. Total **taxable** land **acreage** in your municipality. 43 **12469.97**
44. a. Has a professional town-wide revaluation been completed in your municipality?
 If yes, please answer the questions below. 44a **YES** YES/NO
 If no, please proceed to line 45.
- b. Did the revaluation include any of the following? Please enter each category with **YES** or **NO**.
- 44b (1) **YES** LAND
- 44b (2) **YES** BUILDINGS
- 44b (3) **YES** PERSONAL PROPERTY
- c. Effective Date 44c **4/1/2009** mm/dd/yyyy
- d. Contractor Name 44d **VISION APPRAISAL**
- e. Cost 44e **\$287,000**

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: **KENNEBUNKPORT**

MUNICIPAL RECORDS CONTINUED

45. Please indicate the best choice that describes how the municipality administers its assessment function. Choose **SINGLE ASSESSOR, ASSESSORS' AGENT** or **BOARD OF ASSESSORS**. Please provide the name if single assessor or agent.

a) Function 45a **ASSESSORS AGENT**
 b) Name 45b **DONNA M HAYS**
 c) Email address 45c **DHAYS57@MSN.COM**

46. List the beginning and ending dates of the fiscal year in your municipality.

FROM 46a **7/1/2016** TO 46b **6/30/2017**
 mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2016 property taxes (36 M.R.S. § 505) 47 **7.00**
 (not to exceed 7.00%)

48. Date(s) that 2016 property taxes are due. 48a **9/12/2016** 48b **3/10/2017**
 48c mm/dd/yyyy 48d mm/dd/yyyy

49. Are your assessment records computerized?

49a **YES YES/NO** Name of software used 49b **VISION GOV SOLUTIONS**

50. Has your municipality implemented a local tax relief program similar to the state's circuitbreaker program or property

tax fairness credit? 50a **YES YES/NO** How many people qualified? 50b **14**

How much relief was granted? 50c **\$2,441.00**

51. Has your municipality implemented a local elderly volunteer tax credit program under 36 M.R.S. § 6232(1-A)?

51a **NO YES/NO** How many people qualified? 51b

How much relief was granted? 51c

I/We, the Assessor(s) of the Municipality of **KENNEBUNKPORT** do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

ASSESSOR(S)
SIGNATURES

DATE

mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2016 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2016 tax year.

MAINE REVENUE SERVICES - 2016 MUNICIPAL VALUATION RETURN

Municipality: KENNEBUNKPORT

County: YORK

VALUATION INFORMATION

1. List the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2015, giving the approximate increase or decrease in full market value.

	One Family	Two Family	3-4 Family	5 Family Plus	Mobile Homes	Seasonal Homes
New	23				1	
Demolished	6				2	
Converted						
Valuation Increase (+)	\$10,459,293				\$60,000	
Valuation Loss (-)	\$3,890,200				\$100,400	
Net Increase/Loss	\$6,569,093	\$0	\$0	\$0	(\$40,400)	\$0

2. List any new industrial or commercial growth started or expanded since April 1, 2015, giving the approximate full market value and additional machinery, equipment, etc.

3. List any extreme losses in valuation since April 1, 2015, giving a brief explanation such as "fire" or "mill closing", etc. giving the loss at full market value.

4. Explain any general increase or decrease in valuation since April 1, 2015 based on revaluations, change in ratio used, adjustments, etc.

MAINE REVENUE SERVICES - 2016 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: KENNEBUNKPORT

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	1,902,137,900		
		<small>(should agree with MVR Page 1, line 6)</small>		
2. Total taxable valuation of personal property	2	10,124,550		
		<small>(should agree with MVR Page 1, line 10)</small>		
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3	1,912,262,450		
		<small>(should agree with MVR Page 1, line 11)</small>		
4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,415,000		
		<small>(should agree with MVR Page 1, line 14f)</small>		
(b) Homestead exemption reimbursement value	4(b)	5,707,500		
		<small>(line 4(a) multiplied by 0.5)</small>		
5. (a) Total exempt value of all BETE qualified property	5(a)	254,120		
		<small>(should agree with MVR Page 2, line 15c)</small>		
(b) The statutory standard reimbursement for 2016 is 50% Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form.	5(b)	127,060		
		<small>(line 5(a) multiplied by 0.5)</small>		
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	1,918,097,010		
<u>ASSESSMENTS</u>				
7. County tax	7	\$1,163,270.25		
8. Municipal appropriation	8	\$8,054,126.00		
9. TIF Financing plan amount	9	\$0.00		
		<small>(should agree with MVR Page 2, line 16c)</small>		
10. Local education appropriation (local share/contribution) (Adjusted to municipal fiscal year)	10	\$9,055,448.00		
11. Total assessments (Add lines 7 through 10)	11	\$18,272,844.25		
<u>ALLOWABLE DEDUCTIONS</u>				
12. State municipal revenue sharing	12	\$52,300.00		
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc... (Do not include any homestead or BETE reimbursement)	13	\$2,426,213.00		
14. Total deductions (Line 12 plus line 13)	14	\$2,478,513.00		
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$15,794,331.25		
16. \$15,794,331.25 x 1.05 = \$16,584,047.81				Maximum Allowable Tax
<small>(Amount from line 15)</small>				
17. \$15,794,331.25 ÷ 1,918,097,010 = 0.008234				Minimum Tax Rate
<small>(Amount from line 15)</small>		<small>(Amount from line 6)</small>		
18. \$16,584,047.81 ÷ 1,918,097,010 = 0.008646				Maximum Tax Rate
<small>(Amount from line 16)</small>		<small>(Amount from line 6)</small>		
19. 1,912,262,450 x 0.008280 = \$15,833,533.09				Tax for Commitment
<small>(Amount from line 3)</small>		<small>(Selected Rate)</small>		<small>(Enter on MVR Page 1, line 13)</small>
20. \$15,794,331.25 x 0.05 = \$789,716.56				Maximum Overlay
<small>(Amount from line 15)</small>				
21. 5,707,500 x 0.008280 = \$47,258.10				Homestead Reimbursement
<small>(Amount from line 4b)</small>		<small>(Selected Rate)</small>		<small>(Enter on line 8, Assessment Warrant)</small>
22. 127,060 x 0.008280 = \$1,052.06				BETE Reimbursement
<small>(Amount from line 5b)</small>		<small>(Selected Rate)</small>		<small>(Enter on line 9, Assessment Warrant)</small>
23. \$15,881,843.24 - \$15,794,331.25 = \$87,511.99				Overlay
<small>(Line 19 plus lines 21 and 22)</small>		<small>(Amount from line 15)</small>		<small>(Enter on line 5, Assessment Warrant)</small>
<small>(If Line 23 exceeds Line 20 select a lower tax rate.)</small>				

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,
Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.



Agenda Item Divider



10

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

THE INHABITANTS OF THE TOWN OF KENNEBUNKPORT, a body corporate and politic located at Kennebunkport, York County, Maine, **FOR CONSIDERATION RECEIVED**, grants to **HELEN B. KNOX**, of 12 Beacon Acres, Kennebunkport, Maine certain real property, together with any improvements thereon and subject to any conditions and limitations lawfully imposed thereon, located at said Kennebunkport, said County of York and State of Maine, bounded and more particularly described as follows: **LOT 7A**, as described on Plan of Beacon Corner Acres, dated August 13, 1975 and recorded in the York Registry in Plan Book 76, Page 9, to which said plan reference is made for a more particular description thereof.

Being a portion of the premises conveyed to the within grantee and Thomas V. Knox, as joint tenants by deed of June E. Galinot dated May 15, 1981 and recorded in the York Registry in Book 2787, Page 231. Thomas V. Knox died on April 30, 2005, survived by the within grantee as his surviving joint tenant. Being the same premises conveyed from said Helen B. Knox to the Inhabitants of the Town of Kennebunkport, dated July 29th, 2015 and recorded in the York Registry in Book 17066 Page 664.

This deed is given pursuant to vote of the Town at the 2016 Annual Town Meeting.

In witness whereof, the Inhabitants of the Town of Kennebunkport has caused this instrument to be executed by their duly authorized agents this 13th day of **October, 2016**.

WITNESS:

INHABITANTS OF THE TOWN OF KENNEBUNKPORT:

Stuart E. Barwise, Its Selectman, thereunto duly authorized

Patrick A. Briggs, Its Selectman, thereunto duly authorized

Sheila Matthews-Bull, Its Selectman, thereunto duly authorized

Allen A. Daggett, Its Selectman, thereunto duly authorized

Edward W. Hutchins, II, Its Selectman, thereunto duly authorized

State of Maine
County of York, ss.

PERSONALLY APPEARED, the above-named Selectmen, who made oath to the truth of the content of the foregoing instrument and acknowledged the same to be their free act and deed.

Before me, _____

Print Name: _____

Title: Notary Public/~~Attorney at Law~~

Becky Nolette

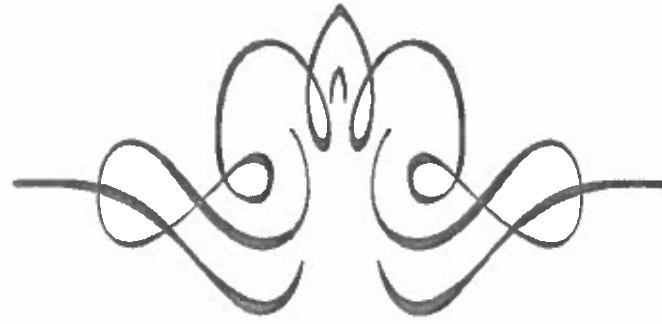
From: Tracey O'Roak
Sent: Friday, September 23, 2016 11:16 AM
To: Becky Nolette
Subject: Article 43 & minutes

Here is the article and minutes:

Article 43: To see if the Town will vote to authorize the Selectmen to convey for no consideration by municipal quitclaim deed its interest in a 0.05 acre parcel of land, located between Guinea Road and Beacon Avenue and identified on the Town's tax maps as Map/Block/Lot 027-002-018, back to the previous owner Thomas V. and Helen B. Knox, which parcel had previously been donated to and accepted by the Selectmen as a gift from Thomas V. and Helen B. Knox in 2015. ***Selectmen recommend adoption of the article – Voted 5-0.***

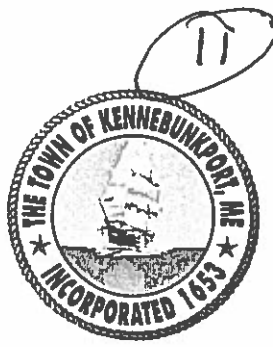
ARTICLE 43: On a motion by Allen Daggett and duly seconded, the article was approved as written in the Warrant.

Tracey O'Roak
Town Clerk
Kennebunkport, Maine
207-967-1610



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Donna Moore Hays, CMA, Assessors Agent
Becky R. Nolette, CMA, Assessing & Development Assistant

Date: September 28, 2016

Re: Abatement – Wendy & Heidi Johnston

The homeowners requested the square footage of the 2nd floor of their newly constructed home be reviewed. I reviewed the house plans, and completed an interior inspection of the home, and did discover that included in the 2nd floor square footage was actually unusable space located under the eaves. After making the necessary adjustments, the building value is reduced by \$43,200, resulting in a tax abatement of \$357.70.

It is our recommendation that the abatement be granted. We have included the abatement application and the necessary documents for your signatures.

Town of Kennebunkport

Number 2016-1

Certificate of Abatement

36 M.R.S.A. § 841

2016

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

Date Granted: October 13th, 2016

Type of Tax: Real Estate

Tax Year: April 1, 2016

Amount Abated: \$357.70

Taxpayer: Wendy & Heidi Johnston
20 Wakefield Pasture Rd
Kennebunkport, Me 04046

Location: 20 Wakefield Pasture Drive

MBL: 9/4/82

Reason: Change in Bld. Value – 2nd floor sq.ft. corrected

You are hereby discharged from any further obligation to collect the abated amount.

Date: October 13th, 2016

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)

1. NAME OF APPLICANT: Wendy Heidi Johnston
2. ADDRESS OF APPLICANT: 20 Wakefield Pasture Rd, Kennebunkport
3. TELEPHONE NUMBER: 286-4011
4. STREET ADDRESS OF PROPERTY: 20 Wakefield Pasture Rd
5. MAP/BLOCK/LOT: 9-4-82
6. ASSESSED VALUATION:
- | | | | |
|-----|-----------|----|----------------|
| (a) | LAND: | \$ | <u>135,500</u> |
| (b) | BUILDING: | \$ | <u>458,800</u> |
| (c) | TOTAL: | \$ | <u>594,300</u> |
7. OWNER'S OPINION OF CURRENT VALUE:
- | | | | |
|-----|-----------|----|----------------|
| (a) | LAND: | \$ | <u>135,500</u> |
| (b) | BUILDING: | \$ | <u>415,600</u> |
| (c) | TOTAL: | \$ | <u>551,100</u> |
8. ABATEMENT REQUESTED (VALUATION AMOUNT): \$ 43,200
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: 2016
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: NA

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.

Error of living area sq footage (portion of 2nd
floor - is unfinished storage area)

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

Date

9-15-16

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."



Agenda Item Divider





(12)

KENNEBUNKPORT

Fire Department

Date: October 11, 2016

To: Board of Selectman

From: Allan Moir

Re: Purchase of the new fire truck.

As you know we have been working on purchasing a new fire truck for a couple of years now. I met with you last year to talk about purchasing the truck thru the Houston-Galveston Area Council (HGAC) and you agreed with me that HGAC would be a good way to purchase a truck.

The last truck that we purchased was in 2013 from Ferrara Fire. We really liked the truck, so I went to our dealer and got a price through HGAC for the new truck. The new truck is going to be a copy of the Eng. 23, so I figured that the price would be slightly higher than the last one, because of the increase in equipment need to build the truck.

When we got the price through HGAC for the new truck from Ferrara it was for \$498,291.00 which is an increase of \$117,337 in two years (we started the process of buying this truck over a year ago). I didn't know what to think of the price increase because I didn't have anything to compare it to. So I contacted the dealer for Pierce (another manufacturer with as good a reputation as Ferrara) and asked them for a price through HGAC on the same specifications that we gave to Ferrara. The price from Pierce came in at \$474,392 which was \$23,899 less than the Ferrara.

When I saw that there was almost a \$24,000 difference between the two prices I contacted Ferrara to find out why. The salesman told me that when Ferrara submits the pricing to HGAC for the bids they try to estimate what the costs are going to bid for the life of the bidding time, and when we actually go out for pricing they will give a price in today prices. I also contacted the salesman for Pierce and told him what Ferrara does on the pricing and asked them if they did the same thing and he said they didn't the price was the price. Ferrara came back with a second price using today's cost to build the truck and it was \$454,924 a difference of \$43,367.

Just confuse you a little bit more both of the manufactures have a price break if you pay for the truck up front. Ferrara will give us a \$6,636 price break so the final price of the new truck should be \$448,288. Pierce also gave us a discount of \$23,747 so the final price on their truck should be \$450,714. There is now a \$2,426 difference in the price of the new truck with Ferrara being the lowest price.

I and the committee would like to recommend that we purchase the truck for Pierce.

12

Truck Bids

Ferrara First price \$498,291.00
 Current price \$454,924.00
 Difference \$43,367.00
 Pay 100% -\$6,636.00
 Price paid up front \$448,288.00

Pierce First price \$474,392.00
 Pay 100% \$23,747.00
 Price paid up front \$450,714.00 With 10 to 11-month delivery time.

Pierce has two pre-pay options one for 5-6 months' delivery time \$12,168.00 and one for 10-11 delivery time \$23,747.00

Difference between the two. \$2,426.00



Agenda Item Divider



Kennebunkport Public Health

October 4, 2016

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous gift of \$2000 from St. Ann's Episcopal Church. This gift is to be dedicated towards the towns fuel assistance program.

Judy

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING		
ST. ANN'S EPISCOPAL CHURCH P.O. Box 44 KENNEBUNKPORT, ME 04046		PEOPLES UNITED BANK KENNEBUNKPORT, ME 04046 51-7218/2241
		5016
		10/1/16
PAY TO THE ORDER OF Kennebunkport Public Health Service		\$**2,000.00
Two Thousand and 00/100*****		DOLLARS
Kennebunkport Public Health Service		
PROTECTED AGAINST FRAUD		
MEMO		
2016 Outreach Gift from St. Ann's		
005016		

KENNEBUNKPORT PUBLIC HEALTH

October 4, 2016

ATT: Mary Jane Grant,

Please deposit this generous donation of \$2,000 from St. Ann's Episcopal Church.

We are dedicating this gift to the Kennebunkport Fuel Assistance program, account#29-08-01-50.

Thanks!

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ST. ANN'S EPISCOPAL CHURCH
P.O. BOX 44
KENNEBUNKPORT, ME 04048

PEOPLES UNITED BANK
KENNEBUNKPORT, ME 04048
51-7218/2211

5016

10/1/16

PAY TO THE ORDER OF Kennebunkport Public Health Service \$**2,000.00

Two Thousand and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Kennebunkport Public Health Service

MEMO 2016 Outreach Gift from St. Ann's

1100501611

10/1/16

5016

ST. ANN'S EPISCOPAL CHURCH

10/1/16

2,000.00

Kennebunkport Public Health Service
5000 · Expenses:5810 · Outreach:5810-4 2016 Outreach Gift from St. Ann's