

TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

**Board of Selectmen/Assessors Agenda
Village Fire Station – 32 North Street
March 9, 2017 – 6:00 PM**

1. Call to Order.
2. Joint meeting with Budget Board for fiscal year 2018 municipal budget presentation and discussion of department capital requests.
 - a. Presentation, by Robin Comstock, of the Workforce Housing Charrette Report.
3. Approve the March 2, 2017, 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. Consider a renewal liquor license application submitted by Robert and Stephanie Fischer, DBA Mabels Lobster Claw Restaurant, 124 Ocean Avenue.
6. Consider a renewal liquor license application submitted by SBJC, LLC, DBA Bandaloop, 2 Ocean Avenue.
7. Consider a renewal special amusement permit application submitted by W. Scott Lee for SBJC, LLC, DBA Bandaloop, 2 Ocean Avenue.
8. Consider a renewal liquor license application submitted by RL Restaurants, LLC, DBA Salt and Honey, 24 Ocean Avenue.
9. Consider a renewal liquor license for The Ramp Grill, LLC, DBA Pier 77 Restaurant, 77 Pier Road.
10. Consider a renewal liquor license application submitted by Coastal Breezes, Inc., DBA The Kennebunkport Inn, 1 Dock Square.
11. Consider a special amusement permit for Coastal Breezes, Inc., DBA The Kennebunkport Inn, 1 Dock Square.
12. Review proposed ordinance revisions for Town Meeting Warrant.
 - a. Shellfish Ordinance
 - b. Lock Box Ordinance

13. Sarah Lachance of the Conservation Commission to explain solar pv results.
14. Consider appointments to the Conservation Commission.
15. Consider appointments to the Ad Hoc Senior Advisory Committee
16. Consider request from the Goose Rocks Beach Advisory Committee to ask the State to lower the seasonal speed limit of New Biddeford Road to 20 mph in the area between King's Highway and the bridge.
17. Accept a \$150 donation from United Way of York County to the emergency fuel program.
18. Accept a \$50 donation to the Conservation Commission in honor of Elizabeth "Pixie" Lown.
19. Meet as Assessors to consider tax abatement.

Property Owner	Location	Map	Blk	Lot(s)	Tax Abatements 2017
Tracy Ramsey	207 Kings Highway, Unit 1	34	1	20A	Denied

20. Authorize the Town Manager to apply for a State of Maine Harbor Management Access Grant for a \$20,000 project to include a gangway and float for public access.
21. Other business.
22. Approve the March 9, 2017, Treasurer's Warrant.
23. Adjournment.



Agenda Item Divider





Kennebunk Savings

Workforce Housing Design Charrette Kennebunkport, Maine

Brought to you by the Workforce Housing Coalition of the Greater Seacoast

September, 27th & 29th, 2016





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CHARRETTE

Introduction

The Workforce Housing Coalition (WHC) of the Greater Seacoast held one of its two annual workforce housing design charrettes in Kennebunkport, Maine. The event was held over the two day period on September 27th and 29th at the Nonantum Resort in Kennebunkport. The process included a site walk, community dialogue session, and design workshop, culminating in a design reveal on Sept. 29th. This is the Coalition's sixth annual design charrette that produced concept designs for a mixed-use development that includes workforce housing.

What is a charrette?

The WHC's charrette is an intensive planning process in which designers, property owners, planners, municipal representatives, and other stakeholders collaborate to create a conceptual vision of a development that includes homes affordable to people who work in the community.

A Workforce Housing Coalition design charrette is a unique opportunity to:

- Envision workforce housing developments possible under current regulations
- Suggest modifications to current regulations to better suit workforce housing development

- Test the financial feasibility of the design concepts
- Provide options to decision-makers for potential development of the subject sites

The charrette process can be summarized in nine steps:

1. Identify the study area
2. Reach out to property owners and stakeholders
3. Research the study area
4. Recruit volunteer design teams
5. Walk the site with owners and stakeholders
6. Listen to needs and concerns of all stakeholders
7. Create design options by a volunteer team
8. Present designs and recommendations to all stakeholders
9. Prepare a summary publication with recommendations

Charrette teams include: Designers, planners, architects, landscape architects, engineers, municipal consultants, real estate agents developers, bankers, and construction estimators.

Kennebunkport Charrette team members are professionals who volunteer their time. They contribute an average of 14 hours, with additional travel time, to the Kennebunkport charrette process. This amounted to over 335 volunteer hours of professional talent and time put into the Kennebunkport project.

Kennebunkport Charrette Team

Design Lead
Rip Patten, Credere Associates

Facilitator
Kristen Grant,
University of Maine
Cooperative Extension

History Overview
Alaina LeBlanc Tridente,
Kennebunk Chamber
of Commerce
Barbara Barwise,
Historian

Housing Overview
Amy Nucci, Habitat for Humanity

Scribe
Ron McAllister

Design Team
Sarah Hourihane, Lassel Architects
Tom House, THA Architects
David Graham, Graham Architects
Scott Collard,
Scott N. Collard
Landscape Architecture

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
Jim Fitzgerald,
Growth Planning Committee
Paul Hogan,
Growth Planning Committee
Valerie Giguere,
Underwood Engineering

Finance & Feasibility Lead
Michael Castagna,
Castagna Consulting Group

Finance & Feasibility Team
Marty Chapman,
The Housing Partnership
Chris Kehil, Kennebunk Savings Bank
Greg Gosselin, Gosselin Realty Group
Ralph Pope,
Coldwell Banker Residential

Ute Luxem, Profile Bank
Chris Kehil, Kennebunk Savings Bank
Becky Jacobs, Kennebunk Savings Bank
Heather Harris,
Kennebunk Savings Bank
James McMann,
Growth and Planning Committee

Charrette Sponsors
Naming Rights



Kennebunk Savings

Platinum Level



Bank

Gold Level



Summary Publication Design
Molly Martuscello

Special Recognition
Thank you to the Town of
Kennebunkport!

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.



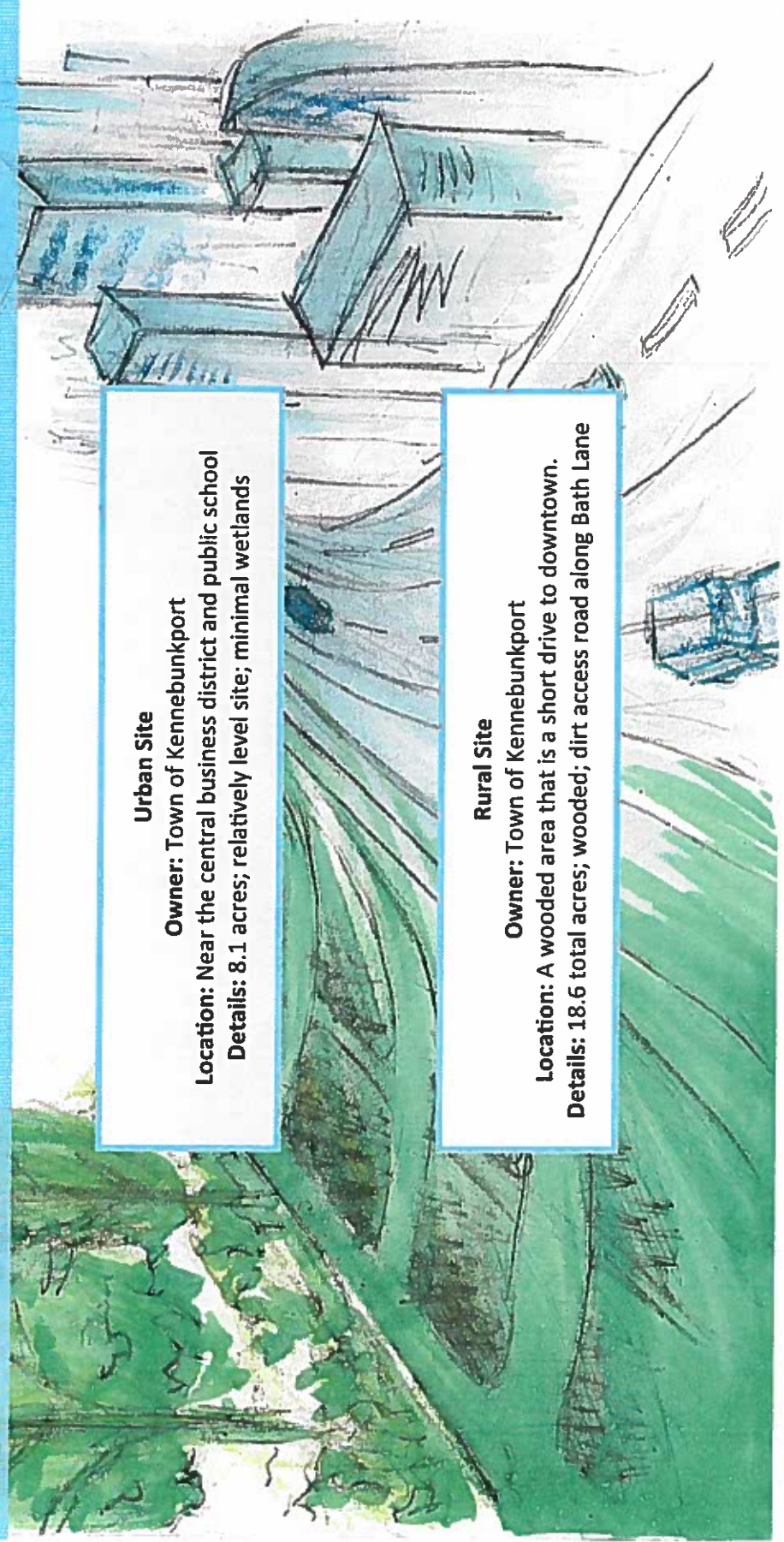
Community Context

The median household income in 2015 was approximately \$74,167 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.



Overview of Site Location and Existing Conditions

The focus areas for study are two generic and conceptual areas that are examples of a rural and urban sites that are 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.



Urban Site

Owner: Town of Kennebunkport

Location: Near the central business district and public school

Details: 8.1 acres; relatively level site; minimal wetlands

Rural Site

Owner: Town of Kennebunkport

Location: A wooded area that is a short drive to downtown.

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

Site Walk Observations

September 27th

3:30 - 4:30 pm

Interested participants from the charrette team along with numerous members of the community, met at two site parcels owned by the town that served as example sites with elements of an urban and rural development.

Executive Director of the Workforce Housing Coalition, Robin Comstock talked about the WHC and the charrette program. She introduced the Design Team Lead, Rip Patten who discussed the purpose of the site visit. Kennebunkport Director of Planning and Development, Werner Gilliam, discussed local zoning conditions. Over 25 people participated, including a sizable number of residents.

Two site parcels were visited, one on School Street for "Urban" and a second on Old Cape Road for "Rural."

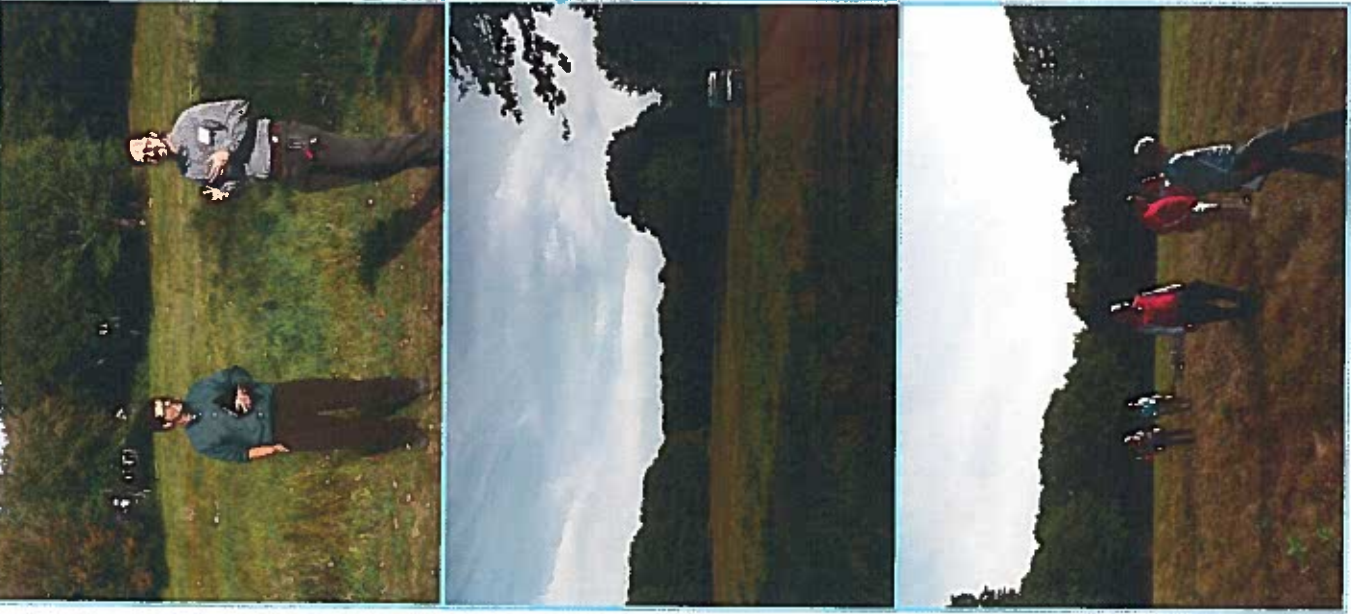


Rural Site

Old Cape Road parcels is a group of parcels consisting of land that has been tax acquired by the town. The land area is approximately 18.7 acres with about 3.25 acres of identified wetlands. The properties have an existing right of way that abuts Old Cape Road. Public utilities are not in close proximity, creating the need for this property to be serviced by septic systems and wells.

The property is heavily wooded, having been burned out in 1947 for regrowth. The rear of the property is bordered by an abandoned trolley line that once served the towns neighborhoods; now used by hikers and bicyclists. The site visit did not include a walk of the site owing to the density and the wetlands, but it was reported to be somewhat ledgey in places as well as wet in others.

This location will serve as an example to base the development of a "Rural" concept.



Urban Site

This parcel was purchased by the Town of Kennebunkport in 2013, with the intention of providing for the possibility of waste water treatment for passive recreational uses. Selectmen at the time recognized the value and uniqueness of the property due to its close proximity to the school with its educational and recreational features and to the town's wastewater treatment plant. It was noted during the site walk that the school age population is in decline and that the cost of housing in Kennebunkport is so prohibitive that the Town might force the exclusion of the next generation of local residents.

The site is a good example of qualities and consideration of elements of an "Urban" site concept, because it is within walking distance of the downtown and has access to both town sewer and town water. The total parcel size is about 8.1 acres. The site itself is handsome with a sloping meadow of mixed vegetation including cranberries, poison ivy and other plants. The land is bordered by tall, stately oak and sugar maple trees. A few houses are visible beyond the surrounding tree line but they do not intrude on the tranquility of the site.

The property is zoned as a Village Residential District; intended for single-family homes and duplexes. Some businesses exist in such zones but these are largely as non-conforming uses. Minimum lot size in this zone is 40,000sqft although duplexes could be built on 20,000sqft. There is a 35ft height restriction in this zone. No minimum dwelling size is dictated but duplexes are limited to 650sqft minimum. There is no minimum size for single family homes.

Public Listening Session September 27th 6:00 – 8:00pm

An enthusiastic crowd of approximately 100 people turned out for the public listening session. The Workforce Housing Coalition's Executive Director Robin Comstock welcomed everyone and provided an overview of the mission, and strategies of the Coalition. She pointed out that the task of the charrette is conceptual. She explained who workforce housing is for: teachers, firefighters, police, young professionals, etc. She explained how the charrette would roll out over the next two days and then introduced the staff and volunteers who will be working on the Kennebunkport charrette on Thursday.

History

Local historian Barbara Barwise and Chamber of Commerce representative Alaina LeBlanc-Tridente offered an informative presentation summarizing the history of Kennebunkport from 1603. Covered in the presentation was the origins of the Town and its history through 2016, the Town's municipal office site, the local shipbuilding boom, and the Town's growth as seen in the establishment of its thirteen schools by 1860. The presentation also covered Kennebunkport's economic history, its attraction to "rusticators," famous individuals and families — not the least of which is that of former President George H.W. Bush.

The presentation reviewed the Town's current demographics, including a discussion of the current population (3,981 people with a median age of 51.8 years), labor force participation rate (42.2% are not in the labor force) and occupancy status (40.5% of all units are seasonal units unoccupied for most of the year). There are 1,737 residential households in Kennebunkport where the median household income is \$74,167 — higher than the State's median. The summer population may be as high as 15,000 people according to the Town Planner.

Housing

Amy Nucci of Habitat for Humanity made a presentation about Workforce Housing and who needs it. She explained that workforce housing should cost less than 30% of household income. She reported the town's median family income at \$74,167, this would allow households to buy homes at up to \$275,000 but there are virtually no such units available. The current median home value in Kennebunkport is \$509,330. Such a median property would require an annual income of \$130,507 to be affordable. Kennebunkport has very little or no affordable housing for municipal workers.

The picture for rental units is similar in that only 32% of renters can afford to live in town. Only one home was for sale at the time, it rents for \$1,475 per month. Nucci noted that this was a seasonal property. After providing a context for the discussion, she reviewed

data on the high cost of housing in Kennebunkport and the obstacles this raises to working families who want to live and work in Kennebunkport. She concluded her presentation by showing the audience some photos of Habitat for Humanity market-rate units in neighboring towns.



Community Questions

Following the talks on history and on the concept of workforce housing, Kristen Grant proceeded to open the floor to questions from the audience. Most of what followed focused on the School Street site; there was virtually no reference to the Old Cape Road site. Many in the audience were concerned about the process of site selection, the sequence of events leading up to the charrette and the handling of public notification.



Community Questions

- There was some discussion of seasonal units and the general cost of housing in Kennebunkport. The regular year-round housing inventory was noted to be quite low.
- People asked about how many workforce housing (WH) units exist in Town? How many units are needed in Town?
- Many seasonal workers work only in Summer e.g., retail sales workers.
- How does affordable housing stay in that category and not be traded up to the next owner? Nucci responded that restrictive covenants for a defined period are an option as are deed restrictions.
- There were questions about municipal financing and zoning regulations. Would WH developments impact taxpayers? How are such projects financed? Michael Castagna responded that conventional financing is feasible for some projects while others may require tax credits or other financing vehicles. It was also noted that these projects would be private development opportunities rather than public or housing authority ownership.
- There was a discussion on the meaning of density — how many units per acre — which might involve cluster housing.
- There was a complaint from several residents about the notification process which was deemed insufficient.

- Why was Kennebunkport selected when Kennebunk has more workers?
- It was stated that the land on School Street was obtained in order to be for new schools, expanded recreation, or water and sewer capacity expansion — not for housing.
- One person said that private developers are the elephants in the room. “Is this a plan for a development project? Is there a developer lined up?”
- Werner Gilliam spoke to the process that led the Town to invite in the WHC to consider the Town’s need for WH. Some attendees commented that the process missed many different stakeholders in town. Once the Town was selected for a charrette the topic was discussed at Selectmen’s meetings, posted on the town web-site, Facebook page, local access TV, and email notifications were sent to the town resident list. The point was made that the charrette provides a tangible mechanism to bring residents to the community-wide discussion.
- Is there a need for WH in Town? If so, then where might it be best done?

- Some people admitted that Kennebunkport needs WH but that the site selection is “putting the cart before the horse.” There may be a need for WH but we need more information on where the workers live now along with other questions answered before we do a design charrette.

- There seemed to be persistent and perhaps widespread opposition to WH — at least at the School Street site.
- Premature development plans and anything

that reduces the green space would be objectionable to many — again focused on School Street.

- Some people asked whether WHC could take a generic property of a certain size and condition rather than these two specific parcels? They asked if we could skip these two sites and seek a longer term solution.

Public Session Conclusion

At the conclusion of the night Ms. Comstock took center stage, and indicated that because of the late hour, the program would be adjourned. However, she also noted that even though the Community Listening session had not occurred, in fact, there had been an important and vibrant community-wide conversation on the subject of WH. Comstock thoughtfully observed that the first step of a discussion on WH had occurred, and the second step of thoughtfully planning the community future, to include considerations for WH will ensure the vibrancy of the community continues, and that the next generation will be able to call Kennebunkport home for themselves and their children. Comstock then told the audience that the sites chosen would only be used as the templates’ for the conceptual renderings to be developed. Rip Patten, the Design Team Lead, agreed that he and his team would move to generic sites, for the conceptual plans.



Public Listening Session Continued

Compiled by Kristen Grant
Maine Sea Grant and University of Maine Cooperative Extension

Community Member Input

Participants in the Listening Session contributed the input below in answer to the questions: When considering possible options for development at the identified sites, *what would you like to see, what would you NOT like to see, and what are special considerations of these sites?*

Recreation

Like

- Site adjacent to school: would like to see green space or recreation for the community
- School Street area is in a position to be used for recreation or left as is to just be enjoyed
- For the School Street property - if it cannot stay GREEN, it should be used for #1 School #2 Something to benefit the majority of the community, for example a waterhouse center, pool, tennis court, etc.

Neighborhoods

Like

- As little impact on nature as possible & keep open space
- Walking paths, bike paths, sidewalks and trees
- Solar and/or wind facility to serve the whole site

Not Like

- Designed best for recreational space for the town – Not workforce housing

Considerations

- No more development. Put a moratorium on all developers projects (not individual builders) for 2 years! (Limit KRC – it's becoming a monopoly!!)
- Could Maine law be changed to allow the land to be leased – like Hawaii – so homes could be more affordable
- New way for the owners to build equity

Nature

Like

- Site adjacent to school: would like to see green space or recreation for the community

Businesses

Not Like

- Don't think businesses are good on these sites
- #### Considerations
- Retail work cannot sustain homeownership

Design/Character

Considerations

- Minimize "horizon" visual impact of a WH housing neighborhood
- Would need to match existing home styles

Other Categories

- We have WH in Kennebunk, do people living in them work in the town? Any problems with those?
- It's very difficult to share what we want to see when the need has not been defined.
- There are large rectangle boxes with multiple units/box with bikes and chairs on the steps in Kennebunk WH – Not That. Need single, free standing units, yards.
- It is a shame that this event got so derailed by specifics of property chosen. Concept is very important – even imperative

People

Like

- Housing for elderly as well as workforce
- More young families and children
- Bring young families into this town – well balanced population
- Support middle class development - need people who are committed to the community, not just to a house

Considerations

- Community needs active committees of caring, committed people – you don't get that with \$1000 per night accommodations and multimillion homes that sit vacant
- Kennebunkport is constantly changing but the current trend is making it impossible for workforce families to live /work and prosper here

Homes

Like

- We desperately need WH perhaps scattered all through the town - some smaller areas and some larger areas
- Mixed income might be more acceptable
- Low rise buildings
- Public water and sewer
- Homes that blend well with neighborhood
- Well landscaped
- Open space, green space mixed in
- Would like to see affordable housing units on both lots
- Modular homes would be acceptable
- Sense of privacy
- Affordable apartments for seniors might free up some small homes and/or land
- Cluster housing units with open space for recreation

Not Like

- No housing development next to school – Waterhouse model, town rec space
- School Street property – no change unless associated with school activities – no WH on this site

- Housing/homes with no garage.
- Do not want housing projects, or more KRC
- No homes built near the road. A strip of park as buffer for noise – would be nice

Considerations

- We need homes that are affordable so that we can have youth in town!
- How do you keep WH? How do you prioritize who gets to buy?
- Need for housing for elderly who have lived here for years and are downsizing and are on fixed incomes
- Some single family housing, some condo type units
- Challenge – how to keep them from being used as seasonal/rental properties
- How does person buying the affordable housing participate in the increase in value if there are deed restrictions
- What is demand for WFH for Kennebunkport?
- Can we offer long-term tax abatement to keep house affordable?
- Tax base impact – who pays?
- Keep house affordable for workforce long-term

Transportation

Like

- Bike paths throughout town!
- Best if neat town because no transportation
- Access to public transportation

COMMUNITY

Design Team Introduction September 29 9:00am - 5:00pm



The morning began with Robin Comstock calling design team members together and introducing everyone. By 9:15 there were 16 people ready to start. Robin summarized the morning's tasks involving design development as well as financial feasibility.

Review of the Listening Session.

Robin Comstock summarized what had been said during Tuesday's evening session for the benefit of those had not been in attendance. People responded to some of the observations that had been made e.g., the reported absence of open space when, in fact, there is abundant open space. It was noted that the school population is dropping and that there is a need for affordable housing for people who work in Kennebunkport and are being priced out of the housing market. This should not be construed as a seasonal housing problem, but rather, a year-round residential problem. The designs should speak to the need for unique designs and not a cookie-cutter project. Robin observed that there



was a lot of support for WH expressed after the listening session by people who felt silenced by the chorus of opposition. This was expressed in the many sticky notes left by participants and transcribed by Kristen Grant.

Initial Brainstorming

Teams worked to communicate possible solutions to the workforce housing dilemma in Kennebunkport. The site plan is an important element as is envisioning how the property will be used.

The focus was an urban site on Town services, and a rural site where private water and septic would have to be added. The sites were no longer being thought of as two specific sites but rather as two generic sites with aspects of the previously identified parcels.





Initially, the urban site was the center of discussion. It seems as though zoning regulations concerning density and land use ordinances would be a limiting factor. Changes would have to be made to the Town's regulations if a feasible design were to be achieved. The key features of any feasible development are density and home size. Infrastructure near the roadways would reduce costs and should be kept in mind. Price point is crucial, too. A cost of \$275,000 may not be possible for new units because of the current density standards, infrastructure, land costs, etc. The idea of a mixed income development was raised to help subsidize the project. Swamp and rock are the town's two prominent soil types, this also affects the cost of development.

Attention shifted to discussion of the rural site where there will be wetlands, vernal pools, and other environmental limits. The rural zone would allow for detached units. If you want it to be affordable then cluster housing or multi-story garden apartments are options. Seven 40,000sqft lots might be seen (e.g., on the urban site) while the rural site might offer opportunity for 12 single-family lots, 24 duplexes or 36 multiplexes (three units per lot) if that were allowed in the rural area (which it isn't). Can we put 24 clustered units on land with slopes, wetlands and other obstacles? Storm water and septic capacity will have to be factored into the cost as well.

Cluster housing might work better on the site, 32 units may overwhelm. Werner reviewed what is allowed



according to the Town's zoning and land use regulations.

A third scenario could be proposed, if zoning standards changed to allow three families per building in the multiplex type development.



Simple elevation drawings would help the community envision all the options. Are there any assumptions about family size? Size matters less than household income, and the number of bedrooms in the units is crucial, too. Units should be 1,500 - 1,800sqft. Assume three bedrooms, because more bedrooms means larger and more expensive septic systems. Rental units may face some opposition from residents. It is important to think about ownership which won't run into seasonal housing issues that are prominent in residents' minds. Recreational services/uses should not be forgotten — especially at the urban site. Walkability would be important.

Team Formation

The talent in the room — six architects, landscape architects and designers will split up with three assigned to each team. Two civil and/or environmental engineers were available, one assigned per team. Finance people will be a separate group available to each team.

Team I: The Urban Site under existing zoning conditions and under assumptions of altered zoning: This team is led by Scott Collard and Colin Dinsmore. Other professionals will be shutting in and out.

Team II: The Rural Site under existing zoning conditions and under altered zoning. This team is being led by Bill Walsh and Steve Doe. Others will be moving in and out.

Architectural Team: An architectural team was also formed to develop specific concepts for single, duplex and multiplex housing options to include within each of the site layouts.

Financial Team: The team is being led by Michael Castagna to address the feasibility of the design concepts

Developmental Costs Assumptions: Affordable housing cost for the area - median income is approximately \$70,000 which would afford a home at a cost of up to \$275,000.

DESIGN



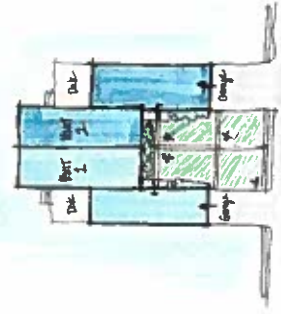
Urban Site Developmental Costs

- 10 acres at a cost of \$75,000/acre
- Water and Sewer available to site
- 750ft of new roadway
- Present zoning configuration:
 - 8 lots
 - 8 duplexes, 16 units @ 1,500sqft/unit at a construction cost of \$160/sqft
 - Density Bonus
 - 80 units at 1,500sf/unit at a construction cost of \$110/unit
- Site work costs \$100,000/acre
- Soft costs, design and permitting fees calculated at 20% of total construction cost
- Loan interest rate 4.5%
- Developer fees 15%

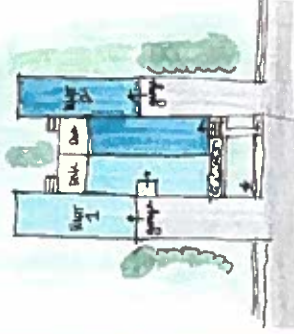
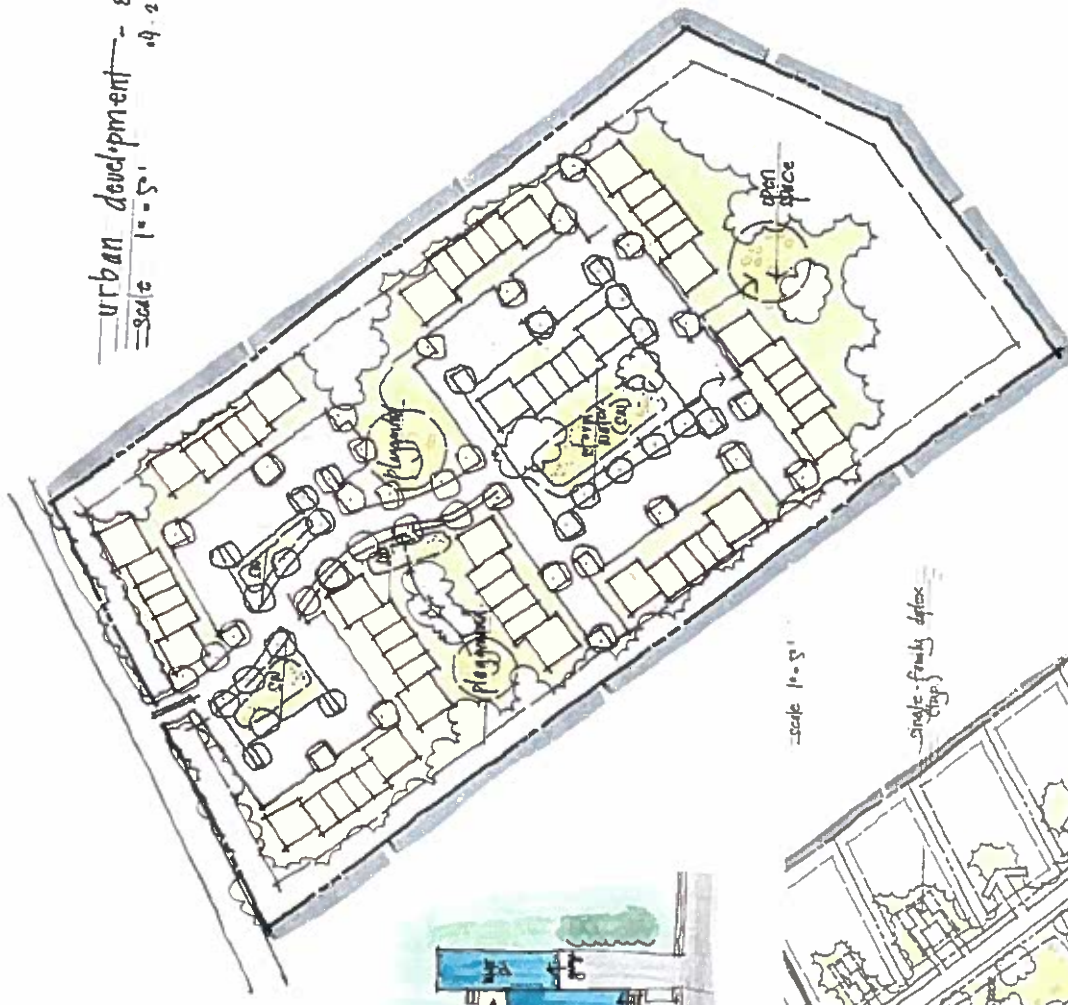
Purchase price of units for the Urban Site scenario

- Current zoning: \$529,500/unit
- With density bonus: \$267,375/unit
- The density bonus on this site gets us below the affordable threshold.

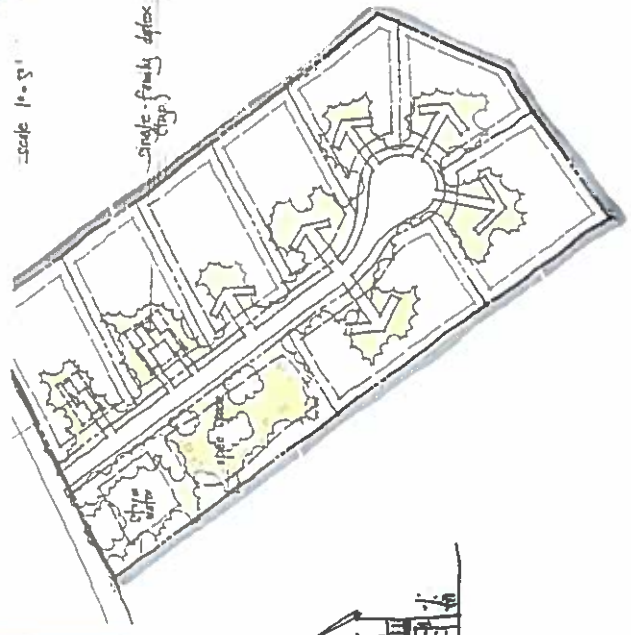
Duplex 1



Duplex 1



Duplex 2



single-family duplex



Duplex 2

Rural Site Developmental Costs

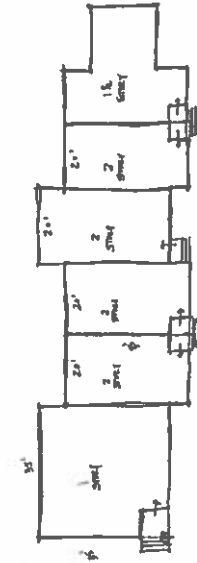
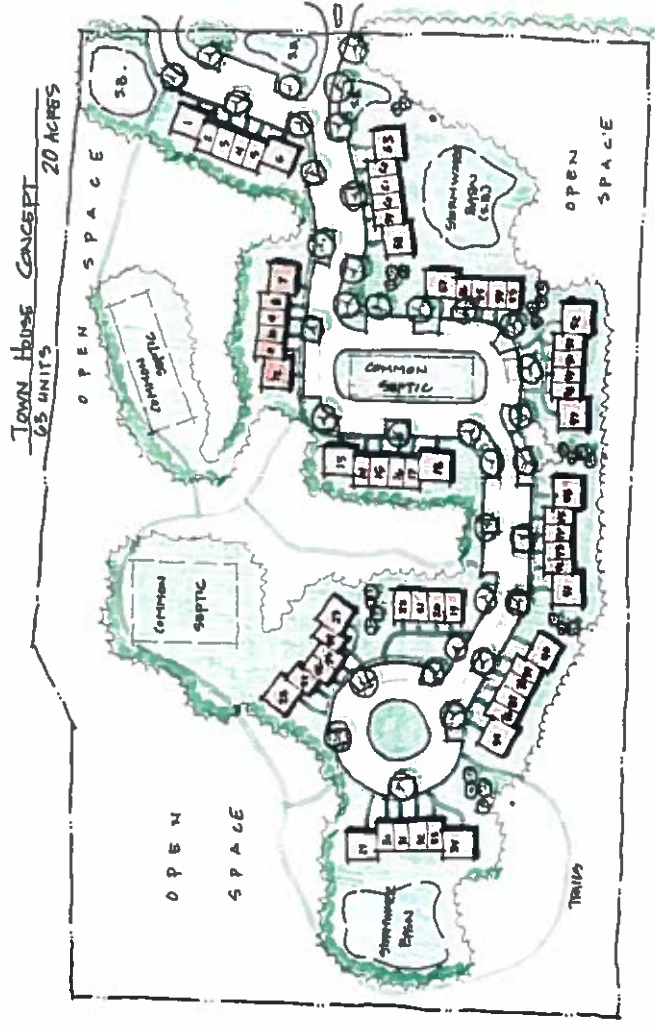
- 20 acres at a cost of \$35,000/acre
- Approximately 1000ft of new roadway
- Community well and septic system for the development
- Present zoning configuration:
 - 16 lots
 - 16 duplexes, 32 units @ 1,800sqft/each at a construction cost off \$160/sqft
 - Density Bonus:
 - 56 units at 1,500sf/unit at a construction cost of \$130/sqft
- Site work costs \$50,000/acre
- Soft costs, design and permitting fees calculated at 20% of total construction cost
- Loan interest rate 4.5%
- Developer fees 15%

Purchase price of units for the Rural Site scenario

- Under current zoning: \$540,000/unit purchase price
- With Density Bonus: \$370,000/unit purchase price
- These costs do not fall into the affordable range for the area. Either the density would have to increase to 94 units on this 20 acre site or the development cost would have to be subsidized with federal tax credits which equate to 9% of the capital stack. The units would also be rentals and not for sale units. Typically the sponsor of the development is a for profit developer or a not for profit housing authority that would own and manage the complex.



6-8 UNIT Townhouse.



Townhouse

Reveal Report

September 29, 2016

6:00pm - 8:00pm

After working all day, at around 5:00 pm, the designers began preparing to reveal their renderings of conceptual considerations to build workforce housing in Kennebunkport. The team was anxious and excited to obtain community feedback to the concepts offered. After hours of deliberation the design team concluded that it would potentially be most helpful to Kennebunkport to propose an "urban" and "rural" concept to the community. Their focus throughout the day had been in those two areas, and they were pleased with the results.

One design team developed an urban concept, the second a rural. The third team worked to develop a façade and structure consistent with the existing architecture and appearance of homes and buildings found with-in the community. Rather than large buildings that appeared tall, flat and linear, the group worked to match the conceptual new construction with the concept of the



Kennebunkport estate or mansion that would in fact hold several workforce housing units.

Design Concepts

The goal of the day's exercise was to design site development concepts that could successfully achieve the \$275,000 price point goal for affordable workforce housing. The design teams began with using the current zoning and single family housing as a base case and several iterations were performed by increasing the housing density, modifying the zoning, and implementing other changes in order to determine the total number of units on each parcel that would result in enough efficiencies to reach the \$275,000 price point.

Base Case

The base case assumed single family homes on 40,000sqft lots resulting in 8 lots on the urban parcel and 16 lots on the rural parcel. Using an average new construction cost of \$160/sqft and average size of 1,800sqft results in a per home construction cost of \$280,000. This does not include costs for purchase, installing new roads, landscaping and driveways, or new utilities. Therefore, it was quickly realized that the base case for single family homes cannot achieve the \$275,000 price point and typically are in the \$400,000 to \$550,000 range (And helps explain why affordable workforce housing is not present in Kennebunkport).

Multi-Unit Apartment Building Urban Case

Based on the site constraints and financial analysis, it was determined that up to 80



units would be required to be constructed on the urban parcel in order to meet the \$275,000 price point. The design concept included eight ten-unit buildings. It should be noted that the architectural group developed building plans and concepts that can still be aesthetically pleasing and fit in with the area context and character.

Multi-Unit Apartment Building Rural Case

Based on Site constraints, amount of wetlands, installation of private water and septic systems, and land for storm water management, it was determined that only 54 units of housing could feasibly be installed at the site for an estimated cost of \$350,000 to \$400,000 each, which is in exceedance of the \$275,000 target

Tax Credits and Other Subsidies

An alternative to increasing the density of units to achieve cost efficiencies is to seek tax credits and other subsidies to lower the per unit cost. Low Income Housing Tax Credits are the most common form of subsidy for workforce housing. The tax credits are



competitively allocated by Maine Housing for qualifying projects. Investors buy income tax credits in these properties creating cash equity for owners that reduces project development debt burden. In exchange, the owner agrees to rent a specific number of units to qualified tenants at specified rents, usually below-market. Two levels of tax credits are available: one at 9% of depreciable basis, competitively allocated; the other, at 4% of depreciable basis. Other common types of subsidies include donation of land, materials, and other services. Many experienced workforce housing developers are in the region that are familiar with this funding, including non-profit developers like Habitat for Humanity, Avesta Housing, the Caleb Group, and the Housing Partnership, to name a few.

Recommendations/ Next Steps

The Kennebunkport Charrette provided a process through which public and private stakeholders might become aware of the many possibilities for creating workforce housing within your Town. This charrette was intended to be a creative stimulus – a brain storming event – which yields both

practical design and redevelopment ideas. Stakeholders, including town officials, should take the most reasonable elements of this charrette and devise a comprehensive strategy for improving and creating the workforce housing within Kennebunkport. Specific recommendations/next steps include the following:

- A. It was clear from the charrette that many people from the community wanted more dialogue. Therefore it is important to continue the community dialogue on workforce housing. The WHC is more than happy to facilitate this dialogue at future town council/planning board meetings.
- B. Form an ad-hoc Workforce Housing committee that can champion workforce housing and take lead in implementing these recommendations
- C. People need to come first. Increasing density will allow more people to move into the center of town. The business will follow. The town needs to look at present planning and zoning regulations and make the necessary changes to allow for workforce housing to become a reality.

- i. Consider awarding density bonuses for construction of workforce housing (restrictive covenants will be required to ensure long-term affordability).
- ii. Develop and adopt a form-based code and streetscape design standards for the downtown to encourage workforce housing that will stay within the current character.

D. The Town should consider other incentives including shared parking opportunities in the downtown, tax abatements, mixed-use zoning, flexible zoning, and fee waivers all can help make the development of workforce housing more economically feasible.

E. Consider developing an affordable housing Tax Increment Financing (TIF). TIF directs the additional revenue that will be generated by new development in an area directly to that development, rather than back into the town's general revenue stream. It provides an excellent method of financing needed infrastructure improvements and can be used for direct subsidy for workforce housing.

F. Consider various ways to create a trust fund dedicated to financing the construction of workforce housing. This can range from the sale of excess Town property, dedicated funding stream, development fees from higher end developments, local employer contributions, or direct corporate or personal donations.

G. Consider tax acquired land/properties as subsidy for workforce housing



WORKFORCE HOUSING

What do you mean by workforce housing?

Workforce housing includes single-family homes, townhouses, condominiums and apartments that are affordable to low and moderate income households. To be affordable, monthly housing costs shouldn't demand more than 30% of gross household income. To close the widening gap between incomes and housing costs, some developers/owners utilize subsidy programs.

The Workforce Housing Coalition defines workforce housing as for-sale housing which is affordable to a four-person household earning no more than 100% of median area income or rental housing which is affordable to a three-person household earning no more than 60% of median area income.

A healthy and vibrant community with strong eco-systems is filled with all generations of the workforce. The faces of that workforce include empty nesters to young professionals and they are often nurses and doctors, teachers, and first responders. Insuring these members of community, who provide the benefits and services we associate with a desirable place to live and work, live and give to the community as their home, will insure they are able to engage and contribute in all the ways we need for healthy social, cultural, and economic systems.

Who needs workforce housing?

The Greater Seacoast of New Hampshire and Southern Maine is one of the least affordable regions in the country. Many people cannot afford to live in the communities in which they work, so they endure long commutes, which is harmful to the environment and limits time with family and at community and volunteer activities. Some people move away, leaving employers who are unable to hire and retain the workers needed to sustain and grow their businesses.

What does workforce housing look like?

Workforce housing is based on good design, minimal impact, small, mixed income developments distributed in a town. Developments in suburban settings are clustered to leave areas of open space. Compared to unplanned sprawl, such land use is much more efficient and attractive.

Workforce Housing coalition of the Greater Seacoast

With the support of our members and sponsors, the WHC tackles complex issues that contribute to the region's limited housing options.

We offer planners and developers advice and resources on how to meet the housing need. Through our annual design charrettes, we inspire dialogue and generate concept designs that include innovative ways to increase the local supply of workforce housing.

We envision an adequate supply of affordable, desirable housing throughout the greater seacoast region, that provides opportunities for area workers to put down roots, creating a more diverse community that benefits us all.

Since the Coalition's inception in 2001, we have helped nearly two dozen communities in the seacoast region of New Hampshire and southern Maine to improve their housing regulations. In turn, local developers have created over 350 new units of workforce housing.

The lack of an adequate and balanced supply of housing poses a significant threat to the region's economic health and future. Addressing this issue requires that a broad range of individuals, public officials, and organizations become engaged in efforts to change attitudes towards housing development.

Support the Workforce Housing Coalition of the Greater Seacoast and help to promote a friendlier climate for workforce housing development in the Greater Seacoast, for more information visit www.seacoastwhc.org

WHC Board of Directors

Kim Rogers, President
President
G.L. Rogers and Company Inc.

Thomas House, Vice President
Principal
T.H.A. Architects L.L.C.

Michael Castagna, Treasurer
Principal
Castagna Consulting Group

Justin Passay, Secretary
Associate
Donahue, Tucker & Ciandella

Sarah Hourihane
Project Manager
Lassel Architects

Ralph Pope
Sales Associate
Coldwell Banker Residential Brokerage

Gayle Sanders
Owner
Gayle Sanders Home Design L.L.C.

Cliff Sinnott
Executive Director
Rockingham Planning Commission

Amy Sharp
Vice President
Commercial Lending
TD Bank

WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —

McConnell Center, Suite 302A
Dover, New Hampshire 03820
www.seacoastwhc.org



REGIONAL ECONOMIC
DEVELOPMENT CENTER
WWW.REDC.COM 603.772.2655





Agenda Item Divider



**Town of Kennebunkport
Budget Board/Selectmen's Meeting
March 2, 2017
6 p.m. – Village Fire Station – 32 North Street**

Minutes of the Selectmen's Meeting of March 2, 2017

Selectmen attending: Patrick A. Briggs, Sheila Mathews-Bull, Allen A. Daggett, and Ed Hutchins

Selectman absent: Stuart E. Barwise

Others: Grace Adams, Ted Baker, Judy Barrett, Barbara Barwise, Dan Beard, Carol Cook, Michael Claus, Michael Davis, Doug Dicey, Tracey O'Roak, Werner Gilliam, David James, Kathryn Leffler, Jennifer Lord, Leo Martin, Allan Moir, Dawn Morse, Michelle Powell, Craig Sanford and Laurie Smith

1. Call to Order.

Vice-Chair Patrick Briggs called the meeting to order at 6:06 P.M.

Budget Board Chair Leo Martin called the Budget Board to order.

2. Joint meeting with Budget Board for fiscal year 2018 municipal budget presentation and discussion.

Town Manager Laurie Smith discussed the budget schedule. She explained the highlights of the fiscal year 2018 departments' operational budget.

Department heads presented their budgets.

3. Adjournment.

Mr. Martin adjourned the Budget Board meeting.

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

The meeting adjourned at 8:58 P.M.

Submitted by

Laurie A. Smith
Town Manager



Agenda Item Divider



5

mabels Lobster claw
3/9 meeting

This application has been reviewed and approved by the following Municipal Officials,
whose signatures are on file with the Town Clerk:

✓

Police Chief

✓

Fire Inspector

✓

Code Enforcement Officer

Tracy O'Roak Town Clerk

5

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: ☐ Yes ☐ No

PRESENT LICENSE EXPIRES 4-15-17

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ VINOUS ☒ SPIRITUOUS

INDICATE TYPE OF LICENSE:

- ☒ RESTAURANT (Class I,II,III,IV) ☐ RESTAURANT/LOUNGE (Class XI) ☐ CLASS A LOUNGE (Class X)
☐ HOTEL (Class I,II,III,IV) ☐ HOTEL NO FOOD (Class I-A)
☐ CLUB w/o Catering (Class V) ☐ CLUB with CATERING (Class I) ☐ GOLF COURSE (Class I,II,III,IV)
☐ TAVERN (Class IV) ☐ QUALIFIED CATERING ☐ OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>Mabels Inc</u>			Business Name (D/B/A) <u>Mabels Lobster Claw Rest.</u>		
APPLICANT(S) - (Sole Proprietor) <u>Robert Fischer</u>			Physical Location: <u>124 Ocean Avenue Kennebunkport ME</u>		
DOB: <u>Stephanie Fischer</u>			DOB:		
Address			City/Town State Zip Code <u>PO BOX 1956 04046</u>		
Mailing Address			Mailing Address <u>Kennebunkport ME - 04046</u>		
City/Town State Zip Code			City/Town State Zip Code <u>967-2562</u>		
Telephone Number Fax Number			Business Telephone Number Fax Number <u>1028952</u>		
Federal I.D. #			Seller Certificate #: or Sales Tax #:		
Email Address: Please Print			Website: <u>mabelslobster.com</u>		

If business is NEW or under new ownership, indicate starting date: N/A

Requested inspection date: N/A Business hours: N/A

1. If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: N/A

2. State amount of gross income from period of last license: ROOMS \$ 0 FOOD \$ 1.32m./100 LIQUOR \$ 360K

3. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you permit dancing or entertainment on the licensed premises? YES ☐ NO ☒

5. If manager is to be employed, give name: Daniel Parkinson

6. Business records are located at: 124 Ocean Ave Kennebunkport, Maine 04046

7. Is/are applicants(s) citizens of the United States? YES ☒ NO ☐

8. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐



Agenda Item Divider



6

This application has been reviewed and approved by the following Municipal Officials,
whose signatures are on file with the Town Clerk:

✓

Police Chief

✓

Fire Inspector

✓

Code Enforcement Officer

Tracy O'Roak, Town Clerk

Bandaloo
3/9 meeting

(6)

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: ☒ Yes ☐ No

PRESENT LICENSE EXPIRES 3-25-17

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☐ VINOUS ☒ SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|--|---|--|
| ☒ RESTAURANT (Class I,II,III,IV) | ☐ RESTAURANT/LOUNGE (Class XI) | ☐ CLASS A LOUNGE (Class X) |
| ☐ HOTEL (Class I,II,III,IV) | ☐ HOTEL, FOOD OPTIONAL (Class I-A) | ☐ BED & BREAKFAST (Class V) |
| ☐ CLUB w/o Catering (Class V) | ☐ CLUB with CATERING (Class I) | ☐ GOLF COURSE (Class I,II,III,IV) |
| ☐ TAVERN (Class IV) | ☐ QUALIFIED CATERING | ☐ OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>SBJC, LLC</u>		Business Name (D/B/A) <u>BANDALOOP</u>	
APPLICANT(S) -(Sole Proprietor) <u>W. SCOTT LEE</u>		DOB: <u>8/7/70</u>	
DOB:		City/Town <u>KENNEBUNKPORT</u>	State <u>MAINE</u>
Address		Zip Code <u>04046</u>	
City/Town		Mailing Address <u>5 OAK GROVE LANE</u>	
State		City/Town <u>KENNEBUNKPORT</u>	State <u>ME</u>
Zip Code		Zip Code <u>04046</u>	
Telephone Number	Fax Number <u>N/A</u>	Business Telephone Number <u>207 967 4994</u>	Fax Number <u>N/A</u>
Federal I.D. #		Seller Certificate #: or Sales Tax #: <u>1074962</u>	
Email Address: Please Print		Website: <u>www.bandaloop.biz</u>	

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: any Business hours: 5 PM - 11 PM

1. If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
2. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 500,000.00 LIQUOR \$ 200,000.00
3. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you permit dancing or entertainment on the licensed premises? YES ☐ NO ☐
5. If manager is to be employed, give name: SCOTT or BRIAN LEE
6. Business records are located at: 2 OCEAN AVE & 5 OAK GROVE LN KENNEBUNKPORT
7. Is/are applicant(s) citizens of the United States? YES ☒ NO ☐
8. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

APPLICATION

SPECIAL AMUSEMENT PERMIT FOR DANCING AND ENTERTAINMENT

Name of Applicant W. SCOTT LEE

Residence Address _____

Home Telephone Number _____

Name of Business SBJC, LLC dba BANNACLOP

Business Address 2 OCEAN AVE

Type of Business RESTAURANT

Business Telephone Number 207 967 4994

Nature of Special Amusement music, dancing

Has your liquor and or amusement license ever been denied or revoked?

Yes _____ No X

If yes, describe circumstances specifically. (Attach additional page if necessary)

1. Permit Fee: \$ 50.00 (payable to the Town of Kennebunkport)
2. By making application for this permit and signing this application form, I acknowledge that I am familiar with the rules and regulations governing this permit.

W. Scott Lee
applicant



Agenda Item Divider



8

Salt & Honey
3/9/17

This application has been reviewed and approved by the following Municipal Officials,
whose signatures are on file with the Town Clerk:



Police Chief



Fire Inspector



Code Enforcement Officer



Town Clerk

(8)

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
 10 WATER STREET, HALLOWELL, ME 04347
 TEL: (207) 624-7220 FAX: (207) 287-3434
 EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: ☐ Yes ☒ No

PRESENT LICENSE EXPIRES 3'31'2017

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ VINOUS ☒ SPIRITUOUS

INDICATE TYPE OF LICENSE:

☒ RESTAURANT (Class I,II,III,IV) ☐ RESTAURANT/LOUNGE (Class XI) ☐ CLASS A LOUNGE (Class X)

☐ HOTEL (Class I,II,III,IV) ☐ HOTEL NO FOOD (Class I-A)

☐ CLUB w/o Catering (Class V) ☐ CLUB with CATERING (Class I) ☐ GOLF COURSE (Class I,II,III,IV)

☐ TAVERN (Class IV) ☐ QUALIFIED CATERING ☐ OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>RL Restaurants LLC</u>		Business Name (D/B/A) <u>SALT and Honey</u>	
APPLICANT(S) - (Sole Proprietor) <u>Jackson Yordan</u> <u>Alison Riggieri</u>		Physical Location: <u>24 Ocean Ave</u>	
DOB: _____		City/Town State Zip Code <u>Kennebunkport, Me 04046</u>	
Address: <u>PO Box 1459</u>		Mailing Address <u>PO Box 1459</u>	
City/Town State Zip Code <u>Kennebunkport, Me 04046</u>		City/Town State Zip Code <u>Kennebunkport, Me 04046</u>	
Telephone Number _____ Fax Number _____		Business Telephone Number _____ Fax Number _____ <u>207-204-0195</u>	
Federal I.D. # _____		Seller Certificate #: <u>7773 / 1169914</u> or Sales Tax #:	
Email Address: Please Print _____		Website: <u>Thesalthandhoney.com</u>	

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

1. If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
2. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 396,414 LIQUOR \$ 123,000
3. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐
- If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you permit dancing or entertainment on the licensed premises? YES ☒ NO ☐

5. If manager is to be employed, give name: Jackson Yordan

6. Business records are located at: 29 High St Kennebunk, Me 04046

7. Is/are applicants(s) citizens of the United States? YES ☒ NO ☐

8. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐



Agenda Item Divider



9

This application has been reviewed and approved by the following Municipal Officials,
whose signatures are on file with the Town Clerk:

✓

Police Chief

✓

Fire Inspector

✓

Code Enforcement Officer

Tracy O'Leary Town Clerk

3/9 meeting
| Pier 71 Rest.



BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: ☐ Yes ☒ No

PRESENT LICENSE EXPIRES 05/04/2017

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ VINOUS ☒ SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|--|---|--|
| ☒ RESTAURANT (Class I,II,III,IV) | ☐ RESTAURANT/LOUNGE (Class XI) | ☐ CLASS A LOUNGE (Class X) |
| ☐ HOTEL (Class I,II,III,IV) | ☐ HOTEL, FOOD OPTIONAL (Class I-A) | ☐ BED & BREAKFAST (Class V) |
| ☐ CLUB w/o Catering (Class V) | ☐ CLUB with CATERING (Class I) | ☐ GOLF COURSE (Class I,II,III,IV) |
| ☐ TAVERN (Class IV) | ☐ QUALIFIED CATERING | ☐ OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: The Ramp Grill, LLC			Business Name (D/B/A) – Pier 77 Restaurant		
APPLICANT(S) –(Sole Proprietor)			DOB:		
			Physical Location: 77 Pier Rd		
			DOB:		
			City/Town Kennebunkport State Maine Zip Code 04046		
Address			Mailing Address – PO Box 487		
City/Town State Zip Code			City/Town Kennebunkport State Maine Zip Code 04046		
Telephone Number Fax Number			Business Telephone Number 603-967-8500 Fax Number – N/A (no fax)		
Federal I.D. .			Seller Certificate #: or Sales Tax #:1178042		
Email Address: info@pier77restaurant.com Please Print			Website: www.pier77restaurant.com		

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: Any Monday or Tuesday Business hours: Winter Hrs – Wed-Sun 11:30am-09:00pm until
 03/17/2017

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
- State amount of gross income from period of last license: ROOMS \$ ____ FOOD \$ 1,555,854 LIQUOR \$ 686,226
- Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If Yes, please complete the Corporate Information required for Business Entities who are licensees.

- Do you permit dancing or entertainment on the licensed premises? YES ☒ NO ☐
- If manager is to be employed, give name: _____ Owner Managed – Yalcin Kaya, Owner _____
- Business records are located at: Lee, NH 03861
- Is/are applicants(s) citizens of the United States? YES ☒ NO ☐
- Is/are applicant(s) residents of the State of Maine? YES ☒ (6 months/vr) NO ☐



Agenda Item Divider



(10)

Kennebunkport Inn
3/9/17

This application has been reviewed and approved by the following Municipal Officials,
whose signatures are on file with the Town Clerk:

✓

Police Chief

✓

Fire Inspector

✓

Code Enforcement Officer

Tracy O'Roak, Town Clerk

10

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
 10 WATER STREET, HALLOWELL, ME 04347
 TEL: (207) 624-7220 FAX: (207) 287-3434
 EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: ☐ Yes ☒ No

PRESENT LICENSE EXPIRES 3/15/17

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ VINOUS ☒ SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|---|--|--|
| ☐ RESTAURANT (Class I,II,III,IV) | ☐ RESTAURANT/LOUNGE (Class XI) | ☐ CLASS A LOUNGE (Class X) |
| ☐ HOTEL (Class I,II,III,IV) | ☒ HOTEL, FOOD OPTIONAL (Class I-A) | ☐ BED & BREAKFAST (Class V) |
| ☐ CLUB w/o Catering (Class V) | ☐ CLUB with CATERING (Class I) | ☐ GOLF COURSE (Class I,II,III,IV) |
| ☐ TAVERN (Class IV) | ☐ QUALIFIED CATERING | ☐ OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: Coastal Breezes INC		Business Name (D/B/A) The Kennebunkport Inn	
APPLICANT(S) –(Sole Proprietor) DOB:		Physical Location: 1 DOck Square	
DOB:		City/Town	State Zip Code
		Kennebunkport, ME 04046	
Address 2 Livewell Drive Suite #203		Mailing Address 2 Livewell Drive Suite #203	
City/Town	State Zip Code	City/Town	State Zip Code
Kennebunk, ME 04043		Kennebunk, ME 04043	
Telephone Number	Fax Number	Business Telephone Number	Fax Number
		207-967-2621	
Federal I.D. #		Seller Certificate #: or Sales Tax #: 1067587	
Email Address: Please Print		Website: www.kennebunkportinn.com	

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: 34
- State amount of gross income from period of last license: ROOMS \$ 1.2M FOOD \$ 550k LIQUOR \$ 200k
- Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If Yes, please complete the Corporate Information required for Business Entities who are licensees.

- Do you permit dancing or entertainment on the licensed premises? YES ☒ NO ☐

5. If manager is to be employed, give name: Morgan Campbell

6. Business records are located at: 2 Livewell Drive #203 Kennebunk, ME 04043

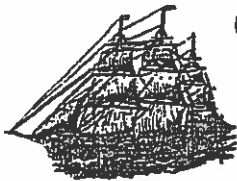
7. Is/are applicants(s) citizens of the United States? YES ☒ NO ☐

8. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐



Agenda Item Divider





(11)

TOWN OF KENNEBUNKPORT, MAINE
- INCORPORATED 1653 -
MAINE'S FINEST RESORT

APPLICATION

SPECIAL AMUSEMENT PERMIT FOR
DANCING AND ENTERTAINMENT

Name of Applicant Coastal Breezes Inc
Residence Address _____
Home Telephone Number _____
Name of Business The Kennebunkport Inn
Business Address 1 Dock Square Kennebunkport, ME 04043
Type of Business Hotel/Restaurant
Business Telephone Number 207 967-2621
Nature of Special Amusement Live Entertainment

Has your liquor and or amusement license ever been denied or revoked?
Yes _____ No X

If yes, describe circumstances specifically. (Attach additional page if necessary)

1. Permit Fee: \$ 50.00 (payable to the Town of Kennebunkport)
2. By making application for this permit and signing this application form, I acknowledge that I am familiar with the rules and regulations governing this permit.

Justin M. [Signature]
applicant



Agenda Item Divider



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MEMO

To: Board of Selectmen
Shellfish Committee
Laurie Smith
Everett Leach

From: Tracey O'Roak

Date: January 31, 2017

RE: Amendments to the Shellfish Conservation Ordinance

Attached for your review, please find proposed changes to the Shellfish Conservation Ordinance.

The first revision is in the first paragraph of Section 3. It clarifies that the Shellfish Warden may be part of the Shellfish Conservation Committee even if he is not a resident of Kennebunkport.

The next change can be found in Section 7. The second and third paragraphs add language at the request of the State Department of Marine Resources. It will ensure that any enforcement of illegal harvesting in conservation closed areas can be handled by local authorities.

Thank you for your consideration.

KENNEBUNKPORT SHELLFISH CONSERVATION ORDINANCE

1. **Authority:** This Ordinance is enacted in accordance with 12 M.R.S.A. §6671.
2. **Purpose:** To establish a shellfish conservation program for the Town of Kennebunkport that will insure the protection and optimum utilization of shellfish resources within its limits. These goals will be achieved by means that may include:
 - a. Licensing
 - b. Limiting the number of shellfish harvesters
 - c. Restricting the time and area where digging is permitted
 - d. Limiting the minimum size of clams taken
 - e. Limiting the amount of clams taken daily by a harvester
3. **Shellfish Conservation Committee:** The Shellfish Conservation Program for the Town of Kennebunkport will be administered by the Shellfish Conservation Committee consisting of a minimum of five (5) members and a maximum of seven (7) members, including the Shellfish Warden who may be a non-resident, to be appointed by the Selectmen of the Town of Kennebunkport for terms of three (3) years. No more than three (3) members shall possess current commercial shellfish licenses. The Shellfish Conservation Warden may not possess a Commercial Shellfish License.

The Committee's responsibilities include:

- a. Establishing annually in conjunction with the Department of Marine Resources the number of shellfish digging licenses to be issued.
- b. Surveying each clam-producing area at least once each three-years to establish size distribution and density, and annually estimating the status of the Town's shellfish conservation.
- c. Submitting to the Board of Selectmen proposals for the expenditures of funds for the purpose of shellfish conservation.
- d. Keeping this Ordinance under review and making recommendations for its amendments.
- e. Securing and maintaining records of shellfish harvest from the Town's managed shellfish areas and closed areas that are conditionally opened by the Department of Marine Resources.
- f. Recommending conservation closures and openings to the Board of Selectmen in conjunction with the Area Biologists of the Department of Marine Resources.
- g. Submitting an annual report to the municipality and the Department of Marine Resources covering the above topics and all other committee activities.

- h. Recommending daily harvest limits to the Board of Selectmen.

4. **Definitions**

- a. **Resident**: The term "resident" refers to a person who has been domiciled in this municipality for at least three months next prior to the time his claim of such residence is made.
- b. **Nonresident**: The term "nonresident" means anyone not qualified as a resident under this Ordinance.
- c. **Shellfish, Clams and Intertidal Shellfish Resources**: When used in the context of this Ordinance, the words "shellfish," "clams," and "intertidal shellfish resources" mean soft shell clams (*Mya arenaria*).
- d. **Municipality**: Refers to the Town of Kennebunkport, Maine.
- e. **Shellfish Conservation Warden**: When used in the context of this Ordinance, the words "Shellfish Warden" and "Clam Warden" mean Shellfish Conservation Warden.

5. **Licensing**: Municipal Shellfish Digging License is required. It is unlawful for any person to dig or take shellfish from the shores and flats of this municipality without having a current license issued by this municipality as provided by this Ordinance.

- a. **Designation, Scope and Qualifications**:
 - i. **Resident Recreational Shellfish License**: The license is available to residents and real estate taxpayers of this municipality and entitles the holder to dig and take no more than one peck of shellfish in any one day for the use of himself and his family.
 - ii. **Nonresident Recreational Shellfish License**: The license is available to any person not a resident of this municipality and entitles the holder to dig and take not more than one peck of shellfish in any one day for the use of himself and his family.
 - iii. **Resident Commercial Shellfish License**: The license is available to residents of this municipality and entitles the holder to dig and take no more than the amount of shellfish as recommended by the Shellfish Conservation Committee and approved by the Board of Selectmen in any one day, unassisted only. Commercial license holders must keep a daily log of clams harvested. This license shall be revoked if the license holder ceases to reside in the municipality.

- iv. Non-resident Commercial Shellfish License: The license is available to nonresidents of this municipality and entitles the holder to dig and take no more than the amount of shellfish as recommended by the Shellfish Conservation Committee and approved by the Board of Selectmen in any one day, unassisted only. Commercial license holders must keep a daily log of clams harvested.
 - v. Daily Recreational Shellfish License: The license is available to residents and non-residents of this municipality and entitles the holder to dig and take no more than one peck of shellfish in any one day for the use of himself and his family. The license is good only for the date stated on the license.
 - vi. License must be signed: The licensee must sign the license to make it valid.
- b. Application Procedure: Any person may apply to the Town Clerk for the licenses required by this Ordinance on forms provided by the municipality.
- i. Contents of Application: The application must be in the form of an affidavit and must contain the applicant's name, current address, birth date, height, weight, signature and whatever information the municipality may require.
 - ii. Misrepresentation: Any person who gives false information on a license application will cause said license to become invalid and void.
- c. Fees: The fees for the licenses shall be set by the Municipal Officers upon the approval of the Commissioner of the Department of Marine Resources and must accompany in full the application for the respective license. The Town Clerk shall pay all fees received to the Town Treasurer. Fees received for shellfish licensing shall be used by the Town for shellfish management, conservation and enforcement.
- d. Limitation of Diggers: Clam resources vary in density and size distribution from year to year and over the limited soft clam-producing area of the Town. It is essential that the Town carefully husband its shellfish resources. Following the annual review of the Town's clam resources, its size distribution, abundance, and the Warden's reports, as required by Section 3, the Shellfish Conservation Committee in consultation with the D.M.R. Area Biologist will determine whether limiting commercial or recreational shellfish licenses is an appropriate shellfish management option for the following year.
- i. Prior to January 1, the Committee shall report its findings and document recommendations for the allocation of commercial and recreational

licenses to be made available for the following license-year to the Commissioner of Marine Resources for concurrence.

- ii. After receiving approval of proposed license allocations from the Commissioner of Marine Resources and prior to January 1, the Shellfish Conservation Committee shall notify the Town Clerk in writing of the number and allocation of shellfish licenses to be issued.
- iii. Notice of the number of licenses to be issued and the procedure for application shall be published in a trade or industry publication, or in a newspaper or combination of newspapers with general circulation that the Municipal Officers consider effective in reaching persons affected, not less than ten (10) days prior to the period of issuance. This information shall also be posted in the municipal offices until the period concludes.
- iv. The Town Clerk shall issue licenses to residents and nonresidents as allocated (paragraph 5.D.1) from January 1 and until March 31 after which license shall be issued without regard to residency on a first come, first served basis or by lottery.
- e. License Expiration Date: Each license issued under authority of this Ordinance expires at midnight on the December 31st next following date of issuance. Each daily license issued under the authority of this Ordinance shall be valid only for the date stated on the license.
- f. Reciprocal Harvesting Privileges: Licenses from any other municipality cooperating with this municipality on a joint shellfish management program may harvest shellfish according to the terms of this license.
- g. License Fee Waiver: Recreational shellfish license fees will be waived for residents 65 years or older and 12 years or younger.
- h. A shellfish license is not available to anyone whose municipal or state shellfish license is under suspension or who has been convicted of violating Maine marine statutes or state wildlife statutes within a prior 24-month period or who has a valid commercial license in another Maine municipality.
- i. Suspension/Revocation: A shellfish license issued under this Ordinance is subject to suspension as follows:
 - i. In cases where a court enforcement proceeding is brought under this Ordinance or State law:
 - a. in the case of a first court judgment finding any violation, an automatic suspension of 60 days;

- b. in the case of a second court judgment finding any violation against the same licensee, an automatic revocation of the existing license, and the person found in violation is prohibited from re-applying for a license under this Ordinance for one year.
 - ii. In cases where the Shellfish Warden believes that a licensee has violated this Ordinance, he may give notice to the licensee of such belief. If, after providing the licensee with an opportunity to rebut any evidence he has, the Clam Warden concludes that a violation has occurred, he may issue a notice of suspension not to exceed 30 days.
 - a. A licensee who has received a notice of suspension may appeal to the Board of Selectmen by filing a written request with the Town Clerk within seven (7) days of the day the Clam Warden's decision is rendered. Upon filing the request, the suspension is stayed pending the Board's decision.
 - b. The Board of Selectmen shall hear the appeal as soon as practicable and shall provide the appellant with at least 7 days written notice of hearing. It shall hear all the evidence and decide whether to uphold or reverse the decision of the Clam Warden. The rules of evidence do not apply.
- 6. **Conservation Credits:** A licensed commercial shellfish harvester must obtain a total of ten (10) conservation credit points between January 1 and December 31 in order to remain eligible to obtain a license for the next licensing period.

Documented certification in any of the following activities results in granting of conservation credit as specified:

Participation in any one (1) of the following activities shall deem a harvester eligible to receive five conservation credit points per activity:

- a. Participation in a Kennebunkport Shellfish Conservation Committee sponsored shellfish re-seeding project.
- b. Participation in a Kennebunkport Shellfish Conservation Committee sponsored shellfish survey.

If the Kennebunkport Shellfish Conservation Committee does not sponsor both activity 6(a) and 6(b) above during a single calendar year then participation in the single activity sponsored shall be valued at ten (10) conservation credit points.

All records and conservation credit logs will be maintained by the shellfish warden and will be held in the shellfish warden's office.

Determination of conservation credit completion - By the first business day of January the shellfish warden shall compile documented conservation time of each individual harvester and forward a list of those harvesters determined to have satisfied the conservation credit requirement to the Town Clerk.

Harvesters included on the list submitted by the shellfish warden shall be eligible for a commercial license for the upcoming license year if a notice of intent has been filed by the deadline.

Harvesters will be notified of their status in terms of conservation credit completeness by the shellfish warden by December 1 for credits earned. A final status will be mailed by December 10.

Approved absence from conservation credit requirement - Harvesters who have not completed a full ten (10) points of conservation credit in a given license year are only eligible for a license if their absence from participation in conservation credit activities is approved by the shellfish warden or marine resource committee.

Approved absences may include an extended and documented illness, or an extended illness of an immediate family member that is under the immediate care of the harvester.

Requests for a determination of approved absence must be made in writing to the shellfish warden and must be submitted no later than December 15. The request shall include evidence to support an approval of absence determination.

If the absence is approved, the harvester will be required to make up the remaining conservation credit points during the next license year.

If the absence is not approved, the harvester will not be eligible to obtain a license.

Appeal procedure - A harvester may appeal any determination of eligibility made by the shellfish warden. Request for appeals must be made in writing to the Shellfish Conservation Committee by December 31. Appeals will be decided by the Shellfish Conservation Committee during its January meeting. Decisions shall be provided to the town clerk in writing no later than five (5) days after the meeting.

7. **Opening and Closing of Flats:** The Municipal Officers, upon the approval of the Commissioner of Marine Resources, may open and close areas for shellfish harvest. Upon recommendations of the Shellfish Conservation Committee and concurrence of the Department of Marine Resources Area Biologist that the status of shellfish resource and other factors bearing on sound management indicate that an area should be opened or closed, the Municipal Officers may call a public hearing, and shall send a copy of the notice to the Department of Marine Resources. The decision of the Municipal Officers made after the hearing shall be based on findings of fact.

It shall be unlawful for any person to harvest, take or possess shellfish from any areas closed by the Town of Kennebunkport in accordance with DMR Regulation, Chapter 7. Harvesting shellfish in a closed area is a violation of this municipality's ordinance and is punishable under MSRA Title 12 §6671.

Boundaries of conservation closures are explicitly defined in the conservation closure application submitted by the Town of Kennebunkport to DMR and are part of the resulting permit issued by DMR. These permits are posted at the town office and online: <http://www.maine.gov/dmr/shellfish-sanition-management/programs/municipal/ordinances/towninfo.html>.

8. **Minimum Legal Size of Soft Shell Clams:** It is unlawful for any person to possess soft shell clams within the Town of Kennebunkport, County of York, that are less than two (2) inches in the longest diameter except as provided by Subsection B of this section.

a. **Definitions:**

- i. **Lot:** The word "lot" as used in this Ordinance means the total number of soft shell clams in any bulk pile. Where soft shell clams are in a box, barrel, or other container, the contents of each box, barrel, or other container constitutes a separate lot.
- ii. **Possess:** For the Purpose of this section, "possess" means dig, take, harvest, transport, or hold soft shell clam shellstock.

- b. **Tolerance:** Any person may possess soft shell clams that are less than two (2) inches if they comprise less than 10% of any lot.

9. **Other Limitations:**

- a. The placement of clams harvested under this section in a closed container is prohibited.
- b. The harvesting of clams is permitted only during daylight hours which shall be defined as between one hour prior to sunrise and one hour past sunset.

10. **Penalty:** A person who violates this Ordinance shall be punished as provided by 12 M.R.S.A. §6671 (10).

11. **Effective Date:** This Ordinance, which has been approved by the Commissioner of Marine Resources, shall become effective after its adoption by the municipality provided a certified copy of the Ordinance is filed with the Commissioner within twenty (20) days of its adoption.

12. **Period of Ordinance:** This Ordinance shall remain in effect until repealed by the Municipality or rescinded by the Commissioner of the Department of Marine Resources.
13. **Separability:** If any section, subsection, sentence or part of this Ordinance is for any reason held to be invalid or unconstitutional, such decisions shall not affect the validity of the remaining portions of this Ordinance.
14. **Repeal:** Any ordinance regulating the harvesting or conservation of shellfish in the Town and any provisions of any other Town ordinance that is inconsistent with this Ordinance is hereby repealed.



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF MARINE RESOURCES
21 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0021

PATRICK C. KELIHER
COMMISSIONER

August 1, 2016

To Whom It May Concern,

The Department of Marine Resources (DMR) has become aware of an issue that may affect your municipal shellfish ordinance and your municipality's ability to enforce conservation closures. All municipal shellfish ordinances should include explicit language identifying conservation closures **and must also prohibit** harvest within these areas. The municipal shellfish ordinance should include the following, or similar statements:

It shall be unlawful for any person to harvest, take or possess shellfish from any areas closed by the town of NAME in accordance with DMR Regulation, Chapter 7. Harvesting shellfish in a closed area is a violation of this municipality's ordinance and is punishable under MSRA Title 12 §6671.

Boundaries of conservation closures are explicitly defined in the conservation closure application submitted by the town of NAME to DMR and are part of the resulting permit issued by DMR. These permits are posted at the town office and online:
<http://www.maine.gov/dmr/shellfish-sanitation-management/programs/municipal/ordinances/towninfo.html>

The term "shellfish" should be defined in the municipal shellfish ordinance as those species included in the municipal shellfish conservation program (e.g. "Shellfish" means soft shelled clams).

DMR understands that ordinance changes often require a town meeting to adopt and encourage towns to add this language into their municipal shellfish ordinances as soon as practically possible. This will ensure that any enforcement of illegal harvesting in conservation closed areas can be addressed by the local authorities.

If you have any questions, don't hesitate to contact your area biologist:

Peter Thayer (NH border to Boothbay) – 633-9539 or pete.thayer@maine.gov
Hannah Annis (Newcastle to Frenchmans Bay) – 949-4498 or hannah.annis@maine.gov
Heidi Leighton (Bar Harbor to Canadian border) – 434-5922 or heidi.leighton@maine.gov

Sincerely,

Kohl Kanwit
Director, Bureau of Public Health



Agenda Item Divider



TOWN OF KENNEBUNKPORT KEY LOCK BOX ORDINANCE

SECTION 1: TITLE.

This Ordinance shall be known as the Town of Kennebunkport Key Lock Box Ordinance (the "Ordinance").

SECTION 2: AUTHORITY.

This Ordinance is enacted in accordance with 30-A M.R.S.A 3001 *et. seq.*, as may be amended.

SECTION 3: PURPOSE.

The Town of Kennebunkport determines that the health, safety and welfare of residents and property owners of the Town are promoted by a requirement that certain properties shall have a key lock box installed on the exterior of the structure(s) or at the gated entrance to aid the Kennebunkport Fire Department (KPFD) and Kennebunkport Emergency Medical Services (KEMS) with gaining access to or within a structure when responding to calls for emergency service, and to aid access into or within a building that is secured or is unduly difficult to gain entry to due to being either unoccupied or the occupants being unable to respond.

SECTION 4: DEFINITIONS.

Fire Chief: the person duly appointed as the Fire Chief of the Town of Kennebunkport.

Structure(s): a habitable space with floor to ceiling height of over 7'-0".

Key Lock Box: a secured box or vault of a size and style approved by the Fire Chief or his/her designee, which contains key(s) for the exclusive use of the KPFD and KEMS to access the property and premises in an emergency.

SECTION 5: INSTALLATION REQUIRED.

New Structures: The following structures built after October 1, 2017 shall be equipped with a key lock box at or near the main entrance or such other location as required by the Fire Chief or his/her designee:

- Commercial and industrial structure; and
- All structures, including residential structures, protected by an automatic fire alarm system or automatic suppression system; and
- All properties having a security gate at the vehicular entrance to the property.

from time to time. Each violation of a separate provision of this Ordinance, and each day of violation, shall constitute separate offenses. In addition, if the Town is the prevailing party in an enforcement action, said person shall also be liable for all reasonable expenses incurred by the Town in the enforcement of this Ordinance, including, but not limited to, attorney's fees and costs. All civil penalties shall inure to the benefit of the Town of Kennebunkport.

SECTION 10: SEVERABILITY, AMENDMENTS AND ADOPTION.

Severability: The invalidity of any portion of this Ordinance shall not invalidate any other part thereof.

Amendments: This Ordinance may be amended from time to time in accordance with the provisions of 30-A M.R.S.A. §3002, as may be amended.

Adoption: This Ordinance was submitted to the voters of the Town of Kennebunkport and shall be effective upon its adoption by Town Meeting.

ADOPTED: June 2017



Agenda Item Divider



14

March 9, 2017

Conservation Commission

Terms: One, two, and three, such that 1/3 of the member's terms shall expire each year.

Members: Five or more

	<u>Term Expiration</u>
Vacancy	July 2019
Vacancy	July 2017
Vacancy	July 2018
Carol Laboissonniere, Chair	July 2019
Vacancy	July 2018

Committee Volunteers

Jenne James
Benjamin Senning
Joe Frank
Gillet "Jill" Page

Arlene McMurray

From: vtsgmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsgmailer@vt-s.net>
Sent: Friday, December 30, 2016 12:14 AM
To: Arlene McMurray
Subject: Form submission from:

Submitted on Friday, December 30, 2016 - 12:13am Submitted by anonymous user: ::ffff:72.224.225.239 Submitted values are:

Choose from the following: Conservation Commission

==Please provide the following information:==

Full Name: Jenne James

Email:

Residential Address:

Residential Phone:

Business Address:

Business Phone:

Mailing Address (if different):

Are you registered to vote in Kennebunkport? Yes Please list Membership in community organizations, dates involved, and activities performed:

Kennebunkport Conservation Trust: Board of Directors, Trail Committee, Harbor Committee, active volunteer since 2006.

Kennebunkport Fire Department: since 2008.

York County EMA County Animal Response Team: 2016

Do you have any skills, experience, or training you would like to mention?

Graphic design, web design, fine art, tree hugging What is your reason for wanting to serve on this board or committee? I'm interested in protecting our natural environment, and in connecting people to their mother earth for the health of the planet and of the life that evolved here. I would also like to learn more about specific threats and then get that information effectively to the public.

List the top 3 choices that you would like to serve on(1. 2. 3. in desired order)? Conservation Commission

The results of this submission may be viewed at:

<http://www.kennebunkportme.gov/node/2661/submission/1233>

Arlene McMurray

From: vtsdmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsdmailer@vt-s.net>
Sent: Thursday, January 12, 2017 8:48 PM
To: Arlene McMurray
Subject: Form submission from:

Submitted on Thursday, January 12, 2017 - 8:47pm Submitted by anonymous user: ::ffff:24.31.147.193 Submitted values are:

Choose from the following: Conservation Commission

==Please provide the following information:==

Full Name: Benjamin Senning

Email:

Residential Address:

Residential Phone:

Business Address:

Business Phone: 9783957175

Mailing Address (if different):

Are you registered to vote in Kennebunkport? Yes Please list Membership in community organizations, dates involved, and activities performed:

Do you have any skills, experience, or training you would like to mention? I am an active fly fisherman with a passion for protecting and preserving our environmental resources. I have run a successful fly fishing blog and have experience with basic website development and multiple social media platforms. I manage a New England sales territory in my professional life and am comfortable researching and preparing reports, public speaking, and outreach.

What is your reason for wanting to serve on this board or committee? My father grew up in Cape Porpoise and my Grandfather still resides there. I immensely enjoyed spending summers in town while growing up and I would like to see the environmental resources preserved and protected for our future children and family. My wife and I have adopted sustainable land care practices and I hope to use our experiences to help others.

List the top 3 choices that you would like to serve on(1. 2. 3. in desired order)? 1. Conservation Commission

The results of this submission may be viewed at:

<http://www.kennebunkportme.gov/node/2661/submission/1403>

==Please provide the following information:==

Full Name: Joe Frank

Email: info@hugoboss.com

Residential Add

Residential Phone:

Business Address:

Business Phone:

Mailing Address

Beach Advisory Committee (Goose Rocks): 2015-present; facilitate relationship between board of

Computer skills: comfortable with social networks (Facebook, etc.); have some experience with website development;

What is your reason for wanting to serve on this board or committee? I value the environment and would like to

<http://www.kennebunkportme.gov/node/2661/>

TOWN OF KENNEBUNKPORT

Application for Boards, Committees & Commissions

To the Town Manager:

I hereby request to be considered for membership to the following board(s) and/or committee(s): (If more than one, please indicate your preference: 1,2,3...)

- | | |
|--|---|
| ☐ Administrative Code Committee | ☐ Parsons Way |
| ☐ Board of Assessment Review | ☐ Planning Board |
| ☐ Budget Board | ☐ Recreation Committee |
| ☐ Cape Porpoise Pier Advisory Committee | ☐ Road Book Committee |
| ☐ Cemetery Committee | ☐ Sewer Advisory Committee |
| ☒ Conservation Commission | ☐ Shade Tree Committee |
| ☐ Government Wharf Committee | ☐ Shellfish Advisory Committee |
| ☐ Growth Planning Committee | ☐ Sidewalk Committee |
| ☐ Investment Committee | ☐ Solid Waste Committee |
| ☐ Kennebunk River Committee | ☐ Zoning Board of Appeals |
| ☐ Lighting Committee | |

Gillet T. Page
Signature of Applicant

Jan 2, 2017
Date

Preliminary Information

Name (Print): MRS. GILLET PAGE "Jill"

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Mailing Address: _____

(if different) _____

E-mail Address: _____

Membership in community organizations:

Organization	Dates	Activities
<u>Southern Maine Heath Care Auxiliary</u>	<u>1976-2017</u>	<u>Lifetime member, former President</u>
<u>South Congregational Church Kipport</u>	<u>1970-present</u>	<u>Clerk + now chair of Music Committee</u>
<u>Brick store museum Kipport Historical Society</u>	<u>1970- "</u>	<u>Have been Trustees on both boards in past art teacher</u>
<u>S.A.O.#71 Mast Cove Gallery</u>	<u>1980- "</u>	<u>I exhibit there and in Boston, mostly Sculptures.</u>

Do you have any skills, experience, or training you would like to mention?

I've been a full time Art Teacher in South Portland from 1985-1990
and a Docent at the Portland Museum of Art, so, I can organize
materials for discussion and write fairly well.

What is your reason for wanting to serve on this board or committee?

Conservation is a big subject and to tackle a part of it for
the benefit of our wonderful town appeals to me. I'm no
expert, but, would like to help on this Committee.

Are you registered to vote in Kennebunkport? Please check one: ☒ Yes ☐ No

Please return the completed application to: Town Manager, 6 Elm St., P.O. Box 566,
Kennebunkport, ME 04046. You will be contacted upon receipt.



Agenda Item Divider



15

March 9, 2017

Ad Hoc Senior Advisory Committee

Terms: January 12, 2017, for one year expiring on January 31, 2018, or sooner, whenever their tasks are completed.

Members: Five, but not more than seven.

	<u>Term Expiration</u>
Vacancy	January 31, 2018
Vacancy	January 31, 2018
Vacancy	January 31, 2018
Vacancy	January 31, 2018
Vacancy	January 31, 2018

Committee Volunteers

Dennis R. Thayer
Mary Loreta McDonnell
Dean Auriemma
William J. Leffler, II
Susan D. Gesing
Susan Boak

Ad-Hoc Senior Advisory Committee

- I. Purpose: The Senior Advisory Committee is an ad-hoc committee of the Board of Selectmen, established on January 12, 2017 for a one year period. The committee will expire January 31, 2018 or when their tasks have been completed, whichever is sooner.

The committee is charged with assisting the Board of Selectmen with the development of a vision and plan for:

1. How the needs of the Kennebunkport senior citizens can be met.
2. What role the Town should have in offering and/ or facilitating the delivery of services.
3. Offering recommendations for consideration by the Board of Selectmen including developing a list of programs, services and facilities that could be offered or enhanced and identify how those could be funded and implemented.
4. Identifying a list of current and future needs of senior citizens and how the Town should be prepared to respond to those needs.

II. Appointment:

- a. The Board of Selectmen shall make appointments to this advisory committee.
- b. The committee may consist of at least 5 members, but not more than 7 members.
- c. Committee members shall be residents of the Town of Kennebunkport.

III. Organization:

- a. The Board of Selectmen shall appoint the Chair of the committee.
- b. The chair shall call the meetings to order and set the agenda for each meeting.
- c. The secretary shall record the minutes and actions at each meeting.
- d. Meetings shall be posted via the methods normally used by the Town.

Arlene McMurray

From: vtsdmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsdmailer@vt-s.net>
Sent: Wednesday, February 01, 2017 11:52 AM
To: Arlene McMurray
Subject: Form submission from:

Submitted on Wednesday, February 1, 2017 - 11:51am Submitted by anonymous user: ::ffff:74.75.247.208 Submitted values are:

Choose from the following:

==Please provide the following information:==

Full Name: Dennis R. Thayer

Email:

Residential Address:

Residential Phone:

Business Address: N/A

Business Phone: N/A

Mailing Address (if different): N/A

Are you registered to vote in Kennebunkport?

Please list Membership in community organizations, dates involved, and activities performed: Member Arundel Masonic Lodge. Life-time member Maine Water Environment Asso. Life-time member New England Water Environment.

Life-member Water Environment. Member Cape Arundel Golf Course.

Do you have any skills, experience, or training you would like to mention?

42-years working with public as a utility superintendent. 25-years Wells Rotary member, director, and president. 30-years Wells Chamber of Commerce member, director, and president. Maine Water Environment Asso. member and on the Legislative Action Committee.

What is your reason for wanting to serve on this board or committee? As a newly retired person, I feel that I time to help the Ad Hoc Senior Committee.

Certainly having worked in this area for 42-years offers me a unique prospective in elder issues and concerns.

List the top 3 choices that you would like to serve on(1. 2. 3. in desired order)? Ad Hoc Senior Committee.

The results of this submission may be viewed at:

<http://www.kennebunkportme.gov/node/2661/submission/1933>

Arlene McMurray

From: vtsgmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsgmailer@vt-s.net>
Sent: Friday, January 27, 2017 3:36 PM
To: Arlene McMurray
Subject: Form submission from:

Submitted on Friday, January 27, 2017 - 3:35pm Submitted by anonymous user: ::ffff:72.224.233.173 Submitted values are:

Choose from the following: Ad Hoc Senior Advisory Committee

==Please provide the following information:==

Full Name: Mary LORETA McDonnell

Email: .

Residential Address:

Residential Phone:

Business Address: NA

Business Phone: NA

Mailing Address (if different):

Are you registered to vote in Kennebunkport? Yes Please list Membership in community organizations, dates involved, and activities performed:

Atlantic Hall Board member 2017- present Community Gardener Frinklepod Farm 2016- present Boy Scout Troop 304 Committee member 2014- present

Do you have any skills, experience, or training you would like to mention?

Registered Nurse with an interest in Elder Care

Committee Chair for a Hebron, Ct 10 member Ad Hoc group exploring Bifurcation of School and municipal budget 2010-2011 What is your reason for wanting to serve on this board or committee? I am interested in contributing in a positive way to our community through local government. My professional experience is in healthcare. I recognize the many benefits of Elders remaining in home with support. I like the short term nature of an Ad Hoc Committee. List the top 3 choices that you would like to serve on(1. 2. 3. in desired order)?

The results of this submission may be viewed at:

<http://www.kennebunkportme.gov/node/2661/submission/1753>

TOWN OF KENNEBUNKPORT
Application for Boards, Committees & Commissions

To the Town Manager:

I hereby request to be considered for membership to the following board(s) and/or committee(s): (If more than one, please indicate your preference: 1,2,3...)

- | | |
|--|---|
| ☐ Administrative Code Committee | ☐ Parsons Way |
| ☒ Ad Hoc Senior Advisory Committee | ☐ Planning Board |
| ☐ Board of Assessment Review | ☐ Recreation Committee |
| ☐ Budget Board | ☐ Road Book Committee |
| ☐ Cape Porpoise Pier Advisory Committee | ☐ Sewer Advisory Committee |
| ☐ Cemetery Committee | ☐ Shade Tree Committee |
| ☐ Conservation Commission | ☐ Shellfish Advisory Committee |
| ☐ Government Wharf Committee | ☐ Sidewalk Committee |
| ☐ Growth Planning Committee | ☐ Solid Waste Committee |
| ☐ Kennebunk River Committee | ☐ Zoning Board of Appeals |
| ☐ Lighting Committee | |

Signature of Applicant

Date

Preliminary Information

Name (Print):

Dean Auricemma

Residence Address:

Phone:

Business Address:

Phone:

Mailing Address:

(if different)

E-mail Address:

Membership in community organizations:

Organization

Dates

Activities

KEMS

2013 - NOW

EMS LT.

KPFD

2014 - NOW

FP

KFR

2014 - NOW

FP / EMT

Do you have any skills, experience, or training you would like to mention?

I can offer perspective and possible
proactive and reactive. FF/EMS needs

What is your reason for wanting to serve on this board or committee?

Help with preventative measures in
our community

Are you registered to vote in Kennebunkport? Please check one: ☒ Yes ☐ No

Please return the completed application to: Town Manager, 6 Elm St., P.O. Box 566,
Kennebunkport, ME 04046. You will be contacted upon receipt.

TOWN OF KENNEBUNKPORT
Application for Boards, Committees & Commissions

To the Town Manager:

I hereby request to be considered for membership to the following board(s) and/or committee(s): (If more than one, please indicate your preference: 1,2,3...)

- | | |
|--|---|
| ☐ Administrative Code Committee | ☐ Parsons Way |
| ☒ Ad Hoc Senior Advisory Committee | ☐ Planning Board |
| ☐ Board of Assessment Review | ☐ Recreation Committee |
| ☐ Budget Board | ☐ Road Book Committee |
| ☐ Cape Porpoise Pier Advisory Committee | ☐ Sewer Advisory Committee |
| ☐ Cemetery Committee | ☐ Shade Tree Committee |
| ☐ Conservation Commission | ☐ Shellfish Advisory Committee |
| ☐ Government Wharf Committee | ☐ Sidewalk Committee |
| ☐ Growth Planning Committee | ☐ Solid Waste Committee |
| ☐ Kennebunk River Committee | ☐ Zoning Board of Appeals |
| ☐ Lighting Committee | |

William J. Leftler Jr.
Signature of Applicant

2/25/17
Date

Preliminary Information

Name (Print): WILLIAM J LEFTLER JR

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Mailing Address: _____

(if different) _____

E-mail Address: WJL@KENNEBUNKPORT.ME

Membership in community organizations:

Organization	Dates	Activities
<u>PORTSIDE ROTARY</u>	<u>1995-2017</u>	<u>MANY</u>
<u>NO PLACE LIKE HOME 2015-</u>		<u>BOARD</u>
<u>MEALS ON WHEELS 2002-</u>		<u>DRIVER</u>

Do you have any skills, experience, or training you would like to mention?

ON NPHB Bd

What is your reason for wanting to serve on this board or committee?

INTEREST IN SEEING WHAT
MIBDS ARE & CAN BE DONE

Are you registered to vote in Kennebunkport? Please check one: ☒ Yes ☐ No

Please return the completed application to: Town Manager, 6 Elm St., P.O. Box 566,
Kennebunkport, ME 04046. You will be contacted upon receipt.

Arlene McMurray

From: vtsgmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsgmailer@vt-s.net>
Sent: Sunday, March 05, 2017 2:46 PM
To: Arlene McMurray
Subject: Form submission from: Application for Boards, Committees & Commissions

Submitted on Sunday, March 5, 2017 - 2:46pm Submitted by anonymous user: ::ffff:73.182.69.155 Submitted values are:

Choose from the following: Ad Hoc Senior Advisory Committee

==Please provide the following information:==

Full Name: Susan D. Gesing

Email:

Residential Address:

04046

Residential Phone:

Business Address:

Business Phone:

Mailing Address (if different):

Are you registered to vote in Kennebunkport? Yes Please list Membership in community organizations, dates involved, and activities performed:

Member and board member of Kennebunk Portside Rotary for 23 years, Past president and Membership Director, current Public Relations Director.

Volunteer service over those years in various aspects of community service including services to elderly residents. Currently responsible for all PR activities including writing all press releases.

OLLI Advisory Board (senior college) - see below 2012 - Present. Plan and provide educational courses and programs for a membership of 1600 Maine seniors with an average age of 65-70 Do you have any skills, experience, or training you would like to mention?

Skills in writing, strategic planning, Internet research, group facilitation and team leadership. Good communication, interpersonal and analytical skillstraining

Served two years (2014-2016) as Chair of Advisory Board for OLLI, the Osher Lifelong Learning Institute (senior college) at USM, Portland. Serving sixth year on the board.

Taught a course on the 2016 Election at OLLI Fall 2016

MEd Cambridge College with focus on counseling and training

Served on the Visioning/Strategic planning committee of Rotary District 7780 (Maine and NH). Conducted visioning and strategic planning workshops for Rotary clubs and Rotary leaders in the district.

What is your reason for wanting to serve on this board or committee? Concern for and interest in senior issues. To assist in helping our seniors live safe and healthy lives in our community and most often in their homes.

Arlene McMurray

From: vtsdmailer@vt-s.net on behalf of Town of Kennebunkport, ME <vtsdmailer@vt-s.net>
Sent: Saturday, March 04, 2017 9:08 AM
To: Arlene McMurray
Subject: Form submission from:

Submitted on Saturday, March 4, 2017 - 9:07am Submitted by anonymous user: ::ffff:72.224.233.251 Submitted values are:

Choose from the following: Ad Hoc Senior Advisory Committee

==Please provide the following information:==

Full Name: Susan Boak
Email: susan@theboaks.com
Residential Address:
Residential Phone: `
Business Address:
Business Phone:
Mailing Address (if different):

Are you registered to vote in Kennebunkport? Yes Please list Membership in community organizations, dates involved, and activities performed:

MSK prison ministry 2012-present

FISH driver, 1976-77, MA; starting in ME present Newcomers Directory Editor 5 years, ending 2017

Do you have any skills, experience, or training you would like to mention?

See above

What is your reason for wanting to serve on this board or committee? General knowledge and ability to bring focus.

List the top 3 choices that you would like to serve on(1. 2. 3. in desired order)? 1. Senior Advisory Committee

The results of this submission may be viewed at:

<http://www.kennebunkportme.gov/node/2661/submission/2683>



Agenda Item Divider



16

February 21, 2017

Selectmen
Town of Kennebunkport

Dear Selectmen:

The BAC at its last meeting recommended a seasonal reduction of speed to 20 MPH in the section of New Biddeford Road that currently has a 25 MPH speed limit. Unfortunately, I have a prior commitment on February 23rd that precludes me from attending your meeting.

Over the years there have been complaints of excessive speed on New Biddeford Road and despite police checks of the average speed limit in the 25 MPH area, the complaints have continued. The issue is complicated because of the parking that is permitted in accordance with the Beach Use Ordinance.

A number of years ago the Town petitioned the State to permit a seasonal reduction of the speed limit on Kings Highway for safety reasons due to the narrowness of the road and the number of bike riders and pedestrians. The same argument applies to the 25 MPH area of New Biddeford Road. There are houses on both sides of the road and the parking narrows the roadway for two vehicles to travel in opposite directions. People parking on New Biddeford Road are often unloading beach chairs and other equipment as well as discharging passengers, including children, to walk to the beach.

Reducing the speed limit to 20 MPH on a portion of New Biddeford Road will be consistent with the 20 MPH speed limit on Kings Highway. On behalf of the BAC, I encourage you to endorse this request and to petition the State to reduce the speed limit in the area of New Biddeford Road closest to Kings Highway. This seasonal reduction of the speed limit will provide some consistency in the speed limit in the areas where parking impacts both pedestrian and vehicular safety. While the BAC did not discuss Dyke Road, there is an argument that the area on Dyke Road where parking is permitted has the same safety issues, especially where the useable road area narrows in front of the General Store.

Very truly yours,



Richard J. Driver

Chair, Beach Advisory Committee



Agenda Item Divider



17

Kennebunkport Public Health

February 28, 2017

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous donation of \$150 from
United Way of York County Keep Maine Warm
Program. This gift is to be dedicated to the
Kennebunkport Emergency Fuel Program.

Judy Barrett
Alison Kenneway

*Pg 2 - U.W. agreement note
JS*



UNITED WAY OF YORK COUNTY
36 WATER STREET
P.O. BOX 727
KENNEBUNK, ME 04043
(207) 985-3359



51-7218/2211

2/23/17

14448

PAY TO THE ORDER OF Town of Kennebunkport

\$ **150.00

One Hundred Fifty and 00/100*****

Town of Kennebunkport
101A Main Street
Kennebunkport, ME 04046

Barbara Kenneway
Two Signatures Required for Amounts in Excess of \$2500.00

AUTHORIZED SIGNATURE

MEMO Fuel/Heating Assistance

0014448 1221172186 0013001065

Security features. Details on back.

United Way of York County



36 Water St • PO Box 727 • Kennebunk, ME 04043 • (207) 985-3359 tel • (207) 985-3564 fax • www.buildcommunity.org

February 23, 2017

Judy Barrett
Public Health Nurse
Town of Kennebunkport
101A Main St.
Kennebunkport, ME 04046

Dear Ms. Barrett,

Earlier this year many foundations, businesses and individual donors once again contributed generously to a statewide Keep Maine Warm Fund. As in past years, United Way of York County has received a portion of this statewide funding for distribution across York County. We are pleased to be able to send this contribution to you in order to ensure that vulnerable residents in your town are staying warm and safe.

Enclosed please find a check in the amount of \$150. We ask that most or all of these funds be used to support non-LIHEAP (Low Income Home Energy Assistance Program) eligible residents who have significant needs, but may not have qualified for this type of support.

In past years you have been asked to complete and sign a Letter of Intent, and return it to us at UWYC. This year we were able to sign on your behalf. Below I have copied part of the LOI regarding the use of funds. This reinforces your commitment to use these funds for heating assistance only.

"The undersigned, as a recipient of funds distributed under Keep ME Warm, agrees that it will use all the funds it receives to provide emergency heating assistance, including fuel and/or emergency furnace repairs, to households in need of such assistance. Any other use of funds is prohibited...."

In the event that you are unable to distribute all of the enclosed funds for heating assistance this season, we encourage you to roll them over into next year's heating assistance efforts. As long as you are able to do so you do not need to return unused funds to us.

If you have any questions, please do not hesitate to contact me at lkline@buildcommunity.org or at 985-3359.

Thank you for providing assistance to our friends and neighbors when they need it most.

Sincerely,

Lora

Lora L. Kline
Community Impact Director for Children and Families

KENNEBUNKPORT PUBLIC HEALTH

February 28, 2017

ATT: Mary Jane Grant,

Please deposit this generous donation of \$150 from United Way
Keep Maine Warm Program into the Kennebunkport Fuel
Assistance program, account#29-08-01-50.

Thanks!

Judy Barrett
Alison Kenneway



UNITED WAY OF YORK COUNTY
36 WATER STREET
P.O. BOX 727
KENNEBUNK, ME 04043
(207) 985-3359



51-7218/2211

2/23/17

14448

PAY TO THE ORDER OF Town of Kennebunkport

\$ **150.00

One Hundred Fifty and 00/100*****

Town of Kennebunkport
101A Main Street
Kennebunkport, ME 04046

Two Signatures Required for Amounts in Excess of \$2500.00

DOLLARS

MEMO Fuel/Heating Assistance

AUTHORIZED SIGNATURE

⑈014448⑈ ⑆221172186⑆ 0013001065⑈



Agenda Item Divider



516
5/27/14
TZ

INGRID K MICHAELIS
41 ATHERTON LN
AMHERST, NH 03031

2/26/17 Date

Pay to the Order of Town of Kennebunkport Conservation Com \$ 50.00

Payable
Safe
Deposits
Dollars

Fifty and 00/100



America's Most Convenient Bank®

For Memory of Elizabeth Loom

Ingrid K. Michaelis

(18)
Conservation Commission.
Kennebunkport, ME

This small donation is given to honor
the memory of Elizabeth "Pixie"
Loom - a good friend for many years.
Pixie was a truly gifted & caring
woman who worked hard for the cause
she believed in.
She was an inspiration to us all
& someone who will be missed by
so many.

Most sincerely -

Ingrid & Martin
Michaelis

41 Atherton Lane
Amherst, NH 03031

Michaelis
41 Atherton Lane
Amherst NH 03031-3066

forever / USA

Town of Kennebunkport
Conservation Commission
P.O. Box 566 - 6 Elm St
Kennebunkport, ME
04046



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

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

Date: March 1, 2017

Re: Abatement – Tracy Ramsey

We have received an abatement request from Tracy Ramsey. Ms. Ramsey is requesting an abatement of \$979,000, the basis of this request comes because the property use changed from a single-family dwelling to a condominium, and she feels that the previous value should have been divided in half.

This property is unique, previously, the property was assessed as one parcel with 2 buildings on it. As one lot of record, the land assessment was based on the total square footage of the parcel. For the 2017 tax year, the property use changed to a condominium; as each unit holds an interest in the land, and can be sold separately, a building lot value is assessed.

For your information, we have enclosed Ms. Ramsey's application, along with our response and the property cards for the other parcels she compared her parcel to, along Kings Highway. As you will see the methodology used for the land values are the same for all parcels.

It is our recommendation that the abatement request be denied at your March 9, 2017 meeting.

**Town of Kennebunkport
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 A. Smith, Tax Collector that an abatement of property taxes has been denied as follows:

Date: March 9, 2017

Type of Tax: Real Estate

Tax Year: April 1, 2016

Amount Abated: Denied

Taxpayer: Tracy Ramsey
53 Beatrice Circle
Belmont, MA 02478

Location: 207 Kings Highway Unit 1

MBL: 34-1-20A

Date: March 9, 2017

Stuart Barwise

Patrick A. Briggs

Allen A. Daggett

Edward W. Hutchins

Sheila Matthews-Bull

Board of Assessors/Selectmen

Rec'd 1/27/17

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

1. NAME OF APPLICANT: Tracy Ramsey
2. ADDRESS OF APPLICANT: 53 Beatrice Circle Belmont MA 02478
3. TELEPHONE NUMBER: 617-817-26
4. STREET ADDRESS OF PROPERTY: _____
5. MAP/BLOCK/LOT: 034-001-020A
6. ASSESSED VALUATION:
- | | | |
|-----|-----------|--------------|
| (a) | LAND: | \$ 1,389,100 |
| (b) | BUILDING: | \$ 144,200 |
| (c) | TOTAL: | \$ 1,533,300 |
7. OWNER'S OPINION OF CURRENT VALUE:
- | | | |
|-----|-----------|------------|
| (a) | LAND: | \$ 800,000 |
| (b) | BUILDING: | \$ 179,000 |
| (c) | TOTAL: | \$ 979,000 |
8. ABATEMENT REQUESTED (VALUATION AMOUNT): 979,000
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: 2016
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: NO

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.

Please See Attached

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

1/26/17
Date

Tracy Ramsey
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."



TOWN OF KENNEBUNKPORT
P.O. BOX 588
Kennebunkport, Maine 04046
(207) 967-4243

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

488653 088 01 002413 001
 RAMSEY TRACY A
 53 BEATRICE CIRCLE
 BELMONT MA 02478

#137
 8/31/14

2017 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	\$1,389,100.00
BUILDING VALUE	\$144,200.00
TOTAL LAND & BLDG	\$1,533,300.00
FURNITURE & FIXTURES	\$0.00
MACHINERY & EQUIPMENT	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$1,533,300.00
TOTAL TAX	\$12,895.72
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$12,895.72

MAP/LOT: 034-001-020A
 LOCATION: 207 KINGS HIGHWAY 1
 ACREAGE: 0.00
 ACCOUNT: 027287 RE

MIL RATE: 8.28
 BOOK/PAGE: B17091P587

FIRST HALF DUE: \$6,347.86
 SECOND HALF DUE: \$6,347.86

TAXPAYER'S NOTICE

Notice is hereby given that your county, school and municipal tax is due for the fiscal year July 1, 2016 through June 30, 2017, and is payable in 2 installments on 09/12/2016 and 03/10/2017. This bill is for the current fiscal year only and does not include past due amounts.

Interest will be charged at the rate of 7% per annum on each installment outstanding as of 09/13/2016 and 03/11/2017.

per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st each year. For this tax bill, that date is April 1, 2016. If you have sold your real estate since April 1, 2016, please forward this bill to the new property owner.

If your taxes are paid by your mortgage holder, please forward them a copy of this bill.

After eight months and no later than one year from the date of commitment, which was July 28, 2016, a lien will be placed on all property for which taxes remain unpaid.

INFORMATION

State Statute requires that municipalities inform taxpayers that State Aid for the fiscal year July 1, 2016 through June 30, 2017, has reduced local property taxes by 0.54%.

As of July 28, 2016, the Town of Kennebunkport has outstanding bonded indebtedness in the amount of \$306,000.

For information regarding changes and valuation please contact the Assessor's Office at (207) 967-1603

For information regarding payments, interest or past due amounts, please contact the Tax Collector's Office at (207) 967-1601 or (207) 967-1611.

The Town Office hours are Monday - Friday 8:00 AM - 4:30 PM.

Payments can be made online with a credit card, pinless debit card or electronic check. A convenience fee is charged for this service.

If you would like to be mailed a receipt, please enclose a self-addressed stamped envelope with your payment.

CURRENT BILLING DISTRIBUTION

COUNTY	\$933.14	7.350%
MUNICIPAL	\$4,504.44	35.480%
SCHOOL	\$7,258.14	57.170%
TOTAL	\$12,895.72	100.000%

Based on \$8.28 per \$1,000.00

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF KENNEBUNKPORT and mail to:

TOWN OF KENNEBUNKPORT
P.O. BOX 588
Kennebunkport, Maine 04046

TOWN OF KENNEBUNKPORT, P.O. BOX 588, KENNEBUNKPORT, ME 04046

ACCOUNT: 027287 RE
 NAME: RAMSEY TRACY A
 MAP/LOT: 034-001-020A
 LOCATION: 207 KINGS HIGHWAY 1
 ACREAGE: 0.00
 INTEREST BEGINS ON 03/11/2017

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF KENNEBUNKPORT, P.O. BOX 588, KENNEBUNKPORT, ME 04046

Fiscal year 2017

03/10/2017 \$6,347.86

ACCOUNT: 027287 RE
 NAME: RAMSEY TRACY A
 MAP/LOT: 034-001-020A
 LOCATION: 207 KINGS HIGHWAY 1
 ACREAGE: 0.00
 INTEREST BEGINS ON 09/12/2016

Fiscal year 2017

09/12/2016 \$6,347.86

pd. 8/31/16
 #137

Tracy S. Ramsey
53 Beatrice Circle
Belmont, MA 02478
617-817-2649

Rec'd
1/27/17

January 26, 2017

Town of Kennebunkport
Assessor's Office
Attn: Becky Nolette, CMA
6 Elm Street
P.O. Box 566
Kennebunkport, Maine 04046

Re: 207 King's Highway #1 Kennebunkport, Maine

Dear Assessor's Office,

I wish to appeal my property valuation at 207 Kings Highway #1 Kennebunkport, Maine. The property was previously held by Goose Rocks Beach Holdings, LLC. The property originally consisted of two (2) cottages each having 1,332 square feet of living space. The lot, per a previous tax bill, is 0.4 acres or 17,424 square feet. On September 2, 2015 the property was transferred out of the Goose Rocks Beach Holdings, LLC and turned into two (2) separate condominium units. I, Tracy A. Ramsey, now own Unit #1. My sister, Rachel Aslett, now owns Unit #2.

The property's real estate tax bill in 2014 (pre-condominium) was based on a total valuation of \$1,832,300 (\$1,487,700 land, \$344,600 building). The property tax in 2014 was \$13,757.22 annually. Post condominium conversion (9-2-2015) I received a bill in 2016 for Unit #1 based upon a total valuation of \$1,533,300 (\$1,389,100 land, \$144,200 building). My total property tax is now \$12,695.72 annually. My sister received an identical tax bill and valuation. Our collective tax bill at 207 King's Highway is now \$25,371.44 annually. The Town of Kennebunkport now values the combined condominiums at \$3,066,600 (\$2,778,200 land, \$288,400 building). The property valuation, post transfer into condominiums, increased 67%. The land valuation, post transfer into condominiums, increased 87%.

I am not questioning the town increasing our overall valuation as the property is now two separate condominiums versus one single property with two cottages. I am strongly questioning the exorbitant increase in land value and my accompanying property tax. I put together seven ocean front properties that have sold in the relatively recent past. I have spoken with multiple brokers who also could not explain my huge increase. Here are the properties I present on behalf of my appeal for property valuation:

Address	Land square footage	Building square footage	2016 land valuation	2016 building valuation	Total valuation
9 Sand Point	47,916	2,090	\$1,609,800	0	\$1,609,800
187 King's Highway	18,730	3,169	\$1,497,900	\$308,000	\$1,805,900
105 King's Highway	20,908	1,709	\$1,516,800	\$147,900	\$1,664,700
287 King's Highway	29,620	3,842	\$2,333,800	\$744,000	\$3,077,800
127 King's Highway	19,602	624	\$1,519,300	\$53,200	\$1,572,500
203 King's Highway	23,086	1,224	\$1,918,400	\$385,000	\$2,303,400
195 King's Highway**	18,730	2,151	\$1,853,300	\$353,000	\$2,206,300
Average of 7 properties	25,513	2,115	\$1,749,900	\$284,442	\$2,034,342

** Two completely renovated cottages

Address	Land square footage	Building square footage	2016 land valuation	2016 building valuation	Total valuation
Unit #1	8,712	1,332	\$1,389,100	\$144,200	\$1,533,300
Unit #1 & #2	17,424	2,662	\$2,778,200	\$288,200	\$3,066,600

Note: 9 Sand Point Road, 187 and 287 King's Highway are three of the most unique lots, at Goose Rocks Beach, on the water. They have gracious ocean frontage, unlike 207 King's Highway #1. But even including these spectacular properties, the average per square foot tax evaluation is **\$68.58 per square foot of land**. The average per square foot tax evaluation is \$134.48 per square foot of building space.

If you take 207 King's Highway #1 and assign half the lot (two units) we have 8,712 square feet of land and 1,332 square feet of living space. Assigning the above average figures of the seven ocean front properties my tax valuation should be \$599,821 for land and \$179,127 for building or \$778,948 total. If you combine Unit #1 and #2, then the combined tax valuation (again using the above averages) should be \$1,199,642 for the land and \$357,985 for the building or \$1,557,627 total.

Instead, I have been billed at **\$159.44 per square foot of land** valuation (with far less ocean frontage than the average of the above lots). That is 132% more than the average per square foot. I have been billed \$108.25 per square foot of building valuation. To assign a total valuation of \$2,778,200 for a 17,424 square foot lot would equate to 9 Sand Point land having a valuation of \$7,639,727 and 287 King's Highway land having a land valuation of \$4,722,612 and so on and so on.

All I ask is that the Town of Kennebunkport be fair. I feel a total valuation of \$979,000 (\$800,000 land and \$179,000 building) for Unit #1 is equitable for all parties. At these valuations condominium #1 and

#2 will have a total valuation of \$1,958,000 which will place them above four of the referenced properties which all have larger lots. That will still place Unit #1 at \$91.82 per square foot in land (higher than average) and \$134.38 per square foot in building value (average). But I feel that is fair given the property is now condominiums. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tracy S. Ramsey". The signature is written in a cursive, flowing style. The first name "Tracy" is written with a large, looped 'T'. The middle initial "S." is written in a smaller, more compact cursive. The last name "Ramsey" is written with a long, sweeping tail that extends to the right.

Tracy S. Ramsey



TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

February 22, 2017

David & Tracey Ramsey
53 Beatrice Circle
Belmont, MA 02478

Dear Mr. & Mrs. Ramsey,

This is in response to your request for abatement on your property identified as Map 34 Block 1 Lot 20A.

The Town of Kennebunkport had a full revaluation in 2009. At that time, land cost tables were established based on location, neighborhood and condition of the property. The purpose of any revaluation is to provide equitable assessments and distribution of taxes. I have enclosed copies of the property record cards on all the properties you referenced in your letter. I realize you took the average of all the parcels, however that is not an accurate portrayal of the various properties. As you can see, on all the parcels enclosed they all have the same location factors applied. The only difference in final value would be due to the size of the parcel.

Your situation is a unique one, previously, the property was one parcel with 2 buildings on it. As one lot of record, the land assessment was based on the total square footage of the parcel. When the property use changed to a condo, each unit holds an interest in the land, and a building lot value is assessed as each unit can now be sold separately.

I find that in relationship to similar properties your assessment is equitable and no abatement is warranted. It will be my recommendation to the Board of Selectmen/Assessors at their March 9, 2017 meeting that this abatement be denied.

If you have any questions, please contact the office at 967-1603.

Sincerely,

Donna Moore Hays, CMA
Assessors Agent

Becky R. Nolette, CMA
Assessing & Development Assistant

Property Location: 9 SAND POINT ROAD

Vision ID: 2682 **Account #** 2682

MAP ID: 35/ 9/ 13/ /

Bldg Name:	Bldg #:	1 of 1	Sec #:	1 of 1	Card	1 of 1
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State Use: 1302 **Print Date:** 02/14/2017 09:03

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description							
Model	00		Vacant											
				MIXED USE										
				Code	Description	Percentage								
				1302	RES ACLNDV Ocean	100								
				COST/MARKET VALUATION										
				Adj. Base Rate: 0.00										
				Replace Cost 0										
				AYB 0										
				EYB 0										
				Dep Code										
				Remodel Rating										
				Year Remodeled										
				Dep %										
				Functional ObsInc										
				External ObsInc										
				Cost Trend Factor 1										
				Condition										
				% Complete										
				Overall % Cond										
				Apprais Val										
				Dep % Ovr										
				Dep Ovr Comment 0										
				Misc Imp Ovr										
				Misc Imp Ovr Comment 0										
				Cost to Cure Ovr										
				Cost to Cure Ovr Comment 0										
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Ru	Cnd	%Cnd	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area		Gross Area	Eff	Area	Unit Cost	Undeprc.		Value				
		0		0	0	0	0							
Ttl. Gross Liv/Lease Area:														

Property Location: 207 KINGS HIGHWAY #1
Vision ID: 106605

Account # 106605

MAP ID: 34/ 1/ 20/A /

Bldg Name: 1020

Print Date: 02/14/2017 09:07

CONSTRUCTION DETAIL

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	55		Condominium				
Model	05		Res Condo				
Grade	05		Average +20				
Stories	2						
Occupancy	1						
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	06		Cust Wd Panel				
Interior Floor 1	09		Pine/Soft Wood				
Interior Floor 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
1st Bedrms	03		3 Bedrooms				
1st Bathrms	2		2 Full				
1st Half Bths							
Xtra Fixtres							
Total Rooms	5						
Bath Style	02		Average				
Kitchen Style	02		Average				

CONDO DATA

Complex Name	ID 038	% Ovrn
207 KINGS HIGHWAY	B# 1	S# 1

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	120.41
Replace Cost	162,068
AYB	1948
EYB	1998
Dep Code	VG
Remodel Rating	
Year Remodeled	11
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	89
Overall % Cond	
Apprais Val	144,200
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	U/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr	Value
------	-------------	-----	--------------	-----	-------	------------	----	-----	----	----	-----	------	-----	-------

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	EH Area	Unit Cost	Undeprc. Value
BAS	First Floor	756	756	756	120.41	91,028
CRL	Crawl Space	0	0	0	0.00	0
FUS	Upper Story, Finished	576	576	576	120.41	69,354
WDK	Deck, Wood	0	96	14	17.56	1,686
Ttl. Gross Livable Area:						162,068

12

8

36

36

5

16

WDK

FUS

BAS

CRL

Property Location: 20 / KINGS HIGHWAY #1
Vision ID: 106605

Account # 106605

MAP ID: 34/ 1/ 20/A /
Bldg Name: 1 of 1
Bldg #: 1 of 1
Card 1 of 1
Sec #: 1 of 1

State Use: 1020
Print Date: 02/14/2017 09:07

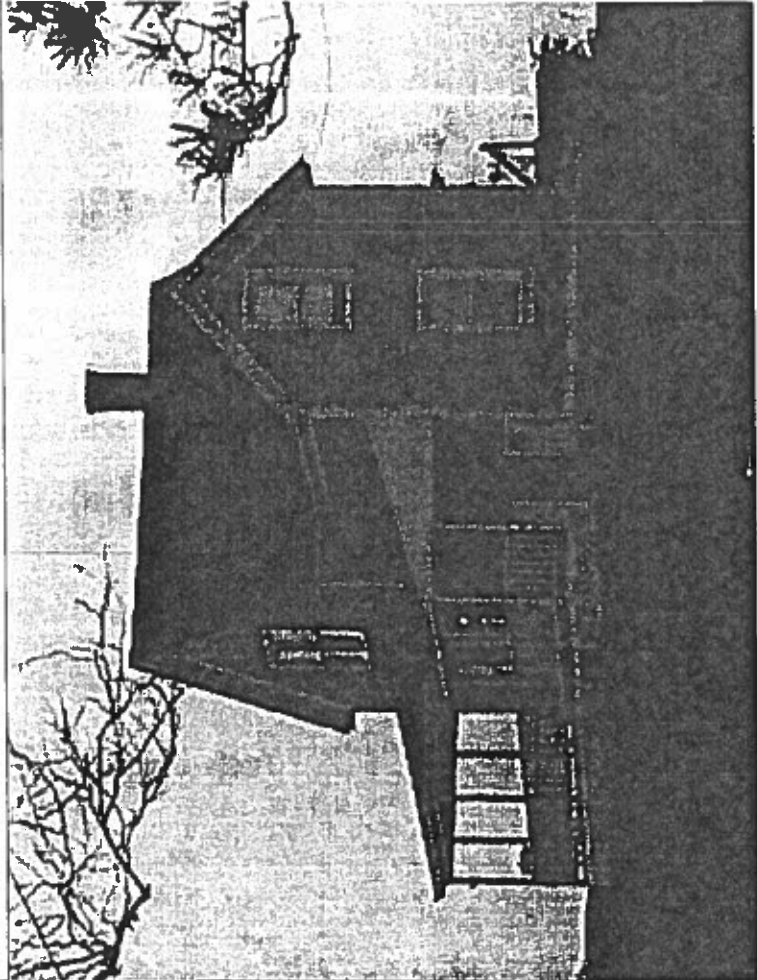
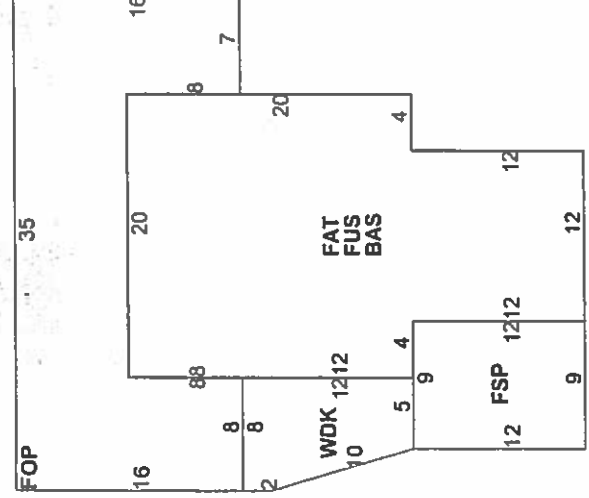
CURRENT OWNER RAMSEY, TRACY A		TOPO.		UTILITIES 1 Town/Public		STRT/ROAD		LOCATION G Goose Rocks		CURRENT ASSESSMENT Code Appraised Value Assessed Value 1020 144,200 144,200 1020 1,389,100 1,389,100		4512 KENNEBUNKPORT, ME															
53 BEATRICE CIRCLE BELMONT, MA 02478 Additional Owners:		Other ID: 34 1 20A		SUPPLEMENTAL DATA House Color		ASSOC PID#		Total 1,533,300		1,533,300		VISION															
RECORD OF OWNERSHIP RAMSEY, TRACY A GOOSE ROCKS BEACH HOLDINGS LLC		BK-VOL/PAGE 17091/ 567 15048/ 714		SALE DATE 09/02/2015 U 1 12/28/2006 U 1		SALE PRICE V.C. 0 1B 0 1N		Yr. Code Assessed Value Yr. Code Assessed Value 2016 1020 144,200 2016 1020 1,389,100		PREVIOUS ASSESSMENTS (HISTORY)																	
EXEMPTIONS		Amount		Code Description		Number		Amount		Comm. Int.		Total: 1,533,300															
ASSESSING NEIGHBORHOOD		Total		NBHD Name		Street Index Name		Tracing		Batch																	
207 KINGS HIGHWAY CONDO UNIT 1		NOTES		WAS MBL: 34-1-20 1ST BUILDING		* Subject property *																					
BUILDING PERMIT RECORD		Permit ID		Issue Date		Type		Description		Amount		Insp. Date % Comp. Date Comp.		Comments													
VISIT/CHANGE HISTORY		Date		ID		Cd.		Purpose/Result																			
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		144,200		Appraised XF (B) Value (Bldg)		0		Appraised OB (L) Value (Bldg)		0		Appraised Land Value (Bldg)		1,389,100											
Special Land Value		Total Appraised Parcel Value		1,533,300		Valuation Method:		C		Exemptions		0		Adjustment:		0											
Net Total Appraised Parcel Value		1,533,300																									
LAND LINE VALUATION SECTION		B Use Code		Use Description		Zone		D Front Depth		Units		Unit Price		I Factor S.A.		C Factor ST. Idx Adj.		Notes-Adj		Special Pricing		S Adj Fact		Unit Price		Land Value	
1 1020 Condo		GR								1.00 BL		1.00		1.00000 0		1.00 301 4.00						.00		4.00		1,389,100	
Total Card Land Units:		0.00		AC		Parcel Total Land Area: 0 AC																				Total Land Value: 1,389,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	06		Good				
Stories	2						
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	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	03		Hot Air-no Duc				
A/C Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bathrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Cnd	%Cnd	Amr Value
								Do	Rt	

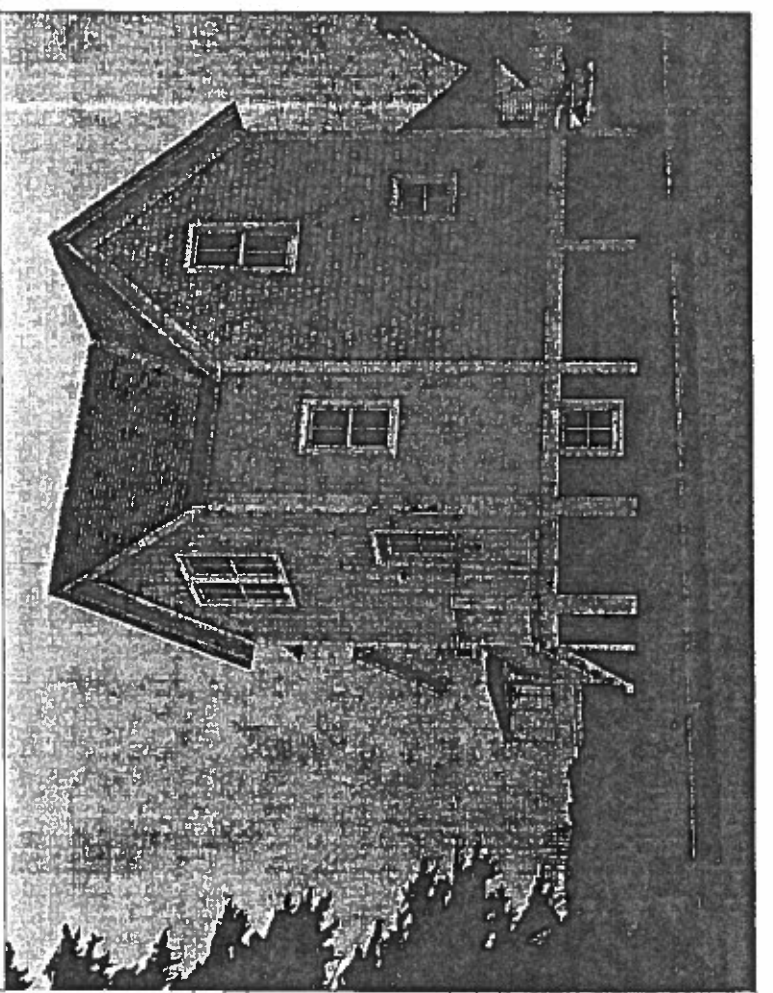
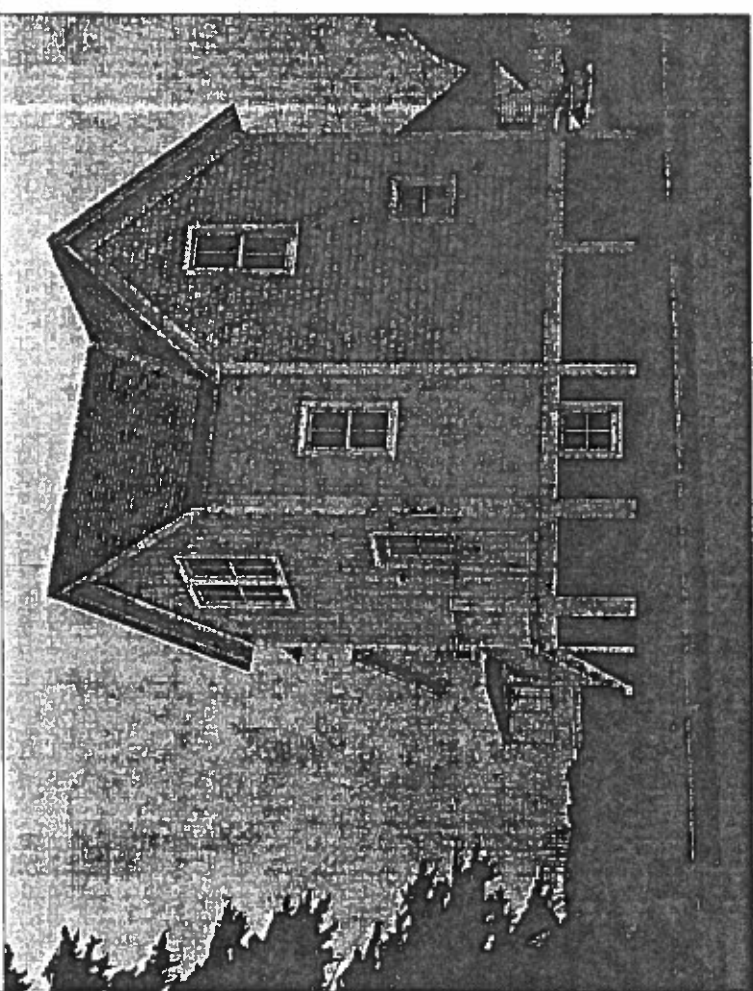
[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	E/F. Area	Unit Cost	Undeprc. Value
BAS	First Floor	544	544	544	161.40	87,804
FAT	Attic, Finished	190	544	190	56.37	30,667
FOP	Porch, Open, Finished	0	400	60	24.21	9,684
FSP	Porch, Screen, Finished	0	108	22	32.88	3,551
FUS	Upper Story, Finished	544	544	544	161.40	87,804
WDK	Deck, Wood	0	81	12	23.91	1,937
Tot. Gross Living Area		1,278	2,221	1,372		221,446



CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Ch	Description						
Style	06		Conventional						
Model	01		Residential						
Grade	06		Good						
Stories	2		2 Stories						
Occupancy	1		MIXED USE						
Exterior Wall 1	14		Wood Shingle						
Exterior Wall 2	14		Single Fam Water						
Roof Structure	03		Gable/Hip						
Roof Cover	03		Asph/F GlS/Cmp						
Interior Wall 1	05		Drywall/Sheet						
Interior Wall 2	05		Drywall/Sheet						
Interior Flr 1	12		Hardwood						
Interior Flr 2	14		Carpet						
Heat Fuel	02		Oil						
Heat Type	03		Hot Air-no Duc						
AC Type	01		None						
Total Bedrooms	02		2 Bedrooms						
Total Bthrms	2		2						
Total Half Baths	0		0						
Total Xtra Fixtrs									
Total Rooms	3		3 Rooms						
Bath Style	03		Modern						
Kitchen Style	03		Modern						
COST/MARKET VALUATION									
Adj. Base Rate:			184.01						
Replace Cost			163,772						
AYB			1990						
EYB			1999						
VG									
Dep Code									
Remodel Rating									
Year Remodeled									
Dep %			10						
Functional Obslnc			0						
External Obslnc			0						
Cost Trend Factor			1						
Condition									
% Complete			90						
Overall % Cond									
Apprais Val			147,400						
Dep % Ovr			0						
Dep Ovr Comment									
Misc Imp Ovr			0						
Misc Imp Ovr Comment									
Cost to Cure Ovr			0						
Cost to Cure Ovr Comment									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	Sub	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGRS	W/LOFT GOO	L	468	32.46	2014	0		100	15,200
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value			
BAS	First Floor	525	525	525	184.01	96,607			
FHS	Half Story, Finished	236	315	236	137.86	43,427			
FOP	Porch, Open, Finished	0	114	17	27.44	3,128			
FUS	Upper Story, Finished	112	112	112	184.01	20,610			
Ttl. Gross Liv/Lease Area:						163,772			

14	7	14	7
FOP	BAS	14	7
14	8	FUS	8
BAS	15	FHS	15
21	21	21	21
FOP	4	4	4



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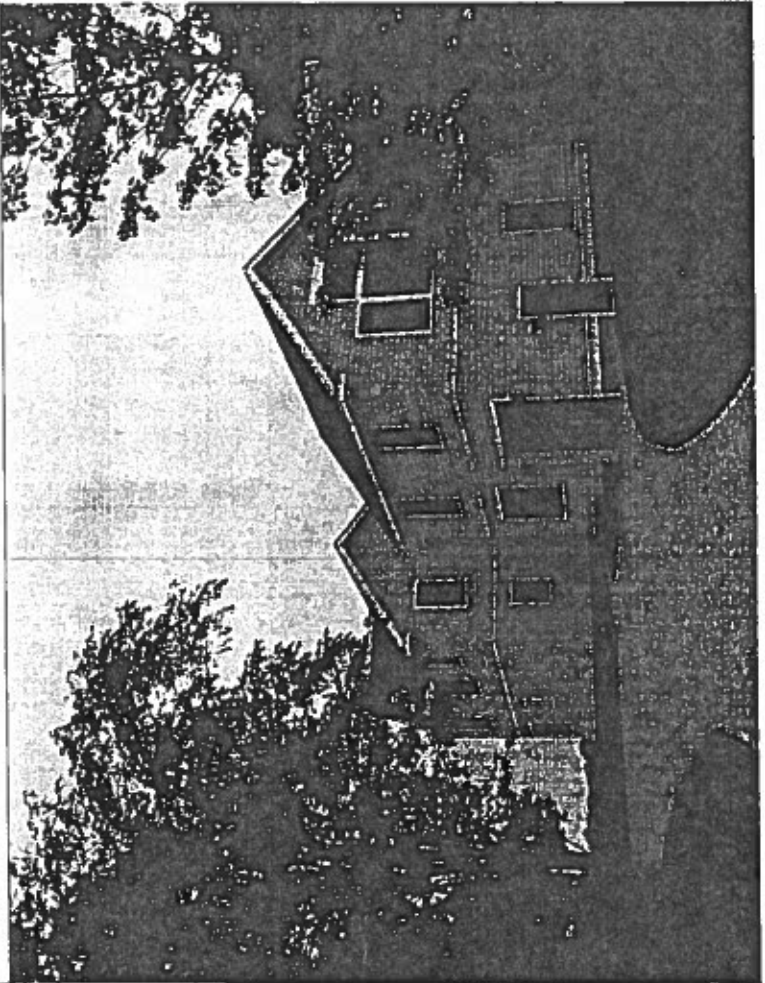
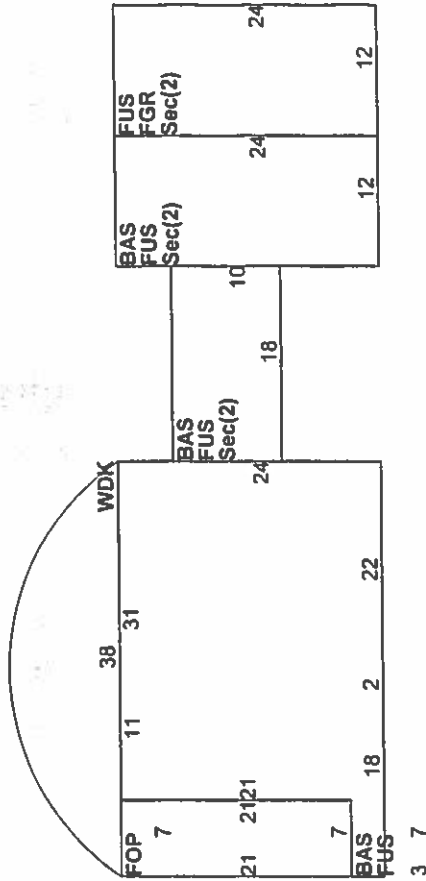
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	06		Good				
Stories	2						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2	05		Drywall/Sheet				
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
A/C Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	4						
Total Half Baths	0						
Total Xtra Fixtrs	1						
Total Rooms	5		5 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE			
Code	Description	Percentage	
1012	Single Fam Ocean	100	

COST/MARKET VALUATION			
Adj. Base Rate:			
143.05			
Replace Cost			191,546
AYB			2012
EYB			2009
Dep Code			G
Remodel Rating			
Year Remodeled			
Dep %			0
Functional ObsInc			0
External ObsInc			0
Cost Trend Factor			0
Condition			
% Complete			100
Overall % Cond			
Apprais Val			191,500
Dep % Ovr			0
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

[illegible]

BUILDING-SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	468	468	468	143.05	66,948
FGR	Garage	0	288	115	57.12	16,451
FUS	Upper Story, Finished	756	756	756	143.05	108,147
Tot. Gross Liv/Lease Area:		1,224	1,512	1,339		191,546



Property Location: 203 KINGS HIGHWAY
Vision ID: 2492

Account #2492

MAP ID: 34/ 1/21/1

Bldg Name:
Sec #: 2 of 2

Card 2 of 2

State Use: 1012
Print Date: 02/14/2017 09:06

FINNERAL, CHRISTOPHER
MAHONEY MEGHAN L
9 ALDRICH LANE

WESTFORD, MA 01886
Additional Owners:

Other ID: 0034 0001 0021
CURRENT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 2492

TOPO.
I Level

UTILITIES
I Town/Public

STRT./ROAD
I Paved

LOCATION
G Goose Rocks
2/Oceanfront - Reside

ASSOC PID#

RESIDENTIAL DATA
House Color

VISION

CURRENT ASSESSMENT

Code

Appraised Value

Assessed Value

1012

385,000

385,000

1012

1,533,400

1,533,400

Total

1,918,400

1,918,400

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

1012

385,000

2014

1012

385,000

2015

1012

1,533,400

2014

1012

1,533,400

Total

1,918,400

1,918,400

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

16163/ 396

09/14/2011

Q

1

1,550,000

00

15483/ 116

05/20/2008

U

1

0

1A

10923/0237

09/04/2001

U

V

0

1N

05949/0322

01/09/1992

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0

0

0

FINNERAL, CHRISTOPHER
CLARK ALAN J TRUSTEE
CLARK ALAN J & TESSIE BARBARA C TRUSTEES
CLARK ALLAN J TRUSTEE

EXEMPTIONS

Year

Type

Description

Total:

1,918,400

1,918,400

Total:

1,918,400

1,918,400

OTHER ASSESSMENTS

Amount

Number

Amount

Comm. Int.

1,918,400

1

1,918,400

0

ASSESSING NEIGHBORHOOD

NBHD SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

GRAY 1A
UC ON FOR DECK

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

ID

Cd.

Purpose/Result

07/28/2009

PRM

41

Change -Source Info erro

08/11/2008

PM

02

Measur+2Visit - Info Can

08/11/2008

PM

01

Measur+1Visit

07/14/1997

RH

41

Change -Source Info erro

Appraised Bldg. Value (Card)

191,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

1,533,400

Special Land Value

0

Total Appraised Parcel Value

1,918,400

Valuation Method:

C

Exemptions

0

Adjustment:

0

Net Total Appraised Parcel Value

1,918,400

LAND LINE VALUATION SECTION

Zone

Front

Depth

Units

Unit Price

I. Factor

S.A. Factor

C. Factor

ST. Idx

Adj.

Notes- Adj.

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Unit Price

Land Value

1

1012

Single Fam Ocean

GR

22,900

SF

3.72

4.5000

W

1.00

301

4.00

1.00

66.96

1,533,400

Total Card Land Units:

0.53 AC

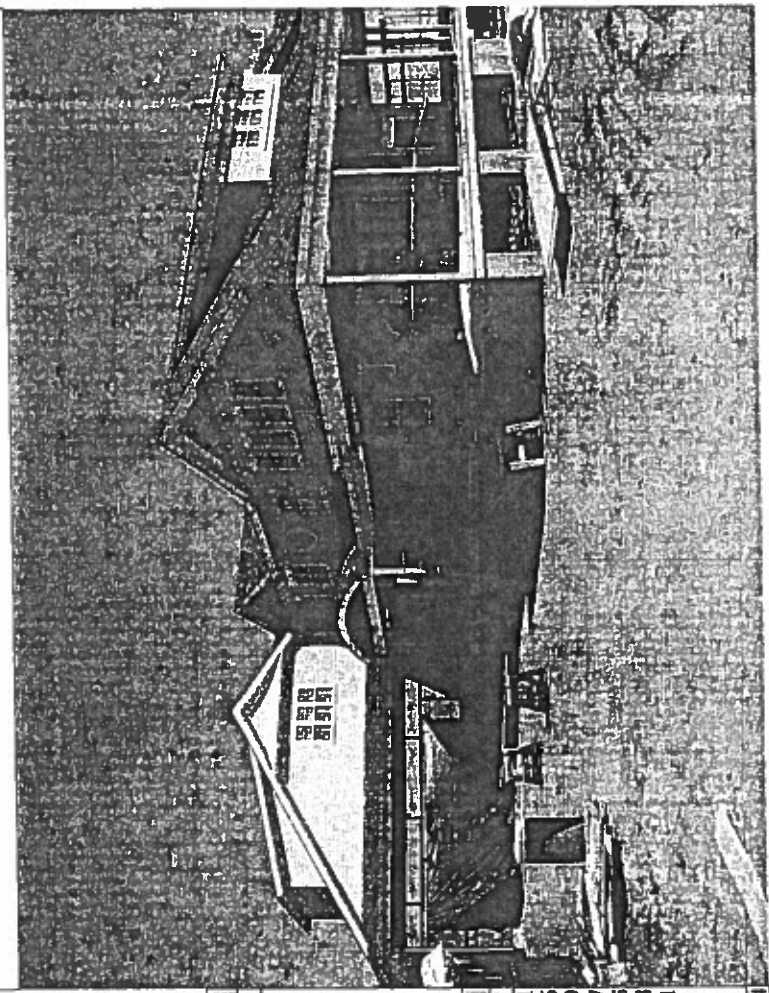
Parcel Total Land Area:

0.53 AC

Total Land Value:

1,533,400

[illegible]

[illegible]

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rn	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	2	1,400.00	2012	1		100	2.800	
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value						
BAS	First Floor	1,921	1,921	1,921	159.81	307,000						
DCK	Deck	0	216	22	16.28	3,516						
EAU	Attic, Expansion, Unfinished	0	840	168	31.96	26,849						
FGR	Garage	0	840	336	63.93	53,699						
FOP	Porch, Open, Finished	0	1,590	239	24.02	38,195						
FSP	Porch, Screen, Finished	0	156	31	31.76	4,955						
FUS	Upper Story, Finished	1,921	1,921	1,921	159.81	307,000						
Tot. Gross Liv/Lense Area:							7,484	4,638	741,211			

Property Location: 287 KINGS HIGHWAY

Vision ID: 2704 **Account #** 2704

MAP ID: 35/ 10/ 14/ /

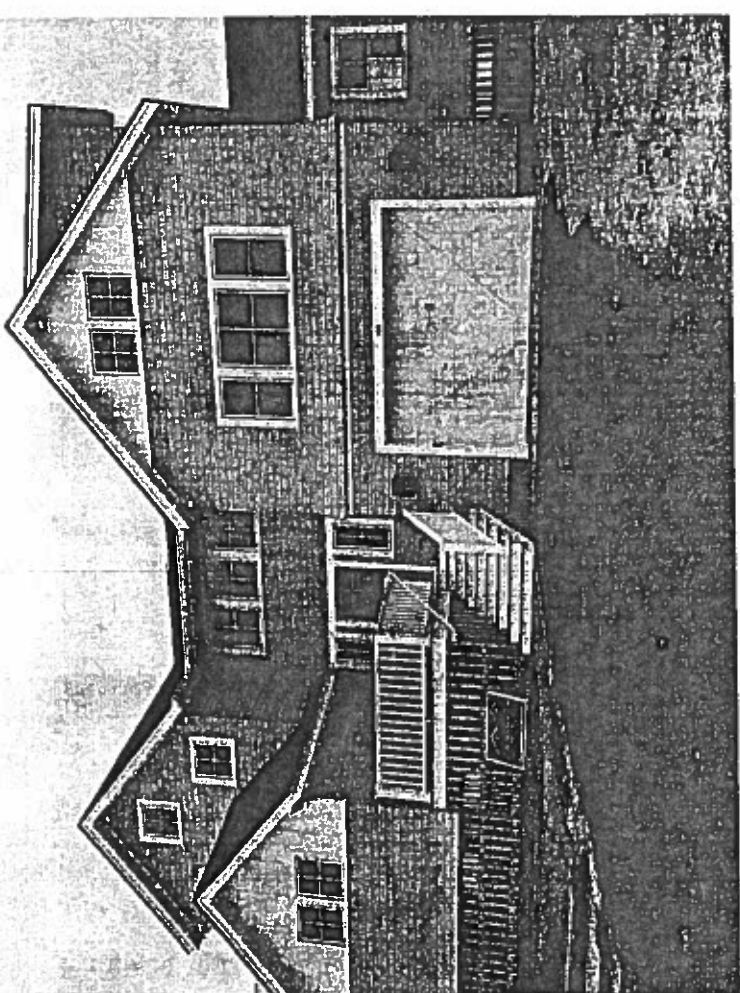
Bldg Name:	Bldg #:	Sec #:	Card	of	1
			1	1	1

State Use: 1012

Print Date: 02/14/2017 09:05

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT							
PARKER, JOHN & JEANETTE				I Level		I Town/Public		I Paved		G Goose Rocks		Description		Code		Appraised Value		Assessed Value	
22 GLEN TERRACE										2 Oceanfront - Residence		RESIDENTIAL RES LAND		1012		744,000		744,000	
NEEDHAM, MA 02492														1012		1,589,800		1,589,800	
Additional Owners:																			
Other ID: 0035 0010 0014																			
CURRENT USE:																			
1ST YEAR																			
FMP EXPIRES																			
GIS ID: 2704																			
ASSOC PID#																			
RECORD OF OWNERSHIP																			
PARKER, JOHN & JEANETTE																			
ROBINSON DAVID B & ANNE E																			
DE MALLIE LOUISE S TRUSTEE																			
DE MALLIE LOUISE S																			
Total																			
EXEMPTIONS																			
Year																			
Type																			
Description																			
Amount																			
Code																			
Description																			
Number																			
Amount																			
Comm. Int.																			
Total																			
ASSESSING NEIGHBORHOOD																			
NBHD/ SUB																			
0001/A																			
Tracing																			
Batch																			
NOTES																			
NATURAL I=A																			
2 FULL DORMERS																			
COMB W/ LOT 16 FOR 07																			
Total																			
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:																			
Exemptions																			
Adjustment:																			
Net Total Appraised Parcel Value																			
2,333,800																			
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2,333,800																			
2,333,800																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	07		Modern/Contemp									
Model	01		Residential									
Grade	08		Good +20									
Stories	2											
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	05		Drywall/Sheet									
Interior Wall 2	06		Cust Wd Panel									
Interior Flr 1	11		Ceram Clay Til									
Interior Flr 2	12		Hardwood									
Heat Fuel	03		Gas									
Heat Type	04		Forced Air-Duc									
A/C Type	03		Central									
Total Bedrooms	04		4 Bedrooms									
Total Bthrms	3											
Total Half Baths												
Total Xtra Fixtrs												
Total Rooms	6		6 Rooms									
Bath Style	03		Modern									
Kitchen Style	03		Modern									
				COST/MARKET VALUATION								
				Adj. Base Rate: 160.26								
				Replace Cost 441,035								
				AYB 2015								
				EYB 2009								
				Dep Code V/G								
				Remodel Rating DS								
				Year Remodeled 2015								
				Dep %								
				Functional ObsInc								
				External ObsInc								
				Cost Trend Factor								
				Condition								
				% Complete 100								
				Overall % Cond 441,000								
				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 Description	U/B Units	Unit Price	Yr	Gde	Dep	Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE		Gas Fireplace	1	1,400.00	2015					100	1,400
				BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Gross Area	E/Ft Area	Unit Cost	Undeprec. Value						
BAS	First Floor	1,436	1,436	1,436	160.26	230,133						
FUS	Upper Story, Finished	1,152	1,152	1,152	160.26	184,619						
UGR	Garage, Under	0	216	76	56.39	12,180						
WDK	Deck, Wood	0	584	88	24.15	14,103						
Ttl. Gross Liv/Lease Area:				2,588	3,388	2,752	441,035					

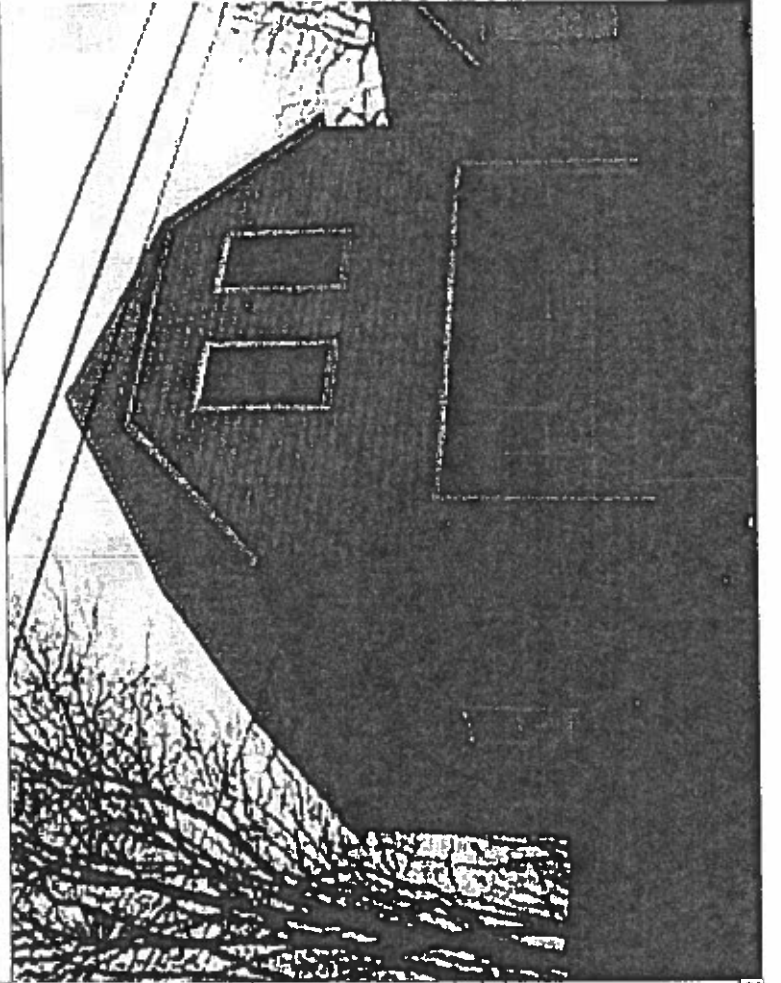
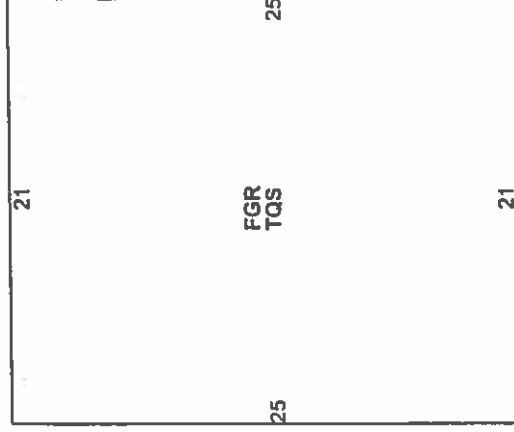




CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	C.d.	Ch.	Description	Element	C.d.	Ch.	Description
Style	100		Garage w/ Apt				
Model	01		Residential				
Grade	05		Average +20				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	04		Electric				
Heat Type	07		Electr Basebrd				
A/C Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	3		3 Rooms				
Bath Style	02		Average				
Kitchen Style							

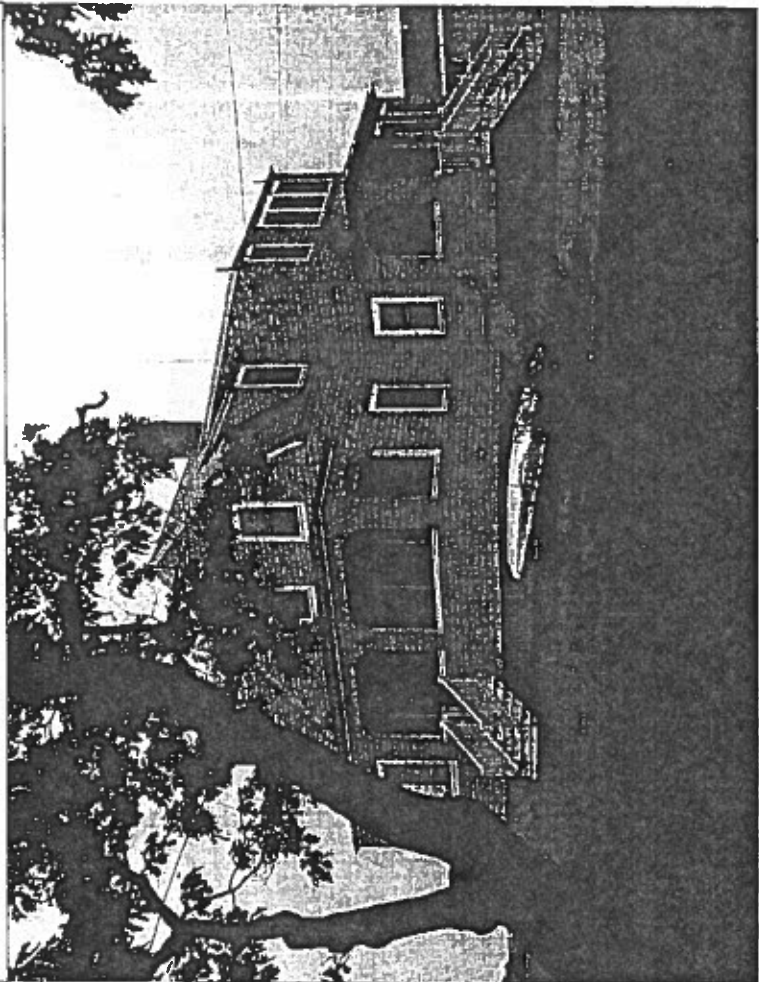
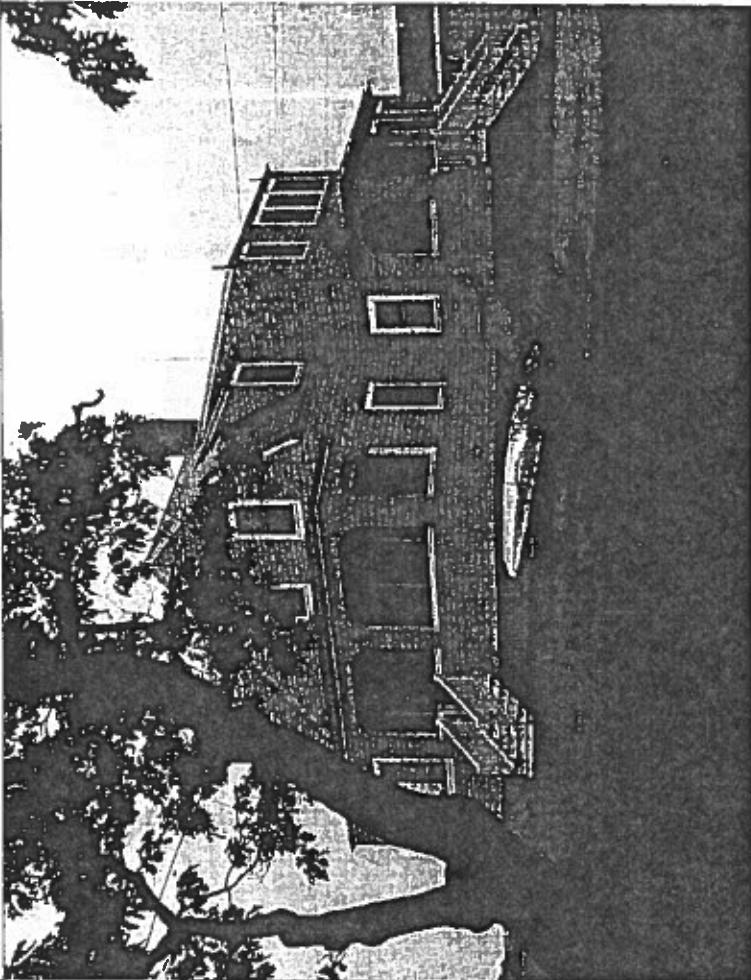
[illegible]

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value	
FGR	Garage	0	525	210	41.94	22,019	
TQS	Three Quarter Story	394	525	394	78.69	41,313	
Ttl. Gross Liv/Lease Area:		394	1,050	604		63,332	



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	14		Wood Shingle								
Exterior Wall 2											
Roof Structure	07		Gambrel								
Roof Cover	03		Asph/F GlS/Cmp								
Interior Wall 1	05		Drywall/Sheet								
Interior Wall 2	07		K.PINE/A WD								
Interior Flr 1	12		Hardwood								
Interior Flr 2	11		Ceram Clay Til								
Heat Fuel	02		Oil								
Heat Type	03		Hot Air-no Duc								
AC Type	03		Central								
Total Bedrooms	05		5 Bedrooms								
Total Bthrms	2										
Total Half Baths	1										
Total Xtra Fixtrs											
Total Rooms	9		9 Rooms								
Bath Style	02		Average								
Kitchen Style	03		Modern								
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
PATI	PATIO-AVG	L	100	6.76	2009		0			50	300
FPL2	STONE	B	1	2,500.00	1992		1			100	2,100
BUILDING SUB-AREA SUMMARY-SECTION				BUILDING SUB-AREA SUMMARY-SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value					
BAS	First Floor	1,361	1,361	1,361	121.88	165,880					
FOP	Porch, Open, Finished	0	220	33	18.28	4,022					
FUS	Upper Story, Finished	1,063	1,063	1,063	121.88	129,560					
Ttl. Gross Liv/Lease Area:				2,424	2,644	2,457	299,462				

8	11	30	13
BAS	11		12
8			BAS
8			13
20	FOP	20	
31			
FUS	BAS	38	
7			
6	10	10	6
19	FOP	66	9
9		BAS	9



CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT		4512															
SCIPPIO REAL ESTATE INVESTMENTS LP										Level		Town/Public		Paved		G Goose Rocks		Description		KENNEBUNKPORT, ME															
1120 BEACONS FIELD																RESIDENTIAL		307,700																	
QUEBEC, - H9W3Z7																RESIDENTIAL		1,497,900																	
Additional Owners:																RESIDENTIAL		300																	
Other ID:										0034 0001 0027		House Color						1,805,900		1,805,900															
GIS ID: 2499																		1,805,900		1,805,900															
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/C		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)															
SCIPPIO REAL ESTATE INVESTMENTS LP										16950/954		01/06/2015		Q		1		3,007,000		307,700															
SANDCASTLES LLC										14494/0166		06/15/2005		U		V		1,100,000		246,900															
WIEWEL DAVID W & WALTER H CO-PERSONAL										14481/0932		06/02/2005		U		V		0		1,497,900															
WIEWEL WALTER H III TRUSTEE										08027/ 98		07/11/1996		U		I		0		300															
WIEWEL MARY LOUISE										01845/0588										300															
EXEMPTIONS										Amount		Description		Code		Number		Amount		Comm. Int.															
Year										Type		Description		Code		Number		Amount		Comm. Int.															
NBHD/ SUB										0001/A																									
NBHD Name										Street Index Name		Tracing																							
Total																																			
ASSESSING NEIGHBORHOOD																																			
GRAY I-A																																			
REAR DORMER																																			
NOTES																																			
BUILDING PERMIT RECORD										Amount		Insp. Date		% Comp		Date Comp.		Comments		VISIT/ CHANGE HISTORY															
Permit ID										Issue Date		Type		Description		Amount		Insp. Date		% Comp		Date Comp.		Comments		Date		ID		Cd		Purpose/Result			
16-112										04/19/2016		RERE		Renovations		15,000		0		06/12/2015		0		BATHROOM ADDITION IN MASTER BEDROOM		08/13/2008		PM		00		Measure+Listed			
15-155										06/12/2015		RERE		Residential Re		1,000,000		0		06/12/2015		0		INTERIOR RENOVATION OF KITCHEN & BATHS		08/22/1997		AB		00		Measure+Listed			
15-33										02/06/2015		DEIN		Interior Demo		0		0		06/12/2015		0		INTERIOR DEMO		08/08/1997		JD		10		Measure+LtrSnt			
																								Letter Sel		08/22/1997		RH		02		Measure+2Visit - Info Car			
																										07/16/1997		RH		01		Measure+1Visit			
Net Total Appraised Parcel Value																																1,805,900			
LAND LINE VALUATION SECTION										Unit Price		Units		Depth		Zone		Front		Use		Description		S Adj		Fact		Adj		Unit Price		Land Value			
1 1013 Single Fam Water										18,700		SF		GR		4.45		4.5000		W		1.00		301		4.00		1.00		80.10		1,497,900			
Total Card Land Units:										0.43 AC		Parcel Total Land Area:0.43 AC																				Total Land Value:		1,497,900	