

TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

Board of Selectmen/Assessors Agenda Village Fire Station – 32 North Street October 26, 2017 – 6:00 PM

1. Call to Order.
2. Approve the September 28, and October 12, 2017, selectmen meeting minutes.
3. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.).
4. Consider appointment of John Ripton to the Shade Tree Committee.
5. Update on Shade Tree Committee activities presented by Suzanne Stohlman.
6. Meet as Assessors to consider tax abatements.

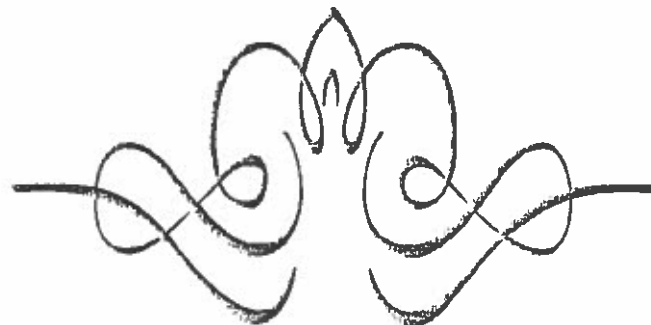
Property Owner	Location	Map	Blk	Lot	Tax Abatement 2017
Matt & Leigh Eppinger	7 Evening Place	22	1	17A	\$174.60
Univest Capital, Inc.	19 River RD				\$119.78
Total Abatements					\$ 294.38

7. Approve sewer supplemental bill for Commonwealth Collective, LLC, 14 Towne Street, in the amount of \$888.00 for 1/1/2017 to 12/31/2017.
8. Approve street opening permit for Meghan and Dimitri Michaud, Towne Street, (map 10, block 6, lot 11B) to install new sewer line to existing manhole in street for new home.
9. Other business.
 - a. Set Selectmen Meeting dates for November and December.

10. Approve the October 26, 2017, Treasurer's Warrant.
11. Adjournment.



Agenda Item Divider



**Town of Kennebunkport
Board of Selectmen/Assessors Meeting
Village Fire Station, 32 North Street
September 28, 2017 – 6:00 PM**

Minutes of the Selectmen's Meeting of September 28, 2017

Selectmen Attending: Stuart Barwise, Patrick A. Briggs, Allen Daggett, Sheila Matthews-Bull

Selectman Absent: Edward Hutchins

Others: Jim Burrows, Michael Claus, Carol Cook, Mike Davis, Werner Gillian, Dave James, Ali Kenneway, Allan Moir, Tracey O'Roak, Dan Rush, Craig Sanford, Laurie Smith, Arlene McMurray, Robert Worthley, Barbara Wright and others

1. Call to Order.

Chair Briggs called the meeting to order at 6:00 PM.

2. Approve the August 24 and September 7, 2017, selectmen meeting minutes.

Motion by Selectman Daggett, seconded by Selectman Barwise, to approve the August 24, 2017, selectmen meeting minutes. **Vote:** 3-0-1/Selectman Barwise abstained because he did not attend that meeting.

Motion by Selectman Daggett, seconded by Selectman Barwise, to approve the September 7, 2017, selectmen meeting minutes. **Vote:** 3-0-1/Selectman Matthews-Bull abstained because she was not present at that meeting.

3. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.).

There were no comments.

4. Public Hearing to adopt the MMA Model Ordinance GA Appendices A to D for the period October 1, 2017–September 30, 2018.

Motion by Selectman Barwise, seconded by Selectman Daggett, to open the public hearing to adopt the MMA Model Ordinance GA Appendices A to D for the period October 1, 2017–September 30, 2018. **Vote:** 4-0.

Chair Briggs opened the public hearing at 6: 01 PM.

Director of Public Health/General Assistance Administrator Alison Kenneway explained the amendments to the General Assistance Ordinance.

Chair Briggs closed the public hearing at 6:05 PM.

Motion by Selectman Matthews-Bull, seconded by Selectman Barwise, to adopt the MMA Model Ordinance GA Appendices A to D for the period October 1, 2017–September 30, 2018. **Vote:** 4-0.

5. Award the bid for the purchase of a new ½ ton truck for the Wastewater Department.

Wastewater Superintendent Allan Moir announced that he needed to replace his ½ ton truck. He sent out bid invitations to 12 vendors, and received the following responses:

Vendor	Truck	Price
Quirk Chevrolet	Chevy Silverado Regular Cab	\$23,867
Quirk Chevrolet	Chevy Silverado Super Cab	\$25,500
Arundel Ford	Ford F150 Regular Cab	\$27,756
Arundel Ford	Ford F150 Super Cab	\$30,878
Weirs GMC	GMC Sierra 1500 Regular Cab	\$31,191
Weirs GMC	GMS Sierra 1500 Super Cab	\$32,549

Mr. Moir recommends purchasing the Chevy Silverado Super Cab from Quirk Chevrolet.

Motion by Selectman Daggett, seconded by Selectman Barwise to award the bid for the ½ ton truck for the wastewater department to Quirk Chevrolet at a cost of \$25,500. **Vote:** 4-0.

6. Presentation of municipal valuation return by Assessors Agent Rebecca Nolette.

Director of Planning and Development Werner Gillian presented the municipal valuation return because Rebecca Nolette was not able to attend the meeting. He said that the town is still certifying at 100%.

Motion by Selectman Barwise, seconded by Selectman Daggett, to authorize the 2017 Municipal Valuation Return. **Vote:** 4-0.

7. Meet as Assessors to consider the following tax abatements requests.

Property Owner	Location	Map	Blk	Lot(s)	Tax Abatements 2017	Tax Supplement
Paul & Elizabeth Catarius	23 New Adams Road	37	3	34/BC	\$119.61	

Selectmen's Meeting

- 3 -

September 28, 2017

Walter G. Rodiger Rev. Trust	12 Arlington St.	7	3	3	\$1,696.24	
Kirsten Ivancevic Rev. Trust	5 Fox Run	8	3	1H	\$7,183.92	
Bill/David & Allison Stires	5 Fox Run	8	3	1H		\$7,183.92
Total Abatements					\$8,999.77	

Mr. Gillian reported all of Assessors Agent Rebecca Nolette's recommendations. He explained that the first abatement for Paul & Elizabeth Catarius is due to a reduction in building value. The second abatement for Walter G. Rodiger Rev. Trust is due to a reduction in land value. The third abatement for the Kirsten Ivancevic Rev. Trust is due to erroneously assessing the previous owner. Bill/David & Allison Stires should have received the bill.

Motion by Selectman Barwise, seconded by Selectman Daggett, to accept all of the recommendations from Assessors Agent Rebecca Nolette and approve the total abatements for \$8,999.77 and the supplement for \$7,183.92. **Vote:** 4-0.

8. Award the bid for the sale of the Parks and Recreation playground equipment.

Town Manager Laurie Smith said that parks and recreation only received one bid from Richard Francouer in the amount of \$200. He wanted to purchase the playground equipment located at Rotary Park at Beachwood. Parks and Recreation Director Carol Cook decided to give Mr. Francouer his choice of pieces from both parks and to send the rest of the equipment to a metal recycling center.

Motion by Selectman Barwise, seconded by Matthews-Bull to accept the bid from Richard Francouer in the amount of \$200 for the recreation playground equipment at Rotary Park at Beachwood. **Vote:** 4-0.

9. Award the bid for the purchase of a new Dodge Charger for the Police Department.

Police Chief Craig Sanford said they sent out bid requests to eight dealerships and received the following bids:

Vendor	Price
Newcastle	\$20,498
Southern Maine Dodge Jeep	\$20,543
Poulin	\$22,503

He recommends awarding the bid to Southern Maine Dodge Jeep because their location is closer and worth the extra \$45 because he would spend that in turnpike tolls and gas to go to the others.

Motion by Selectman Daggett, seconded by Selectman Barwise to award the bid for the purchase of a new Dodge Charger for the Police Department to Southern Maine Dodge Jeep at a cost of \$20,543.00. **Vote:** 4-0.

10. Award winter sand bid for 2017.

Public Works Director Michael Claus said he received the following bids for winter sand:

Vendor	Per Yard Delivered	Per Yard Picked Up
Hissong	\$9.10	\$4.20
Dayton	\$9.00	\$5.00

Mr. Claus recommends awarding the bid to Hissong.

Motion by Selectman Barwise, seconded by Matthews-Bull to award the winter sand bid to Hissong at \$4.20 for cubic yard picked up. **Vote:** 4-0.

11. Approve street opening permit for Ben and Rebecca Thompson, 3 Temple Street to install underground utilities.

Robert Worthley, agent for Ben and Rebecca Thompson, was present. He said they are only opening one side of the sidewalk.

Motion by Selectman Barwise, seconded by Matthews-Bull to approve the street opening permit for Ben and Rebecca Thompson ta 3 Temple Street to install underground utilities. **Vote:** 4-0.

12. Consider consent agreement for setback violation at 9 Community House Road.

Director of Planning and Development Werner Gillian explained the consent agreement. He said a mortgage inspection survey revealed a 5 foot discrepancy in the plot plan which led to the construction of an addition which violates the required setback. This agreement says the town will not go after the property owner. He recommends approval of this consent agreement and that the property owner pay for all town legal fees.

Motion by Selectman Matthews-Bull, seconded by Selectman Barwise, to approve the Pichette Consent Agreement for property located at 9 Community House Road and to charge the property owner for legal fees but no fine. **Vote:** 4-0.

13. Consider the Public Safety Committee's recommendation regarding E-911 Street renumbering.

Jim Burrows said there have been inconsistencies in street numbering. The Public Safety Committee would like to correct these issues with the least amount of impact on the property owner. It would like to renumber the addresses on Kings Highway and review all of the street numbers in Kennebunkport and make corrections.

Ms. Smith said the appeals process for the new street numbering would start with her, and the Board of Selectmen would handle the final appeal.

Motion by Selectman Matthews-Bull, seconded by Selectman Barwise to accept the Public Safety Committee's recommendations to correct street numbering issues.

Vote: 4-0.

14. Consider an extension of the Cape Porpoise Pier Chowder House lease.

Ms. Smith explained the lease will expire in November 2017. A notice was sent out to the public asking if anyone was interested, and no response was received.

Motion by Selectman Barwise, seconded by Selectman Matthews-Bull, to enter into negotiations for the extension of the Cape Porpoise Pier Chowder House lease. **Vote:** 3-0-1/Selectmen Daggett recused himself.

15. Other business.**a. Appoint an MMA voting delegate for the MMA Annual Business Meeting.**

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

Mr. Gillian announced that the housing needs assessment meeting is scheduled for October 5, at 7 PM, at the Village Fire Station. The public is invited to attend.

Ms. Smith announced that new audio/visual equipment is being installed at the police department and Village Fire Station meeting room.

16. Approve the September 28, 2017, Treasurer's Warrant.

Motion by Selectman Barwise, seconded by Selectman Matthews-Bull, to approve the September 28, 2017, Treasurer's Warrant. **Vote:** 4-0.

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

The meeting adjourned at 6:35 PM.

Submitted by Arlene McMurray
Administrative Assistant



Agenda Item Divider



**Town of Kennebunkport
Board of Selectmen/Assessors Meeting
Village Fire Station, 32 North Street
October 12, 2017 – 6:00 PM**

Minutes of the Selectmen's Meeting of October 12, 2017

Selectmen Attending: Stuart Barwise, Patrick A. Briggs, Edward Hutchins

Selectman Absent: Allen Daggett and Sheila Matthews-Bull

Others: Barbara Barwise, Thomas Boak, Mike Davis, Jim Fitzgerald, Werner Gillian, Russ Grady, Dave James, Scott Mahoney, Arlene McMurray, Becky Nolette, Tracey O'Roak, Nina Pearlmutter, Laurie Smith, and others

1. Call to Order.

Chair Briggs called the meeting to order at 6:02 PM.

2. Approve the September 28, 2017, selectmen meeting minutes.

This item will be addressed at the next meeting when there is a quorum of Selectmen who attended it.

3. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.).

There were no comments.

4. Public hearing to consider the following warrant articles for the November Special Town Meeting.

- a. Enactment Ordinance Prohibiting Retail Marijuana Establishments and Retail Marijuana Social Clubs in the Town of Kennebunkport.**
- b. Amendment to the Land Use Ordinance Regarding Accessory Apartments.**
- c. Amendment to the Waterfront Ordinance.**

Chair Briggs opened the public hearing at 6:03 PM, and Planning Board Chair Russ Grady opened the public hearing for the Planning Board.

Town Manager Laurie Smith reiterated the explanation for items a and c that were discussed in previous meetings as did Werner Gilliam for item b.

David James mentioned an alternative amendment that was coming up in the legislature. Ms. Smith said it is currently a draft bill.

Chair Briggs closed the public hearing as well as Chair Grady for the Planning Board at 6:09 PM.

5. Consider sewer abatements:

a. Mary H. Abbott Trustee, 24 Washburn Drive, map 20, block 4, lot 3K.

b. MECAP, LLC, 14 Towne Street, map 10, block 6, lot 12.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to approve two sewer abatements: 1) Mary H. Abbott Trustee, 24 Washburn Drive, map 20, block 4, lot 3K in the amount of \$360.20 and 2) MECAP LLC, 14 Town Street, map 10, block 6, lot 12 in the amount of \$888.00. **Vote:** 3-0.

6. Meet as Assessors to consider tax abatement.

Property Owner	Location	Map	Blk	Lot	Tax Abatement 2017
Gary Ridlon	Langsford Rd.	29	1	10	\$343.97

Assessor's Agent Becky Nolette said she recommends this tax abatement because this parcel is submerged.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to accept the Assessor's Agent's recommendation for a tax abatement for Gary Ridlon, map 29, block 1, lot 10 in the amount of \$343.97. **Vote:** 3-0.

7. Approve Quitclaim Deed for Dianne J. Bourque Trustee, Dianne J. Bourque Revocable Trust, Map 9, Block 8, lot 1.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to approve the Quitclaim Deed for Dianne J. Bourque Trustee, Dianne J. Bourque Revocable Trust, Map 9, Block 8, lot 1. **Vote:** 3-0.

8. Approve the Cape Porpoise Pier Chowder House Lease.

Motion by Selectman Barwise, seconded by Selectman Hutchins, to approve the Cape Porpoise Chowder House Lease. **Vote:** 3-0.

Ms. Smith stated this lease will become effective December 1, 2017, through November 30, 2022.

9. Other business.**a. Street opening permit for Locke Street - Michael Tomasulo - map 12, block 1, lot 5A.**

Motion by Selectman Hutchins, seconded by Selectman Barwise, to approve the street opening permit for Locke Street - Michael Tomasulo - map 12, block 1, lot 5A. **Vote:** 3-0.

Town Clerk Tracey O'Roak made the following announcements:

- Absentee ballots are now available for the upcoming November 2, 2017, elections.
- Sample ballots are on the town webpage.
- The town is having a dynamic dogs contest. Contestants need to either bring a photo of their dog when they purchase a dog license or e-mail a photo to the Town Clerk. The winner will have bragging rights on the town's Facebook page. The rules will be on the town website:
- Dog licenses will be sold starting on Monday, October 15.
- Online dog registration is now available. When someone registers online, their new license and tag will be mailed to them.

Ms. Smith mentioned that today the town hosted the 5th graders from Consolidated School. She thanked Ki and Bill Leffler from the Rotary for their help. She said she had a mock Town Meeting with them and it was surprising as to what they voted for on the budget. They also visited the Village Fire Station and was given a tour by Dick Stedman.

10. Approve the October 12, 2017, Treasurer's Warrant.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to approve the October 12, 2017, Treasurer's Warrant. **Vote:** 3-0.

11. Adjournment.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to adjourn the meeting. **Vote:** 3-0.

The meeting adjourned at 6:35 PM.

Submitted by Arlene McMurray
Administrative Assistant



Agenda Item Divider



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...)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Code Committee
<input type="checkbox"/> Board of Assessment Review
<input type="checkbox"/> Budget Board
<input type="checkbox"/> Cape Porpoise Pier Advisory Committee
<input type="checkbox"/> Cemetery Committee
<input type="checkbox"/> Conservation Commission
<input type="checkbox"/> Government Wharf Committee
<input type="checkbox"/> Growth Planning Committee
<input type="checkbox"/> Kennebunk River Committee
<input type="checkbox"/> Parsons Way Committee | <input type="checkbox"/> Planning Board
<input type="checkbox"/> Recreation Committee
<input type="checkbox"/> Road Book Committee
<input type="checkbox"/> Sewer Advisory Committee
<input checked="" type="checkbox"/> Shade Tree Committee
<input type="checkbox"/> Shellfish Conservation Committee
<input type="checkbox"/> Sidewalk Committee
<input type="checkbox"/> Solid Waste Committee
<input type="checkbox"/> Lighting Committee
<input type="checkbox"/> Zoning Board of Appeals |
|--|--|

Signature of Applicant

Date

Preliminary Information

Name (Print):

JOHN RIPTON

Residence Address:

_____ KENNEBUNKPORT Phone: _____
MAINE 04046

Business Address:

_____ Phone: _____

Mailing Address:

P.O. BOX 1068 KENNEBUNKPORT, MAINE 04046

(if different)

E-mail Address:

Membership in community organizations:

Organization

Dates

Activities

<u>DUTCH ELM WATCH TEAM</u>	<u>3/2017-PRESENT</u>	<u>CHECK 2X WEEK FOR EVIDENCE</u>
		<u>OF INFECTED ELMS</u>
<u>RIVER TREE ART</u>	<u>1/2014-PRESENT</u>	<u>ART / PHOTOGRAPHY</u>

_____	_____	_____
_____	_____	_____

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

WRITING ; PHOTOGRAPHY

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

I WANT TO ASSIST WITH TREE/FOREST PRESERVATION

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.

July 13, 2017

Shade Tree Committee

Term: one year

Members: three or more

Sarah C. Adams

Stephen G. Doe

Kimberly Gurski

Nina Pearlmutter

Suzanne Stohlman, chair

**Term
Expiration**

July 2018

July 2018

July 2018

July 2018

July 2018

Tree Warden:

Patrick Briggs
pbriggs@kennebunkportme.gov

967-3180

Arborist:

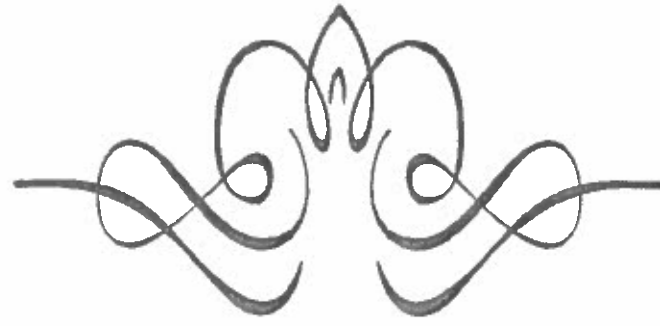
Mr. Robert Palmer
Tamarack Tree
PO Box 327
Kennebunk ME 04043
ttlwp@myfairpoint.net

c: 229-4140

Selectman Representative:

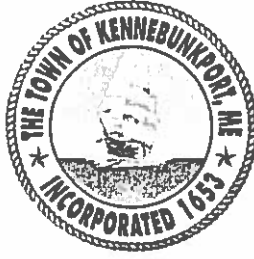
Sheila Mathews-Bull

work: 967-5457



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Becky R. Nolette, CMA, Assessors Agent 

Date: October 16, 2017

Re: Abatement – Matt & Leigh Eppinger

We received an abatement application from Matt & Leigh Eppinger. Mr. & Mrs. Eppinger requested a site visit be made, as they felt their property, in comparison with the other properties in the neighborhood, was overvalued.

The interior inspection uncovered several discrepancies from the information we had on file. After making the adjustments, the building value decreased by \$20,000, resulting in an abatement of \$174.60

For your information, I have included the abatement application, my response to the Eppingers and the necessary documents for your signatures.

It is my recommendation the abatement request be approved at your October 26th, 2017 meeting.

Town of Kennebunkport

Number 2017-6

Certificate of Abatement

36 M.R.S.A. § 841

2017

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

Date Granted: October 26, 2017

Type of Tax: Real Estate

Tax Year: April 1, 2017

Amount Abated: \$174.60
Value abated: \$20,000

Taxpayer: Matt & Leigh Eppinger
 63 Wynwood Road
 West Hartford, CT 06107

Location: 7 Evening Place

MBL: 22/1/17A – Tax Acct.# 1182

Reason: Building Value Adjusted

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

Date: October 26, 2017

Patrick A. Briggs

Stuart Barwise

Allen A. Daggett

Edward W. Hutchins

Sheila Matthews-Bull

Board of Assessors/Selectmen



TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

October 13, 2017

Matt & Leigh Eppinger
63 Wynwood Road
West Hartford, CT 06107

RE: 7 Evening Place/MBL: 22-1-17A

Dear Mr. & Mrs. Eppinger,

This is in response to your request for abatement on your property identified as Map 22 Block 1 Lot 17A. First, I would like to thank you for allowing me to do an interior inspection of your home.

I updated our records to reflect the correct bathroom count of 2.5 baths, and also added in the square footage of the finished area above the garage. After the adjustments the new assessment of the property is \$390,900 a difference of \$20,000, for a tax abatement of \$174.60.

It will be my recommendation to the Board of Selectmen/Assessors, this abatement be granted at their October 26, 2017 meeting.

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

Sincerely,

Becky R. Nolette, CMA
Assessors' Agent

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

RECEIVED
OCT 02 2017

1. NAME OF APPLICANT: Matt & Leigh Eppinger BY: _____
2. ADDRESS OF APPLICANT: 63 Wyndwood Road West Hartford, CT 06107
3. TELEPHONE NUMBER: 860-402-0666
4. STREET ADDRESS OF PROPERTY: 7 Evening Place
5. MAP/BLOCK/LOT: 22-1-17A
6. ASSESSED VALUATION:
- | | | | |
|-----|-----------|----|----------------|
| (a) | LAND: | \$ | <u>116,400</u> |
| (b) | BUILDING: | \$ | <u>294,500</u> |
| (c) | TOTAL: | \$ | <u>410,900</u> |
7. OWNER'S OPINION OF CURRENT VALUE:
- | | | | |
|-----|-----------|----|----------------|
| (a) | LAND: | \$ | <u>100,000</u> |
| (b) | BUILDING: | \$ | <u>230,000</u> |
| (c) | TOTAL: | \$ | <u>340,000</u> |
8. ABATEMENT REQUESTED (VALUATION AMOUNT): 340,000
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: 2017
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: not sure - we are new owners
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.

see attached supplement to application for abatement. I have also enclosed a professional appraisal and supporting tax documentation about the assessment values of some comparable properties.

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

9/18/17
Date

[Signature]
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."

Supplement to Application for Abatement of Property Taxes

7 Evening Place, Kennebunkport, ME.

Matthew and Leigh Eppinger

Here are the primary reasons I believe my property's assessment is higher than it should be:

- My house was appraised in July of 2017 for \$369,000 as part of our purchase of the home. That is also in line with the agreed upon price we came to with the seller *prior* to the appraisal being done. We agreed on a price of \$364,300. Two sources corroborate a value that is significantly less than the current appraised value of \$410,900. The two sources are: 1) a professional appraisal and 2) The open market (*unrelated buyer and seller's legal agreement on its fair market value*).
- The seller originally attempted to sell the house in the fall of 2016 with an initial offering price of \$445,000, which is probably more in line with the current assessment value. That price dropped quickly over 6 months to 429K, 409K, 399K and finally to 389K. It sat on the market another month after the last price drop before we were able to agree on a price of 364K in late June of 2017. After paying for an inspection of the property in the course of buying the home, I am not aware of anything wrong with the structural integrity or condition of the home. This sale price reflects the value of the home in good condition.
- The primary reason that appears to be why the property had little or no interested buyers is that the property is a single family residence that is surrounded by 3 or 4 *multi-family duplexes*. There is also one other single family residence on the street but it is a significantly smaller home (912 sq ft) and it is currently a rental property as well.
- The actual plot of land I own and the location of my house on my land is not ideal because it means my house has duplexes in the line of sight on 3 out of 4 sides (see EXHIBIT #1). There are more duplexes on the street than single family homes. As a single family home, that is not a neighborhood feature that compares well to other neighborhoods that are comprised of entirely single family homes. I believe this reduces the value and marketability of the home.
- The assessment values of the comparable properties from our appraisal are all significantly LESS than the assessment value of my property. I also added some data about another house on my street:
 - 10 HICKORY LANE: recently sold for \$399K, which is \$35K more than my purchase price, 2,130 sq ft listed on town assessment, some of that living area is brand new as of 2015, assessed by town at \$356,500. Town assessment is about 90% of the market-driven sales price.
 - 1 CRESTVIEW LANE: recently sold for \$375k, which is \$11k more than my purchase price, 2,161 sq ft listed on town assessment but recent sales data suggests the house was advertised and sold as 3,283 sq ft, 4 bedrooms and 2 baths. This property is assessed by the town at \$388,700 which factors in 1,122 of finished basement space that isn't considered "living space" which might justify a higher assessment value relative to its sales price. Town assessment is about 3% over the market-driven sales price. My house doesn't have any additional "finished" square footage that isn't calculated in living space.
 - 10 SHERWOOD DRIVE: recently sold for \$360k, which is \$4k less than my purchase price. 2,192 sq ft is listed on the town assessment. This house is the MOST SIMILAR to my house in terms of square feet, bedrooms, baths, etc. This house is also closer to Dock Square and it's in a nice, private neighborhood of single family homes. This house is assessed by the town at \$333,600 which is about 92% of the market-driven sales price and which is also \$77,200 LESS than my house is assessed at.
 - 7 EVENING PLACE (my house): recently sold for 364K. 2,304 square feet on town assessment. Assessed by the town at \$410,900. The purchase price is \$46,600 below the assessment value which means the assessment value represents about 113% of the purchase price.
 - 12 EVENING PLACE is on my street. It's listed in the town records as a single family residence with 4 bedrooms and 3 bathrooms. As far as I can tell, it's a rental property –possibly a multi-family. It is

Page 9 →

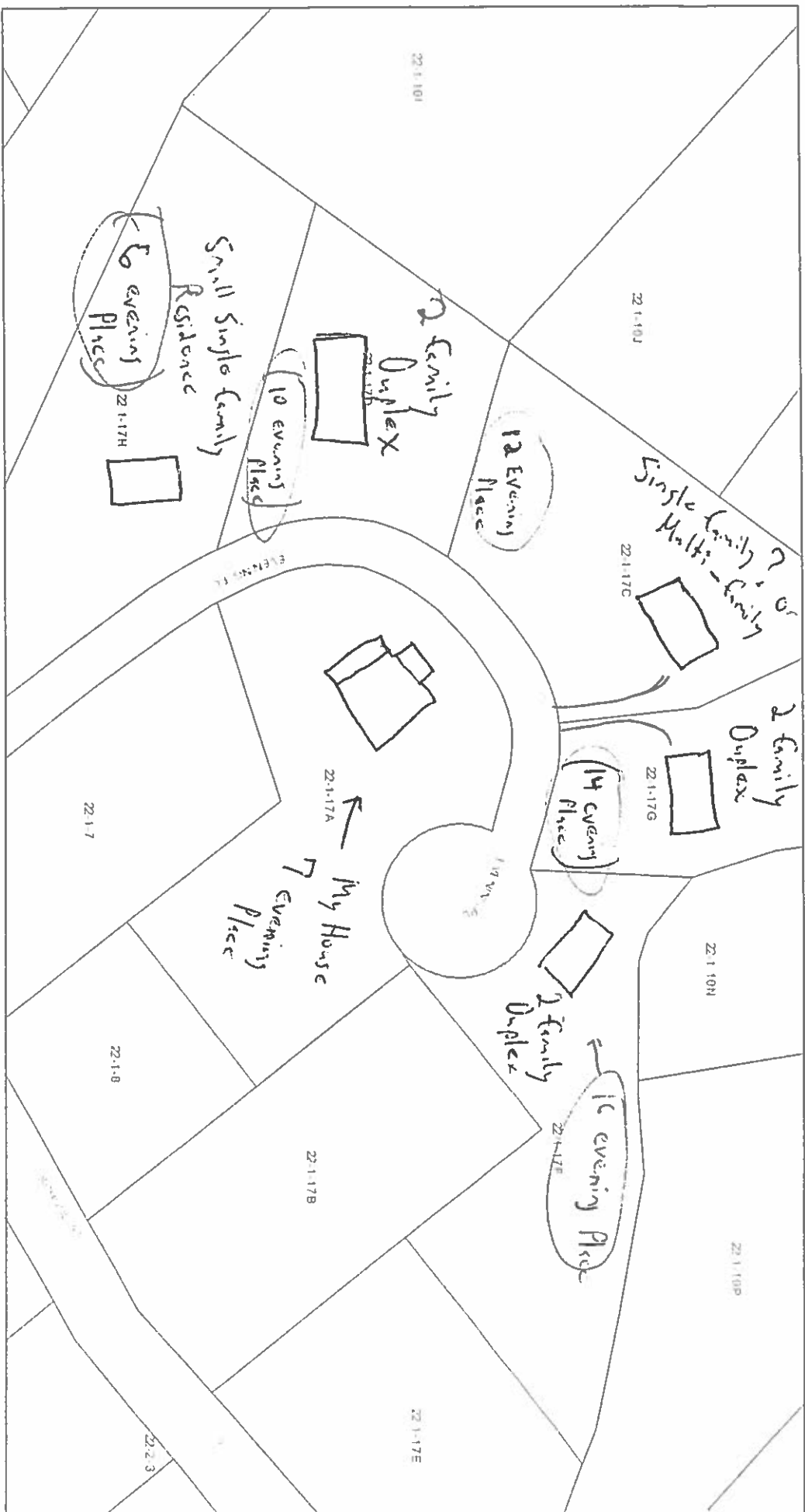
Miller 9/18/17

André

9/18/17

(Exhibit 1)

Maine Geoparcels Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS



Agenda Item Divider





TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Becky R. Nolette, CMA, Assessors Agent 

Date: October 16, 2017

Re: Abatement – Univest Capital

Attached please find the necessary paperwork for your approval of an abatement of taxes for Univest Capital.

I received documentation from the Town of Kennebunk showing Univest Capital sent their 706 Declaration of personal property to the Town of Kennebunk. Having not received any notification of change, we sent a tax bill. Univest then contacted the Town of Kennebunk for an abatement, the Assessor in Kennebunk forwarded all the correspondence to me. I contacted Univest and explained Kennebunk and Kennebunkport were two separate towns, and I would submit an abatement, she apologized for the mistake.

It is my recommendation that the abatement of \$119.78 be granted at your October 26th, 2017 meeting.

Town of Kennebunkport

Number 2017-7

Certificate of Abatement

36 M.R.S.A. § 841

2017

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

Date Granted: October 26, 2017

Type of Tax: Real Estate

Tax Year: April 1, 2017

Amount Abated: \$119.78

Value abated: \$13,720

Taxpayer: Univest Capital Inc.
1611 N. Interstate 35E STE, 428
Carrollton, TX 75006

MBL: Personal Property – Tax Acct.# 300

Reason: Assessed in Error

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

Date: October 26, 2017

Patrick A. Briggs

Stuart Barwise

Allen A. Daggett

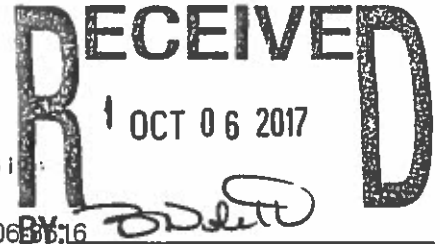
Edward W. Hutchins

Sheila Matthews-Bull

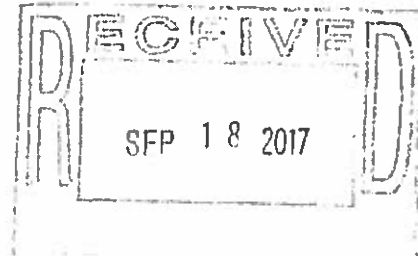
Board of Assessors/Selectmen

ADVANCED PROPERTY TAX COMPLIANCE

1611 N. Interstate-35E., Suite 428 Carrollton, TX 75006-3616
Tel: 972-323-0146, Fax: 972-323-0145



September 13, 2017



Town of Kennebunk
Assessor's Office
1 Summer Street
Kennebunk, ME 04043

RE: Univest Capital Inc
2017 Zero Return Copy

Assessor,

On April 10, 2017 a Business Personal Property Tax Return was filed to your office for **Account 000300 PP**. The return indicated that there was nothing to report for tax year 2017. Per our records, the equipment leased to Cape Arundel Golf Club was purchased by the lessee prior to the 2017 lien date. I have enclosed a copy of the return for your review. Please review the enclosed documentation and remove **Account 000300PP** from your tax rolls for the current tax year.

I appreciate your assistance and time regarding this matter. If you have questions or need additional information please contact me at 972-323-0146 or angie@avptc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Mauch'.

Angela Mauch
Advanced Property Tax Compliance
972-323-0146
972-323-0145 (fax)
angie@avptc.com

TOWN OF KENNEBUNKPORT
P.O. BOX 566
Kennebunkport, Maine 04046
(207) 967-4243

THIS IS THE ONLY BILL
YOU WILL RECEIVE

516476 088 01 003042 01
UNIVEST CAPITAL INC
1611 N. INTERSTATE 35E STE 428
CARROLLTON TX 75006

2018 PERSONAL PROPERTY TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$0.00
BUILDING VALUE	\$0.00
TOTAL LAND & BLDG	\$0.00
FURNITURE & FIXTURES	\$13,720.00
MACHINERY & EQUIPMENT	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP	\$13,720.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$13,720.00
TOTAL TAX	\$119.78
LESS PAID TO DATE	\$0.00

TOTAL DUE  \$119.78

MAP/LOT:
LOCATION 19 RIVER ROAD
ACREAGE
ACCOUNT 000300 PP

MIL RATE: \$8.73
BOOK/PAGE.

FIRST HALF DUE: \$59.89
SECOND HALF DUE \$59.89



TAXPAYER'S NOTICE

Notice is hereby given that your county, school and municipal tax is due for the fiscal year July 1, 2017 through June 30, 2018, and is payable in 2 installments on 09/25/2017 and 03/12/2018. 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 09/26/2017 and 03/13/2018

As 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, 2017. If you have sold your real estate since April 1, 2017, please forward this bill to the new property owners.

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 August 10, 2017 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, 2017 through June 30, 2018, has reduced local property taxes by 1.29%.

As of August 10, 2017, the Town of Kennebunkport has outstanding bonded indebtedness in the amount of \$944,344 excluding RSU 21 and County debt.

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	\$8.53	7.12%
MUNICIPAL	\$40.89	34.14%
SCHOOL	\$70.36	58.74%
TOTAL	\$119.78	100.000%

Based on \$8.73 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 566
Kennebunkport, Maine 04046

TOWN OF KENNEBUNKPORT, P.O. BOX 566, KENNEBUNKPORT, ME 04046



Fiscal Year 2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/12/2018	\$59.89	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF KENNEBUNKPORT, P.O. BOX 566, KENNEBUNKPORT, ME 04046



Fiscal Year 2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/25/2017	\$59.89	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

ACCOUNT: 000300 PP
NAME: UNIVEST CAPITAL INC
MAP/LOT:
LOCATION: 19 RIVER ROAD
ACREAGE:
INTEREST BEGINS ON 03/13/2018

ACCOUNT: 000300 PP
NAME: UNIVEST CAPITAL INC
MAP/LOT:
LOCATION: 19 RIVER ROAD
ACREAGE:
INTEREST BEGINS ON 09/26/2017

Received 08-25-2017

PREVIOUSLY ASSESSED TAXPAYERS:

Please submit a list of all **ADDITIONS** and/or **DELETIONS** to the prior year's listing (see below). Attach additional sheets if necessary.

COPY

IF THERE HAVE BEEN NO CHANGES (no additions and/or deletions) in the past year, check here ☐ and sign below

If your business has closed or relocated in the past year please indicate which _____.

Please enter date closed or relocated _____, list new location _____ and sign below

ADDITIONS

Qty	Asset Description	Model or Serial #	Year Mfg	Year Purchased	Original Cost

DELETIONS

Qty	Asset Description	Model or Serial #	Year Mfg	Year Purchased	Original Cost

LEASED EQUIPMENT

Qty	Asset Description	Model or Serial #	Year Mfg	List price	Original Cost	Name/address of lessor	Lease #

LEASEHOLD IMPROVEMENTS

Qty	Asset Description	Year Mfg	acquisition or construction cost

Signature [Signature] Name/Title Agent Date 9/10/17

Return this form to: Assessor's Office, Town of Kennebunk, 1 Summer Street, Kennebunk, ME 04043
Don't forget to checkout Quick Links www.kennebunkmaine.us/personalproperty for possible property tax savings.

Received 04/11-2017

Univest Capital, Inc.

2017 ME

Kennebunk Town

COPY

**** Disposed List ****

CAPE ARUNDEL GOLF CLUB
19 RIVER ROAD, KENNEBUNKPORT, ME 04046
Assessment #: 000300PP

StartDate / LeaseKey	3/21/2014	13112-0001
Cost / Asset Desc	16.146	25HP TOW TYPE & POWER UNIT



Agenda Item Divider





KENNEBUNKPORT SEWER DEPARTMENT

Certificate of Commitment of Sewer User Rates

To: Jennifer Lord, the treasurer of the municipality of Kennebunkport, Maine.

We, the undersigned municipal officers of the municipality of Kennebunkport, hereby certified and commit to you a true list of the sewer rates established by us pursuant to 30-A M.R.S.A. § 3406 for those properties, units, and structures required by local and State law to pay a sewer rate to the municipality, for the period beginning January 1, 2017 and ending December 31, 2017. This list is comprised of the pages numbered 1 to 1 inclusive which are attached to this certificate. The date(s) on which the rates included in this list are due and payable is (are) November 27, 2017. You are hereby required to collect from each person named in the attached list his or her respective amount as indicated in the list, the sum total of those lists being \$888.00. You are hereby required to charge interest at a rate of 7.00% per annum on any unpaid account balance beginning November 28, 2017. You are hereby authorized to collect these rates and any accrued interest by any means legally available to you under State law. On or before December 31, 2017 you shall complete and make an account of your collections of the whole sum herein committed to you.

Given under our hands this 26th day of October 2017.

Municipal Officers, Town of Kennebunkport

KENNEBUNKPORT SEWER
DEPARTMENT
PO BOX 1038
KENNEBUNKPORT, ME 04046
Tel. (000) 000-0000

Account #	Billing Date	Current Sewer
439	10/27/2017	888.00

COMMONWEALTH COLLECTIVE LLC
10 SAINT MARGARETS DRIVE
PELHAM NH 03076

Account	Name	Location	Billing Period
439	COMMONWEALTH COLLECTIVE LLC	14 TOWNE STREET	01/01/2017 to 12/31/2017

Rate Class	Meter Reading		Date Meter Read	Consumption
	Present	Previous		
Category : 1	0	0	10/18/2017	0

Sewer	
Description	Amount
Regular	888.00

Total Due 888.00
7% Annual interest on unpaid balances

Sewer

Account 439
Name COMMONWEALTH COLLECTIVE
Location 14 TOWNE STREET

Date Due	Amount Due	Amount Paid
11/27/2017	888.00	

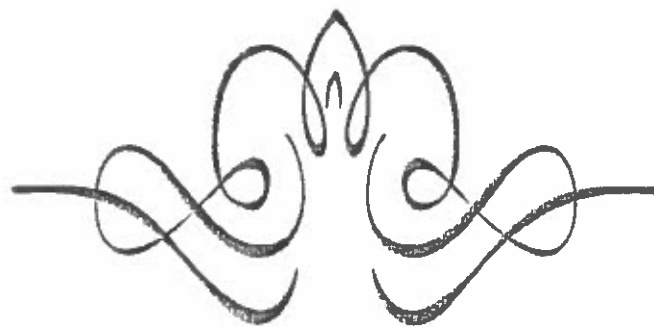


U0000439

Return this stub with payment



Agenda Item Divider



TOWN OF KENNEBUNKPORT
Street Opening Permit

PROPERTY INFORMATION

Name of Homeowner: MEGHAN & DIMITRI MICHAUD Date: 10-19-17
Address: TOWNE ST. K'PORT
Telephone: 207-229-1722 Map, Block, Lot: MAP 10-Block 6 Lot 113
Street to be excavated: TOWNE STREET
Size of excavation (length and width): L=50' W=5'
Reason for excavation: NEW Sewer line to EX. MANHOLE in STREET. NEW HOME
Permit Conditions: If there is, any intrusion into the black top, road should be paved from curb to curb.

CONTRACTOR INFORMATION

Date of excavation: TBD PRIOR TO NOV 15TH
Name of Contractor: WEST PROPERTY MANAGEMENT
Address: PO BOX 43 Kennebunkport, ME. 04046
Telephone: 207-229-2579 Fax: N/A

BOND & INSURANCE INFORMATION

Performance Bond: ☐ Cash ☐ Check ☐ Money Order ☒ Surety Bond ☐ Other
Bond Amount: 2,000⁰⁰
Company that issued the bond (if applicable): Western Surety
Person or entity providing the bond to the Town (contractor, property owner, other): CONTRACTOR, WEST PROPERTY MANAGEMENT
Insurance Company: AVOIE Insurance Agency
Signature of person completing the application: Josh West Date: 10-19-17

APPROVED

Highway Superintendent: [Signature]
Selectmen: _____
Selectmen: _____
Selectmen: _____
Date Approved: _____

Selectmen: _____
Selectmen: _____
Selectmen: _____

*Please attach map or sketch showing the location and size of any cuts to be made; a bond; and proof of insurance.

Application Fee: \$25.00

Date Paid: _____

Amount Paid: _____

☐ Cash ☐ Check ☐ Money Order

PAID

10-20-2017

WESTERN SURETY COMPANY - ONE OF AMERICA'S OLDEST BONDING COMPANIES



Effective Date: October 20th, 2017

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 63393896

That we, West Property Management, Inc.

of Arundel, State of Maine, as Principal,
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of
Maine, as Surety, are held and firmly bound unto the

Town of Kennebunkport, State of Maine, as Oblige, in the penal
sum of Two Thousand and 00/100 DOLLARS (\$2,000.00),
lawful money of the United States, to be paid to the Oblige, for which payment well and truly to be made,
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been
licensed Sewer Contractor

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
October 20th, 2018, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class
U.S. Mail, to the Oblige and to the Principal at the address last known to the Surety, and at the expiration
of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said
date. Regardless of the number of years this bond shall continue in force, the number of claims made
against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of
liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total
liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be
cumulative.

Dated this 20th day of October, 2017.

West Property Management, Inc.

Principal

Principal

WESTERN SURETY COMPANY

By Paul T. Bruffat

Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 20th day of October, 2017, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



M. Bent

Notary Public — South Dakota

My Commission Expires March 2, 2020

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____, known to me to be the individual _____ described in and who executed the foregoing instrument and acknowledged to me that _____ he _____ executed the same.

My commission expires _____

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____, who acknowledged himself/herself to be the _____ of _____, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires _____

Notary Public

 Western Surety Company

License or Permit No. _____

LICENSE AND PERMIT
BOND
As

of _____

State of _____

Name of Applicant _____

Address _____

Filed _____

Approved this _____

day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Sewer Contractor Town of Kennebunkport

bond with bond number 63393896

for West Property Management, Inc.

as Principal in the penalty amount not to exceed: \$ 2,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 20th day of October,
2017.

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

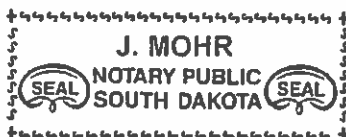
Paul T. Bruflat

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 20th day of October, 2017, before me, a Notary Public, personally appeared
Paul T. Bruflat and L. Nelson

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the
voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



5' wide
50' long
Jewer Trench
to Ex. Manhole.

Gravel Drive

End of
Pavement

#15 TOWNE

SMH

TOWNE
ST

School SF

Row 01 MEMBERSHIP
----- Receipt -----

Thank You for Your Payment

10/20/17 11:22 AM TD:DLB #8011-1
TYPE----- REF----- AMOUNT
Manufacturing

Miscellaneous 25.00
Total: 25.00
Bank for West Property Maint. Street Equip.
Remaining Balance: 0.00
Balance reflects all related accounts
Cash : 25.00