

TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

Board of Selectmen Agenda Village Fire Station – 32 North Street March 12, 2015 – 6 PM

1. Call to Order.
2. Joint meeting with Budget Board for fiscal year 2016 municipal budget presentation and discussion of department capital requests.
3. Approve the February 26, 2015, and March 5, 2015, 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 W. Scott Lee, SBJC, LLC, DBA Bandaloo, 2 Ocean Avenue.
6. Consider a renewal special amusement permit application submitted by, W. Scott Lee, DBA Bandaloo (SBJC, LLC), 2 Ocean Avenue.
7. Consider a renewal liquor license application submitted by JEM Holdings, LLC, DBA Pier 77 Restaurant, 77 Pier Road.
8. Consider a special amusement permit submitted by JEM Holdings, LLC, DBA Pier 77 Restaurant, 77 Pier Road.
9. Consider a renewal liquor license application submitted by Alisson's/Dock Square LTD, DBA Alisson's Restaurant, 11 Dock Square.
10. Consider a renewal special amusement permit submitted by Ashley Padget DBA Alisson's Restaurant, 11 Dock Square.
11. Consider a renewal liquor license application for Coastal Breezes, L.L.C. DBA Kennebunkport Inn, 1 Dock Square.
12. Consider a special amusement permit renewal application for Coastal Breezes, L.L.C., DBA Kennebunkport Inn, 1 Dock Square.

13. Authorize contract for banking services.
14. Consider the following proposed Warrant Articles for the June 9, 2015, Town Meeting Warrant.
 - a. Proposed amendment to the Land Use Ordinance concerning residential mixed use standard.
 - b. Proposed amendment to the Land Use Ordinance concerning revised lot area definition.
 - c. Proposed amendment to the Land Use Ordinance concerning commercial ADA/Accessibility Issue.
 - d. Proposed amendment to the Land Use Ordinance concerning SLZ Map revision Cape Porpoise Square.
 - e. Proposed amendment to the Land Use Ordinance concerning permitted uses structures.
 - f. Proposed amendment to the Land Use Ordinance concerning Land Use Ordinance errors.
 - g. Proposed amendments to Dog Ordinance.
15. Authorize the assessing maintenance agreement with Maine Equilization Consultants, Inc.
16. Consider amendment to agreement between the Town and Oceanside Rubbish, Inc. for waste collection and hauling services.
17. Authorize the establishment of scholarships and accept \$200 contribution to the Kennebunkport Parks and Recreation Scholarship Program from Mary Ellen Auriemma.
18. Accept \$290 donation from Consolidated School's February Sock Hop to be directed to the emergency fuel/food account.
19. Meet as Assessors to consider the following abatement request:

Property Owner	Location	Map	Blk	Lot(s)	Tax Abatements 2015
Janet Wendle	134 Goose Rocks RD	16	1	18	\$546.31

20. Other business.
21. Consider the March 12, 2015, Treasurer's Warrant.
22. Adjournment.

**Town of Kennebunkport
Board of Selectmen's Meeting
Town Hall-6 Elm Street
February 26, 2015 – 7:00 PM**

Minutes of the Selectmen Meeting of February 26, 2015

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

Selectmen absent: Patrick A. Briggs

Others present: Barbara Barwise, Deborah Bauman, George Burr, Michael Claus, Werner Gilliam, David James, Sarah Lachance, Arlene McMurray, David Powell, and Laurie Smith, Jackson Yordon and others

1. Call to Order.

Chair Daggett called the meeting to order at 7:01PM.

2. Approve the February 12, 2015, selectmen meeting minutes.

Motion by Selectman Barwise, seconded by Selectman Matthews-Bull, to approve the February 12, 2015, selectmen meeting minutes. **Vote:** 3-0-1/Selectman Hutchins abstained because he 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 consider a new malt and vinous liquor license for Salt and Honey, 24 Ocean Avenue.

Chair Daggett opened the public hearing at 7:01 PM. Hearing no comments, he closed the public hearing at 7:02 PM.

Jackson Yordon, chef and owner of Salt and Honey, explained that he expanded his restaurant and turned the retail shop next door into a restroom. He said it is seven days away from completion. He stated his restaurant will only be serving beer and wine for now and that serving alcohol will boost his business.

Motion by Selectman Barwise, seconded by Selectman Hutchins, to conditionally approve a new malt and vinous liquor license for Salt and Honey, 24 Ocean Avenue pending final completion of restrooms. **Vote:** 4-0.

5. Consider a renewal liquor license application submitted by Peter Ciriello, Edgewater Hospitality, DBA The Edgewater Inn, 126 Ocean Avenue.

Motion by Selectman Barwise, seconded by Selectman Matthews-Bull, to approve a renewal liquor license application submitted by Peter Ciriello, Edgewater Hospitality, DBA The Edgewater Inn, 126 Ocean Avenue. **Vote:** 4-0.

6. Presentation by Sarah Lachance regarding Conservation Commission's request to place a charging station in Kennebunkport.

Chair of the Conservation Commission Sarah Lachance explained that Kennebunkport attracts tourists and some tourists will have electric cars that need to be charged. She mentioned two places where a charging station could be placed: Dock Square parking lot or the Village Fire Station. She said the Nonantum, Kennebunk Light and Power, and the new Chamber of Commerce all having charging stations that are not solar powered, and the Nonantum's is not always available to the public. She would like to have a solar powered charging station so that the captured electricity can offset the electric costs of the building where the charging station is located. She said if the Board is interested, she would look into getting grant money to fund it.

Discussion followed. The Board would rather not lose a parking space at Dock Square and prefers the Village Fire Station location. It was also mentioned that you have to pay to park at the Dock Square parking lot. The Board indicated it would be on board with this project if she gets funding. She will report back at a later date and also provide an update on the windmill.

7. Consideration of waiver from road restriction for George Burr relative to Colony Hotel project.

Contractor George Burr said he would like to pour concrete in the morning, but the Town has a Noise Ordinance not allowing work to be done before 7 AM. He thinks it would take about seven hours for completion and approximately 15 concrete delivery trucks. If he starts around 3 AM, he thinks there will be less temperature issues. He wants to minimize the risk to the road. His concern is if someone complains to the police department about the noise, he would have to stop pouring. The Town would receive a check in the amount of \$150,000 to be placed in an escrow account prior to the start of work to cover any damages should they occur, instead of taking out a bond.

The Board of Selectmen does not have the authority to change the Noise Ordinance. It was suggested that he send letters to abutters explaining this issue is only temporary.

Motion by Selectman Hutchins, seconded by Selectman Matthews-Bull, to accept a check in the amount of \$150,000 to be placed in an escrow account to

cover any damages that may occur during the concrete pouring and to approve a waiver from road weight restrictions for George Burr and Sons relative to the Colony Hotel project. **Vote:** 4-0.

Road Commissioner Michael Claus said he will take before and after photos to make sure there are no cracks.

8. Approve restrictions on vehicle weight limits on certain roads in accordance with 29-A M.R.S.A. Section 2395 and the Kennebunkport Traffic and Parking Control Ordinance.

The Town of Kennebunkport will be posting restricted vehicle weight signs on the following roads:

- Arundel Road from Goff Brook to Goose Rocks Road
- River Road from Goff Brook to North Street
- Beachwood Avenue from North Street to Route 9
- Walkers Lane from North Street to Beachwood Avenue
- Old Cape Road from Beachwood Avenue to Route 9
- Goose Rocks Road from Log Cabin Road to Route 9
- Stone Road from Beachwood Avenue to Goose Rocks Road
- Guinea Road from Goose Rocks Road to Biddeford Line
- Whitten Hill Road from Goose Rocks Road to Guinea Road
- Maine Street from Elm Street to Wildes District Road
- Pier Road
- New Biddeford Road from Route 9 to Kings Highway
- Winter Harbor Road from Route 9 to New Biddeford Road
- Dyke Road
- Wildes District Road
- Ocean Avenue
- Langsford Road
- Ward Road
- Northwood Drive
- Oak Ridge Road
- Others if needed

Motion by Selectman Barwise, seconded by Selectman Matthews-Bull, to approve the restrictions on vehicle weight limits on the roads mentioned above in accordance with 29-A M.R.S.A. Section 2395 and the Kennebunkport Traffic and Parking Control Ordinance. **Vote:** 4-0.

Mr. Claus said these roads would be posted on March 6.

9. Consider proposed amendment to Dog Ordinance for the June 9, 2015, Town Meeting Warrant.

Town Manager Laurie Smith explained that at a previous meeting the Board asked that the ordinance proposals from the Goose Rocks Beach Advisory Committee and Barbara Barwise's group be combined. She said this is the first draft and explained the changes. The original ordinance gave the Selectmen the authority to adopt specific rules governing dogs, but then when it listed the specific rules, they were no longer rules but part of the ordinance. Town counsel removed those pieces from the ordinance. It is a matter of whether the Selectmen want the times of days dogs can be on or off leash as part of the ordinance or for them to decide.

The other concern was whether to have the beach rules pertain to all of the beaches or just Goose Rocks Beach.

The Board agreed to keep it simple, to have the same hours for all beaches, and for the Board to have the authority to change the rules.

10. Meet as Assessors to consider the following abatement request:

Property Owner	Location	Map	Blk	Lot(s)	Tax Abatements 2015
Hollan Maine, LLC	15 Seaview Avenue	20	1	54	Denied

Motion by Selectman Barwise, seconded by Selectman Hutchins, to deny the abatement request by Hollan Maine, LLC, Map 20, Block 1, Lot 54 as recommended by Assessors Agent Donna Moore Hayes. **Vote:** 4-0

11. Other business.

Ms. Smith announced that the budget process begins next Thursday and that the Budget Books will be ready tomorrow.

Barbara Barwise thanked Michael Claus and the highway crew, Allan Moir and the fire department, police department, and office staff for their work with managing the snow and the problems it presents.

12. Approve the February 26, 2015, Treasurer's Warrant.

Motion by Selectman Barwise, seconded by Selectman Hutchins, to approve the February 26, 2015, Treasurer's Warrant. **Vote:** 4-0.

13. Adjournment.

Motion by Selectman Hutchins, seconded by Selectman Barwise, to adjourn. **Vote:** 4-0

The meeting adjourned at 7:44 PM.

Submitted by Arlene McMurray, Administrative Assistant

**Town of Kennebunkport
Selectmen's Meeting
March 5, 2014
6 p.m. - Village Fire Station - 32 North Street**

Minutes of the Selectmen's Meeting of March 5, 2015

Selectmen attending: Stuart E. Barwise, Allen A. Daggett, Ed Hutchins, and Sheila Mathews-Bull

Selectman absent: Patrick A. Briggs

Others: Grace Adams, Terry Baron, Judy Barrett, Barbara Barwise, Dan Beard, Ray Billings, Jim Burrows, David Conway, Carol Cook, Michael Claus, Doug Dicey, April Dufoe, Werner Gilliam, David James, Kathryn Leffler, Leo Martin, Allan Moir, Chris Perry, Michael Davis, Dawn Morse, Michelle Powell, Craig Sanford and Laurie Smith

1. Call to Order.

Chair Daggett called the meeting to order at 6:05 P.M.

Chair Leo Martin called the Budget Board to order.

2. Joint meeting with Budget Board for fiscal year 2016 municipal budget presentation and discussion.

Town Manager Laurie Smith discussed the budget schedule and thanked the treasurer, her administrative assistant, and the departments for their help in putting together the budget. She explained that the budget notebooks may look different this year because they used the financial software Trio to print them to minimize errors. She explained the highlights of the fiscal year 2016 departments' operational budget.

Department heads presented their budgets.

3. Adjournment.

Leo Martin adjourned the Budget Board meeting.

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

The meeting adjourned at 8:28 P.M.

Submitted by
Arlene McMurray, Administrative Assistant
Minutes taken via online broadcast.

(5)

Bandalooop

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

Lapri Dufae, Town Clerk

Kennebunkport Inn

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

Lapri Dufae, Town Clerk

Alisson's Restaurant

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

Lapri Dufae, Town Clerk

(5)

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.
To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 3-25-14

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- RESTAURANT/LOUNGE (Class XI) RESTAURANT (Class I,II,III,IV)
 HOTEL (Class I,II,III,IV) HOTEL-OPTIONAL FOOD (Class I-A) CLASS A LOUNGE (Class X)
 CLUB-ON PREMISE CATERING (Class I) CLUB (Class V)
 GOLF CLUB (Class I,II,III,IV) TAVERN (Class IV)
 OTHER

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) W. Scott Lee DOB: 8/7/70	2. Business Name (D/B/A) SBJC, LLC (BANDALOOP)
DOB: DOB: Address: 5 Oak Grove Lane	2 Ocean Avenue Location (Street Address) Kennebecport Maine 04046 City/Town State Zip Code 5 Oak Grove Lane
City/Town State Zip Code 207- N/A N/A Telephone Number Fax Number	Mailing Address Kennebecport Maine 04046 City/Town State Zip Code 207-967-4994 N/A Business Telephone Number Fax Number
Federal I.D. #	Seller Certificate # 1074962

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A
4. State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 555,000.00 LIQUOR \$ 222,000.00
5. Is applicant a corporation, limited liability company or limited partnership? YES NO

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES NO
7. If manager is to be employed, give name: S/A/A
8. If business is NEW or under new ownership, indicate starting date: renewal
 Requested inspection date: _____ Business hours: 5:00 PM - Midnight
9. Business records are located at: 5 Oak Grove Lane and 2 Ocean Avenue

10. Is/are applicant(s) citizens of the United States? YES NO
11. Is/are applicant(s) residents of the State of Maine? YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Warren Scott Lee	8/7/70	Atlanta Georgia USA
Bridget B Lee (Broadbent)	10/7/69	Arden, Delaware USA

Residence address on all of the above for previous 5 years (Limit answer to city & state)
Both: Kennebunkport Maine 04046

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner:
Raymond Shmalo 7132 Ruede Palasades, Sarasota FL 34238

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required)
restaurant space w/ 2 dining rooms

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 500 ft Which of the above is nearest? church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO
If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Kennebunkport, Maine on Feb 17th, 2015
Town/City, State Date

Please sign in blue ink

W Scott Lee
Signature of Applicant or Corporate Officer(s)
W Scott Lee
Print Name

Signature of Applicant or Corporate Officer(s)

Print Name



STATE OF MAINE
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

**Supplemental Information Required for
 Business Entities Who Are Licensees**

For Office Use Only:

License #: _____

Date Filed: _____

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:
SBJC, LLC
2. Other business name for your entity (DBA), if any:
BANDALOOP
3. Date of filing with the Secretary of State: March 2004
4. State in which you are formed: MAINE
5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Warren Scott Lee	5 Oak Grove Ln. Kipton ME 04046	8/7/70	50
Bridget B Lee	Same as above	10/7/69	50

7. Is any principal person involved with the entity a law enforcement official?
 Yes No
8. If Yes to Question 7, please provide the name and law enforcement agency:
 Name: _____ Agency: _____

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:


Signature of Duly Authorized Person

2/17/15
Date

W Scott Lee
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov

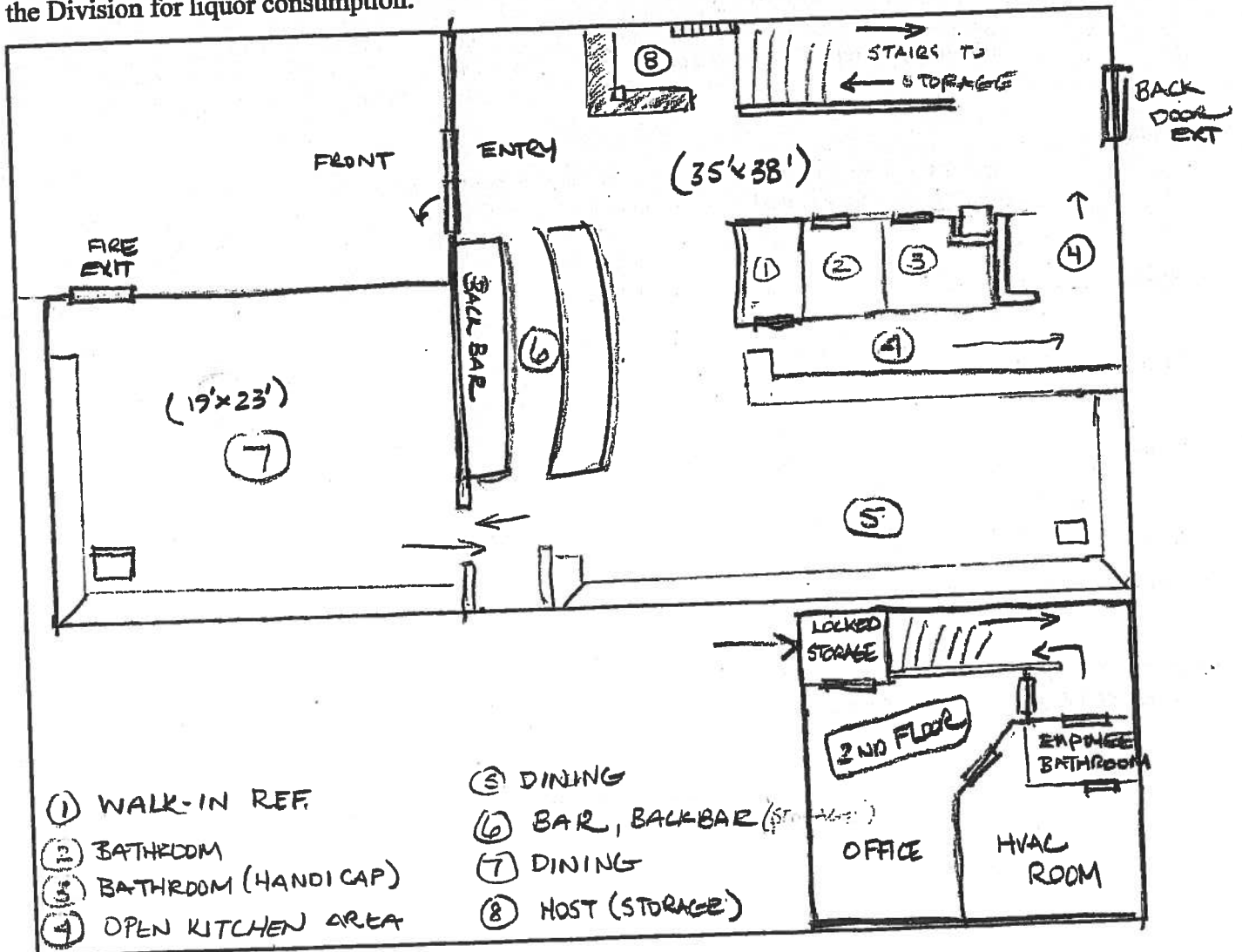


Bureau of Alcoholic Beverages
 Division of Liquor Licensing & Enforcement
 164 State House Station
 Augusta, ME 04330-0164
 Tel: (207) 624-7220 Fax: (207) 387-3424

SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, decks and all areas that you are requesting approval from the Division for liquor consumption.



NOTICE – SPECIAL ATTENTION

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

THIS APPROVAL EXPIRES IN 60 DAYS.

FEE SCHEDULE

Class I	Spirituos, Vinous and Malt	\$ 900.00
	CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A	Spirituos, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
	CLASS I-A: Hotels only that do not serve three meals a day.	
Class II	Spirituos Only	\$ 550.00
	CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III	Vinous Only	\$ 220.00
	CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV	Malt Liquor Only	\$ 220.00
	CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
	CLASS V: Clubs without catering privileges.	
Class X	Spirituos, Vinous and Malt – Class A Lounge	\$2,200.00
	CLASS X: Class A Lounge	
Class XI	Spirituos, Vinous and Malt – Restaurant Lounge	\$1,500.00
	CLASS XI: Restaurant/Lounge; and OTB.	
FILING FEE	\$ 10.00

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed to Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 164 State House Station, Augusta ME 04333-0164. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

STATE OF MAINE

Dated at: Kennebunkport, Maine York ss
City/Town (County)

On: March 12, 2015
Date

The undersigned being: Municipal Officers County Commissioners of the
Unincorporated Place of: Kennebunkport, Maine Plantation Town City

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and herby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]

2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c45, Pt.A§4 (new).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]

C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]

E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c730, §27 (amd).]

3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

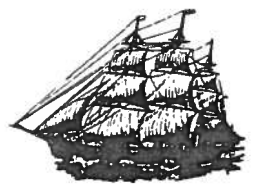
A. [1993, c.730, §27 (rp).]

4. **No license to person who moved to obtain a license. (REPEALED)**

5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

6



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 5 Oak Grove Lane

Home Telephone Number 207

Name of Business SBJC, LLC dba BANDBALLOP

Business Address 2 Ocean Avenue

Type of Business Restaurant

Business Telephone Number 207 967 4994

Nature of Special Amusement music and 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

7

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 4/30/15

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV)
<input type="checkbox"/> HOTEL-OPTINONAL FOOD (Class I-A)
<input type="checkbox"/> CLASS A LOUNGE (Class X)
<input type="checkbox"/> CLUB (Class V)
<input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI)
<input type="checkbox"/> HOTEL (Class I,II,III,IV)
<input type="checkbox"/> CLUB-ON PREMISE CATERING (Class I)
<input type="checkbox"/> GOLF CLUB (Class I,II,III,IV)
<input type="checkbox"/> OTHER: _____ |
|---|---|

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) <u>JEM Holdings, LLC</u> DOB: _____ _____ DOB: _____ _____ DOB: _____ Address <u>PO Box 1153</u> City/Town <u>York Harbor</u> State <u>ME</u> Zip Code <u>03911</u> Telephone Number _____ Fax Number _____ Federal I.D. # _____	2. Business Name (D/B/A) <u>PIER 77 RESTAURANT</u> Location (Street Address) <u>77 Pier Rd</u> City/Town <u>CAPE PORPOISE</u> State <u>ME</u> Zip Code <u>04014</u> Mailing Address <u>PO Box 7709</u> City/Town <u>CAPE PORPOISE</u> State <u>ME</u> Zip Code <u>04014</u> Business Telephone Number <u>967-8500</u> Fax Number _____ Seller Certificate # <u>1105539</u>
---	---

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A
4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 1,823,602 LIQUOR \$ 791,730
5. Is applicant a corporation, limited liability company or limited partnership? YES NO

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES NO

7. If manager is to be employed, give name: Peter MORENCY

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

Requested inspection date: _____ Business hours: _____

10. Is/are applicants(s) citizens of the United States? YES NO
11. Is/are applicant(s) residents of the State of Maine? YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
JAYE E. MORENCY	10/30/55	New Bedford, MA
PETER T. MORENCY	2/25/54	" "
KATE (GOVER) MORENCY	6/30/60	Mill Valley, CA

Residence address on all of the above for previous 5 years (Limit answer to city & state)

JM - York Harbor, ME
 PM + KM - Kennebunk, ME.

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____
 Offense: _____ Location: _____
 Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued? Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO RENEWAL

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) see attached
Full service RESTAURANT, FUNCTION ROOM, BAR/grill, 125 SEATS TOTAL

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services? YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 7/10th Which of the above is nearest? _____

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: Mortgage - CAMDEN NATIONAL BANK

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Kennebunkport ME on 2/19, 20 15
Town/City, State Date

Jaye E. Morency
 Signature of Applicant or Corporate Officer(s)
JAYE E. MORENCY
 Print Name

Please sign in blue ink

 Signature of Applicant or Corporate Officer(s)

 Print Name



State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

**Supplemental Information Required for
 Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
Date Filed:	_____

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

- Exact legal name:
JEM HOLIDAYS, LLC
- Other business name for your entity (DBA), if any:
PIER 77 RESTAURANT
- Date of filing with the Secretary of State: 2/19/2003
- State in which you are formed: MAINE
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
JAYE E. MORENCY	PO BOX 1153	10/30/55	100
	8 Milbury Lane		
	York Harbor, ME 03911		

- Is any principal person involved with the entity a law enforcement official?
 Yes No

- If Yes to Question 7, please provide the name and law enforcement agency:
 Name: _____ Agency: _____

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

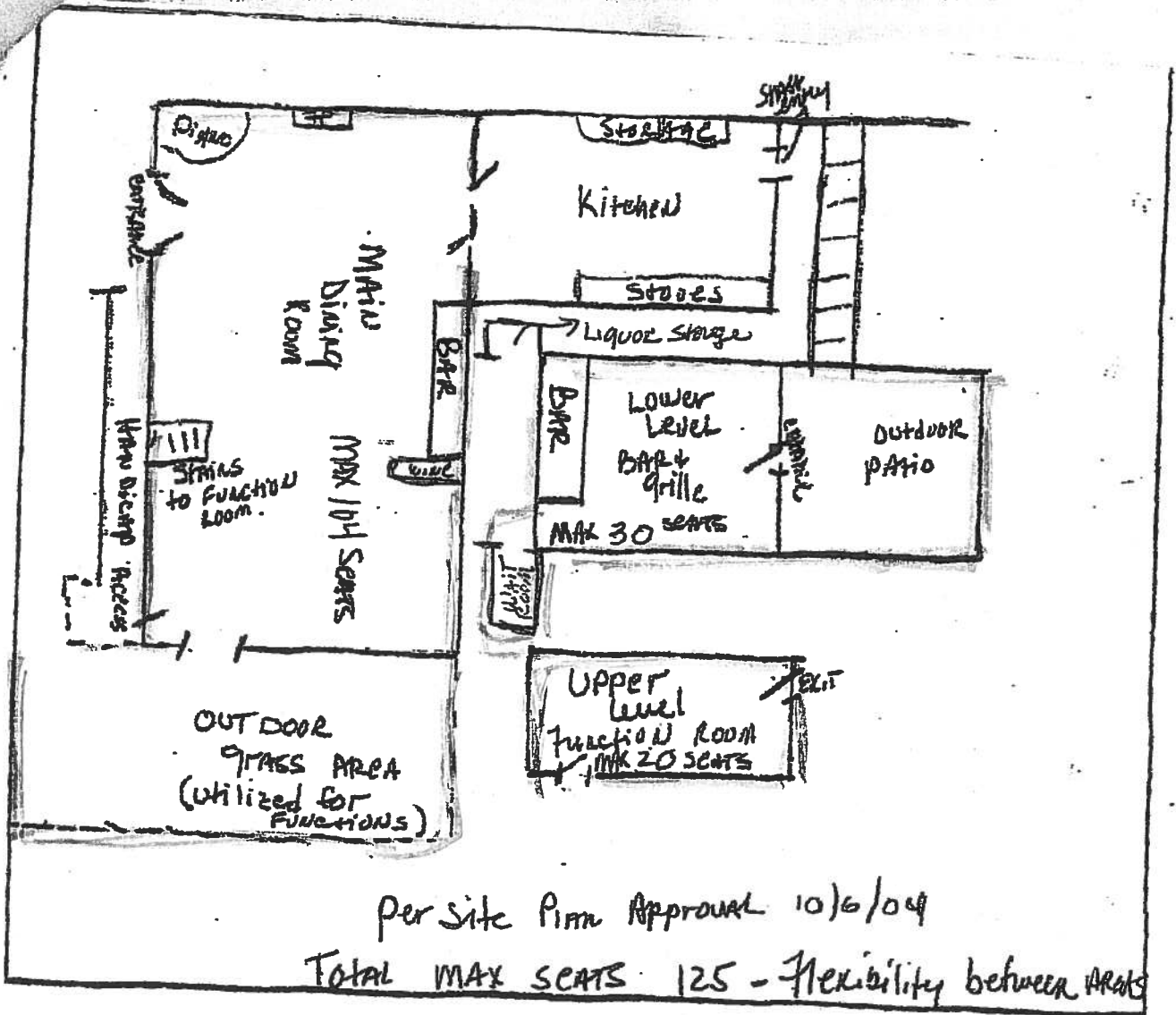

Signature of Duly Authorized Person

2/19/15
Date

JAYE E. MORENCY
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov



Per Site Plan Approval 10/6/04

Total MAX SEATS 125 - Flexibility between Areas

PIER 77

OnPremDtg2005

STATE OF MAINE

Dated at: Kennebunkport, Maine York ss
City/Town (County)

On: March 12, 2015
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: Kennebunkport, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.
 - A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
 - B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
 - C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]
2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c45, Pt.A§4 (new).]
 - B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
 - C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]
 - E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
 - F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c730, §27 (amd).]

3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.
 - A. [1993, c.730, §27 (rp).]
4. **No license to person who moved to obtain a license. (REPEALED)**
5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.



TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

APPLICATION

SPECIAL AMUSEMENT PERMIT FOR DANCING AND ENTERTAINMENT

Name of Applicant JEM Holdings, LLC dba Pier 77

Residence Address PO Box 1153 York Harbor, ME 03911

Home Telephone Number 207 -

Name of Business Pier 77

Business Address 77 Pier Rd Cape Porpoise

Type of Business Full Service RESTAURANT

Business Telephone Number 967-8500

Nature of Special Amusement MUSIC + DANCE

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.

Jane M. Money
applicant

9

BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded. To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY
LICENSE NUMBER: CLASS:
DEPOSIT DATE
AMT. DEPOSITED: BY:
CK/MO/CASH:

PRESENT LICENSE EXPIRES 4-15-2015

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- RESTAURANT (Class I,II,III,IV)
HOTEL-OPTINONAL FOOD (Class I-A)
CLASS A LOUNGE (Class X)
CLUB (Class V)
TAVERN (Class IV)
RESTAURANT/LOUNGE (Class XI)
HOTEL (Class I,II,III,IV)
CLUB-ON PREMISE CATERING (Class I)
GOLF CLUB (Class I,II,III,IV)
OTHER:

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) - (Sole Proprietor, Corporation, Limited Liability Co., etc.)
2. Business Name (D/B/A)
Alisson's Restaurant
DOB: 6-28-1947
DOB: 8-14-1945
Location (Street Address) 11 Dock Square
City/Town Kennebecport State ME Zip Code 04046
Mailing Address P.O. Box 344
City/Town Kennebecport State ME Zip Code 04046
Telephone Number 207- Fax Number 207-
Business Telephone Number Fax Number
Seller Certificate # 4566

- 3. If premises is a hotel, indicate number of rooms available for transient guests:
4. State amount of gross income from period of last license: ROOMS \$ FOOD \$ 2,011,099 LIQUOR \$ 532,720
5. Is applicant a corporation, limited liability company or limited partnership? YES X NO

If YES, complete Supplementary Questionnaire

- 6. Do you permit dancing or entertainment on the licensed premises? YES X NO
7. If manager is to be employed, give name: Ashley Padget & Adam Padget
8. If business is NEW or under new ownership, indicate starting date:

Requested inspection date: Business hours:

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

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

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Pamela Condon Padgett	6-28-1947	Portland ME
Michael J Condon	8-14-1945	Portland ME
Ashley Padgett	5-22-1976	Minot ND
Adam Padgett	11-16-1973	Boston MA

Residence address on all of the above for previous 5 years (Limit answer to city & state)
Kennebunk, ME, Delray Beach, FL, Kennebunk, ME, Kennebunk, ME

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) Two connecting buildings w/ approx 5500 sq.ft. inc. 3 dining rooms, 4 bathrooms, kitchen & storage

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 500 yds Which of the above is nearest? church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Kennebunkport ME on February 9, 20 15
Town/City, State Date

Please sign in blue ink

Pamela C Padgett
Signature of Applicant or Corporate Officer(s)

Pamela C Padgett
Print Name

Signature of Applicant or Corporate Officer(s)

Print Name



State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

For Office Use Only:
License #: _____
Date Filed: _____

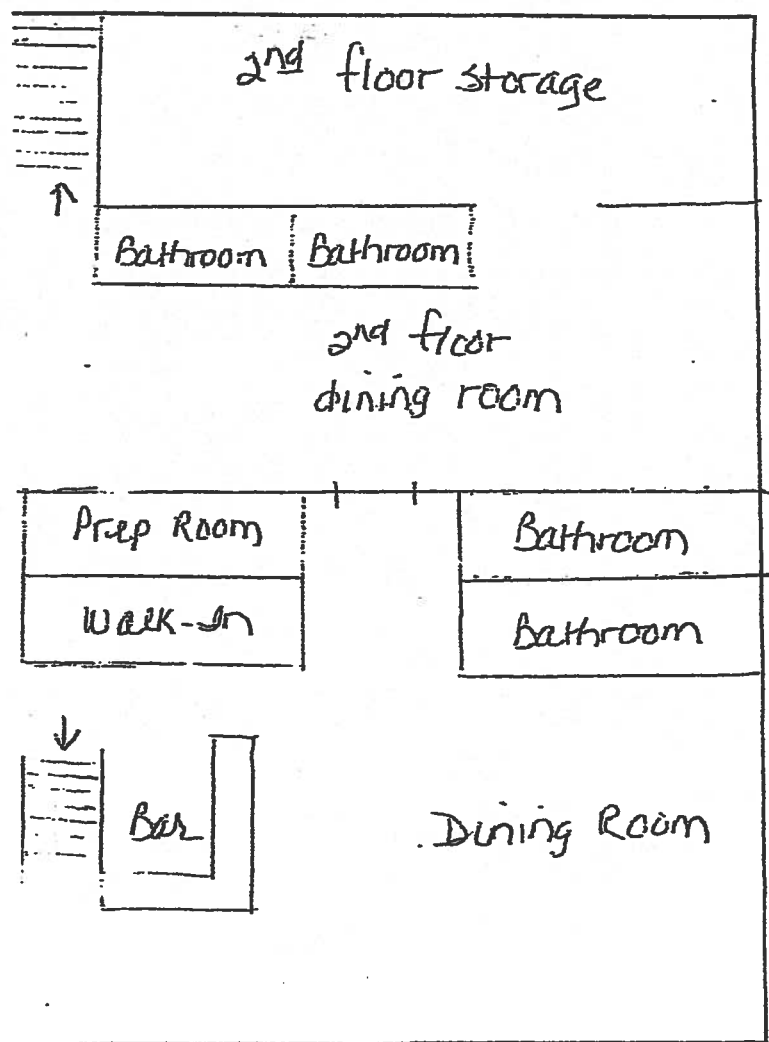
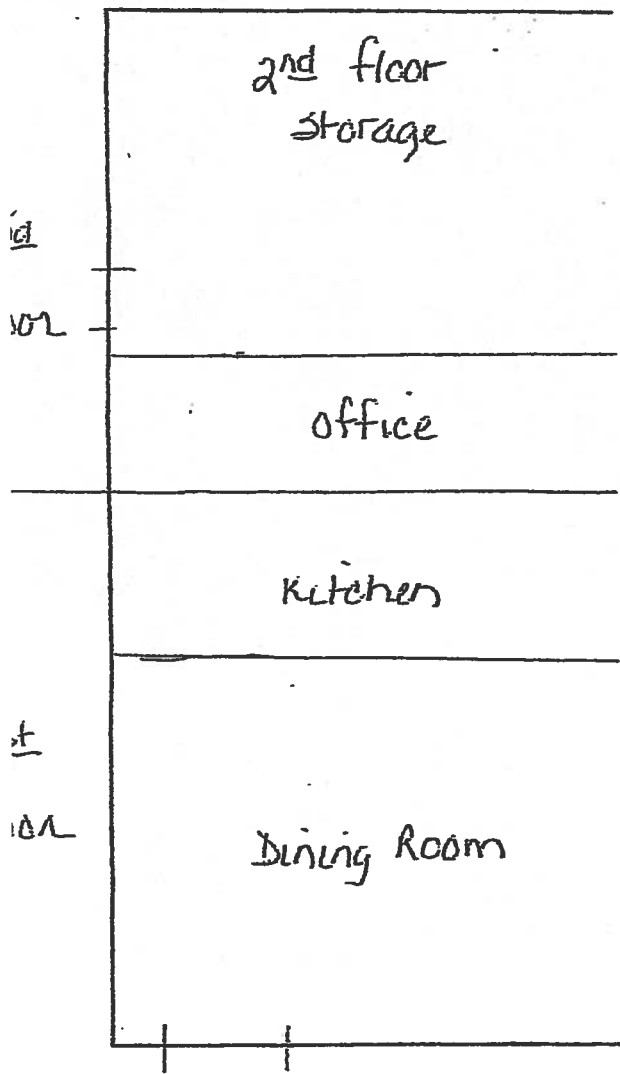
**Supplemental Information Required for
 Business Entities Who Are Licensees**

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

- Exact legal name: Alissons / DOCKSQUARE LTD
- Other business name for your entity (DBA), if any: Alisson's RESTAURANT
- Date of filing with the Secretary of State: October 1984
- State in which you are formed: Maine
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Pamela C Padget	22 Oak St. Kennebunk	6-28-47	50
Michael J Condon	37 Coast Rd. Delray FL	8-14-45	25
Marie C Condon	Songbird Ln Kennebunk	6-23-47	25

- Is any principal person involved with the entity a law enforcement official?
 Yes No
- If Yes to Question 7, please provide the name and law enforcement agency:
 Name: _____ Agency: _____



STATE OF MAINE

Dated at: Kennebunkport, Maine York ss
City/Town (County)

On: March 12, 2015
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: Kennebunkport, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

- A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
- B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
- C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]

2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

- A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c45, Pt.A§4 (new).]
- B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
- C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
- D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]
- E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
- F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c730, §27 (amd).]

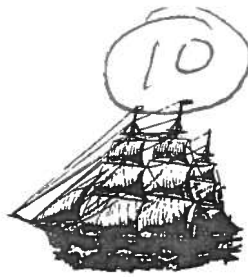
3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all license requirements and findings referred to in subsection 2.

- A. [1993, c.730, §27 (rp).]

4. **No license to person who moved to obtain a license. (REPEALED)**

5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.



TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

APPLICATION

SPECIAL AMUSEMENT PERMIT FOR DANCING AND ENTERTAINMENT

Name of Applicant Ashley Padgett
Residence Address 7 Longwood Dr., Kennebunk
Home Telephone Number 207-
Name of Business Alisson's Restaurant
Business Address 11 Dock Sq, Kennebunkport
Type of Business Restaurant
Business Telephone Number 207-967-4841
Nature of Special Amusement live music, Karaoke,
dancing

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

Yes _____ No

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.

[Signature]
applicant

11

BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY

LICENSE NUMBER:

CLASS:

DEPOSIT DATE

AMT. DEPOSITED:

BY:

CK/MO/CASH:

PRESENT LICENSE EXPIRES 3-15-15

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

RESTAURANT (Class I,II,III,IV)

HOTEL-OPTINONAL FOOD (Class I-A)

CLASS A LOUNGE (Class X)

CLUB (Class V)

TAVERN (Class IV)

RESTAURANT/LOUNGE (Class XI)

HOTEL (Class I,II,III,IV)

CLUB-ON PREMISE CATERING (Class I)

GOLF CLUB (Class I,II,III,IV)

OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) --(Sole Proprietor, Corporation, Limited Liability Co., etc.)	2. Business Name (D/B/A)
DOB:	<u>The Kennebecport Inn</u>
<u>Coastal Breezes LLC</u> DOB:	
DOB:	Location (Street Address)
Address <u>182 Port Rd</u>	<u>1 Dock Square</u>
DOB:	City/Town <u>Kennebecport</u> State <u>ME</u> Zip Code <u>04046</u>
DOB:	Mailing Address <u>182 Port Rd</u>
City/Town <u>Kennebec</u> State <u>ME</u> Zip Code <u>04043</u>	City/Town <u>Kennebec</u> State <u>ME</u> Zip Code <u>04043</u>
Telephone Number <u>207-</u> Fax Number	Business Telephone Number <u>207-267-2621</u> Fax Number <u>967-3705</u>
Federal I.D. #	Seller Certificate # <u>1067587</u>

3. If premises is a hotel, indicate number of rooms available for transient guests: 34

4. State amount of gross income from period of last license: ROOMS \$ 1.2 m FOOD \$ 550 k LIQUOR \$ 200k

5. Is applicant a corporation, limited liability company or limited partnership? YES NO

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES NO

7. If manager is to be employed, give name: _____

8. If business is NEW or under new ownership, indicate starting date: ---

Requested inspection date: --- Business hours: ---

0. 182 Port Rd, Kennebec, ME 04043

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

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

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Debra Lennon	11/19/59	Boston MA
Timothy Harrington	8/24/64	Lexington, MA

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Debra Lennon - Kennebunkport, ME

Tim Harrington - Kennebunkport, ME / Miami FL

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) See Attached

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church chapel or parish house by the ordinary course of travel? 1/10 mile Which of the above is nearest? Church

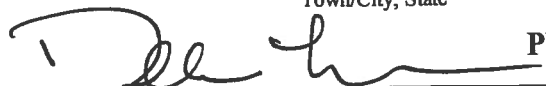
20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Kennebunk, ME on January 8, 2015
Town/City, State Date



Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

Debra Lennon
Print Name

Print Name



State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

**Supplemental Information Required for
 Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
Date Filed:	_____

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

- Exact legal name:
Coastal Breezes INC
- Other business name for your entity (DBA), if any:
The Kennebunkport Inn
- Date of filing with the Secretary of State: 12/13/2002
- State in which you are formed: Maine
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Debra Lennon	Kennebunkport, ME	11/19/1959	25
Timothy Harrington	Miami, FL	08/24/1962	25
Mark Granetz	Wilton, CT	04/24/1964	25
Michael Shea	Anchorage, KY	02/25/1964	25

- Is any principal person involved with the entity a law enforcement official?
 Yes No

- If Yes to Question 7, please provide the name and law enforcement agency:
 Name: _____ Agency: _____

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:



Signature of Duly Authorized Person

01/08/2015

Date

Debra Lennon

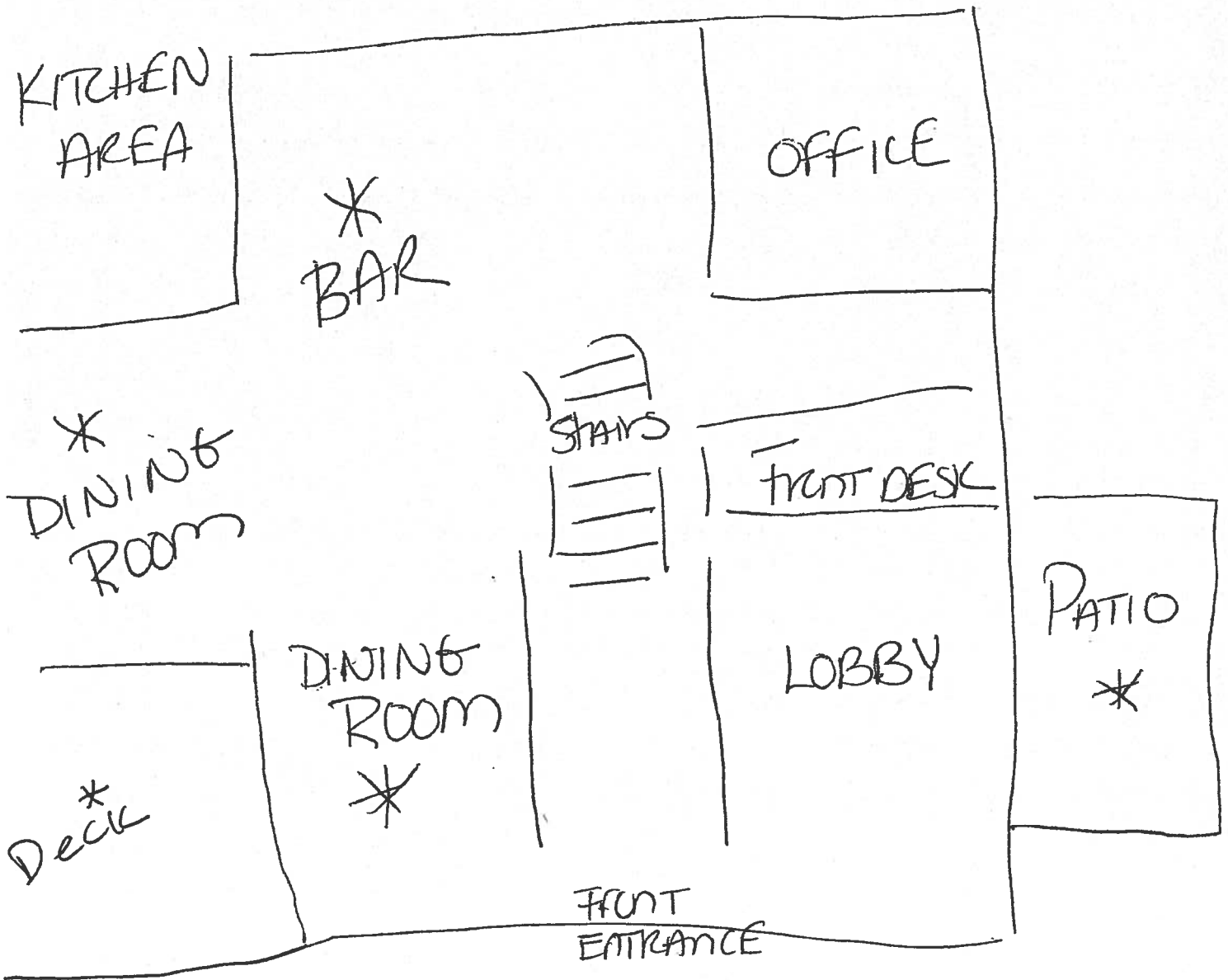
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov

PREMISE DIAGRAM

Kennebunk Port Inn



* Areas for liquor consumption

NOTICE – SPECIAL ATTENTION

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

THIS APPROVAL EXPIRES IN 60 DAYS.

FEE SCHEDULE

Class I	Spirituos, Vinous and Malt	\$ 900.00
	CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A	Spirituos, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
	CLASS I-A: Hotels only that do not serve three meals a day.	
Class II	Spirituos Only	\$ 550.00
	CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III	Vinous Only	\$ 220.00
	CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV	Malt Liquor Only	\$ 220.00
	CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
	CLASS V: Clubs without catering privileges.	
Class X	Spirituos, Vinous and Malt – Class A Lounge	\$2,200.00
	CLASS X: Class A Lounge	
Class XI	Spirituos, Vinous and Malt – Restaurant Lounge	\$1,500.00
	CLASS XI: Restaurant/Lounge; and OTB.	
FILING FEE	\$ 10.00

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed to Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 164 State House Station, Augusta ME 04333-0164. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

STATE OF MAINE

Dated at: Kennebunkport, Maine York SS
City/Town (County)

On: March 12, 2015
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: Kennebunkport, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

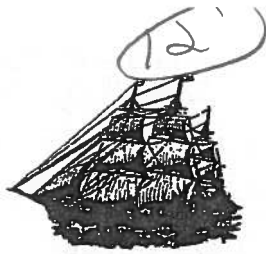
§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.
 - A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
 - B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
 - C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]
2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c45, Pt.A§4 (new).]
 - B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
 - C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]
 - E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
 - F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c730, §27 (amd).]

3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.
 - A. [1993, c.730, §27 (rp).]
4. **No license to person who moved to obtain a license. (REPEALED)**
5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.



TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

APPLICATION

SPECIAL AMUSEMENT PERMIT FOR
DANCING AND ENTERTAINMENT

Name of Applicant Debra Lennon
Residence Address 12 Woodlawn Ave Kport, ME 04046
Home Telephone Number 207
Name of Business Kennebunkport Inn
Business Address 1 Dock Square Kennebunkport, ME 04046
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.

Debra Lennon
applicant

13

MEMORANDUM

To: Board of Selectmen
Fr: Laurie Smith, Town Manager
Re: Banking Services
Dt: March 9, 2015

The Town of Kennebunkport has maintained a relationship with its current bank for over 18 years, through various transitions from Ocean National Bank to its current name of People's United Bank. As it had been a number of years since the Town had requested banking proposals and we it was clear there was interest in the marketplace the Town requested proposals in November of 2014. We received five (5) proposals, Peoples United Bank, Gorham Savings, Bank of Maine, Camden National, and TD Bank.

Treasurer Jen Lord, and I reviewed the proposals and determined, based upon services offered and potential earnings that there were three banks worth considering. We then interviewed Peoples United Bank, Bank of Maine and Camden National in order to better understand their proposal and evaluate a potential working relationship. During the interview process we confirmed their fee schedules, target balances, collateralization agreements, bank philosophies, interest rates, and credit card services. All three banks offered the minimum of services required; however some offered more. The next step in the process was making contact with current governmental customers of each bank to check references. We found that most everyone we spoke with was happy with their banking services.

Our final step was to participate in a demonstration of each bank's on-line software. Since we currently use the software of People's United we did not include them in the demonstration process. We found that both on-line software programs would meet the minimum requirements of the Town. Camden National Bank matched all current on line services provided by People's United.

Once the interviews and demonstrations were over Jen and I analyzed the overall process and what we learned. We then judged the three banks on the criteria most important to us:

- Services provided
- Cost of services and potential earnings
- On-line software
- Relationship with a local branch and government banking representative

The end result was:

- All three banks provided the minimum services required, and Camden National offered employee savings accounts, and the same online services we currently receive amongst other additional services
- Bank of Maine offered cost free services, but a low interest rate of .15%
- Peoples United offered a target balance of \$190,000 and an interest rate of .35% set as the floor.
- Camden National offered a target balance of \$150,000 and an interest rate tied to LIBOR or Fed Funds (our choice) with a floor of .60%
- The on-line software provided by Camden National meets all our current needs and will ensure no setbacks during the transition.
- All the bank representatives we met were dynamic and customer service oriented; however, we felt that Camden National was in tune with our particular needs.
- Measuring safety and security of the organization, the IDC rating for financial institutions showed Camden National at the top (235), People's United next (203) and Bank of Maine third (165)

An analysis of our monthly balance over the past year shows we would increase our earning potential by 74% or almost \$7,000 through Camden National. Our recommendation is to establish a five year agreement with Camden National Bank beginning in May of 2015.

Checking Account Interest Comparison				
		Peoples	Bank of Maine	Camden Nat'l
		0.35%	0.15%	0.60%
	Balance	190,000.00	-	150,000.00
14-Mar	4,014,269.55	1,115.41	501.78	1,932.13
14-Apr	1,155,259.29	281.53	144.41	502.63
14-May	2,037,600.52	538.88	254.70	943.80
14-Jun	2,440,897.55	656.51	305.11	1,145.45
14-Jul	1,531,436.88	391.25	191.43	690.72
14-Aug	2,656,118.00	719.28	332.01	1,253.06
14-Sep	5,831,416.03	1,645.41	728.93	2,840.71
14-Oct	4,774,477.40	1,337.14	596.81	2,312.24
14-Nov	3,899,046.90	1,081.81	487.38	1,874.52
14-Dec	1,654,289.94	427.08	206.79	752.14
15-Jan	441,390.07	73.32	55.17	145.70
15-Feb	1,585,513.38	407.02	198.19	717.76
		8,674.67	4,002.71	15,110.86
IDC Financial rating 3rd 1/4 2014		203	165	235
		superior	excellent	superior
scoring				
superior	200-300			
excellent	165-199			
average	125-164			
below average	75-124			
lowest ratios	2-74			



(14)

TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

February 9, 2015

Memo: List of Potential Warrant Articles June 2015

From: Werner Gilliam, CFM Director of Planning and Development

To: Laurie Smith, Town Manager/ Board of Selectmen

For June 2015 I've identified a number of potential warrant articles related to the Land Use Ordinance that I would like to have the Board of Selectmen consider.

- ***Residential Mixed Use Standard:*** The Growth Planning Committee has been working on developing a standard that would allow 2 residential units to be constructed above a commercial structure without triggering a larger lot size requirement (See attached DRAFT RMU Standards) This article is consistent with their objectives found in the Comprehensive Plan that support the creation of more affordable housing options.
- ***Revised Lot Area Definition:*** Based on discussions with Town Counsel we have been contemplating revising the definition of "Lot Area" primarily to prevent the use of large intertidal areas for lot development calculations. To date we have developed two options. (See attached)
- ***Commercial ADA/Accessibility Issue:*** Recently the Nonantum Hotel attempted to obtain a setback variance to construct an ADA/Life-safety compliant elevator. The logical location from a cost and building code perspective would have required a variance which is difficult if not impossible to obtain. Other locations, while technically feasible, would have cost 3 to 4 times as much due to the need for significant building modifications. The result is that needed safety upgrades are not occurring at our commercial properties due to our local zoning restraints. With our stock of older Hotels, Inns and B&B's this issue affects many properties. I would like to propose a specific revision to the performance standards that would allow for stairwells and elevator shafts for existing Hotels, Inns, and B&B's that would allow for these type of Life Safety modifications to occur without the need for a variance.
- ***SLZ Map revision Cape Porpoise Square:*** Based on a site review by a Licensed Wetland Specialist, staff from Maine DEP, and town staff this proposal is to correct the Shoreland Zoning Map by removing a section of Stream Buffer over an area that has been misidentified as a stream. This area directly affects property owned by Church on the Cape, Bradbury Brothers, Atlantic Hall, and Cape Corp Condo Association. (See attached)



TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

- **Permitted use structures:** Currently the Land Use Ordinance requires Planning Board Site Plan approval for essentially all uses except for residential permitted uses. Over the years this has not been enforced as it relates to those uses which we identify as "permitted" in various zones. For example uses such as: Agriculture, Storage and Repair of Fishing Equipment, and Farm Stand while listed as "permitted uses" do not have their associated buildings exempt from Planning Board Site Plan Review under the current Ordinance. The proposed change to the LUO would be to exempt the review of structures associated with "permitted uses" from Planning Board review and allow them to be permitted and reviewed by just the Code Enforcement Officer which has been past practice.
- **Land Use Ordinance Errors:** Base on a significant and lengthy audit of the Land Use Ordinance a number of errors were discovered that need to be voted upon. These revisions are minor housekeeping items. We would like to have them addressed before the ordinance undergoes a reformatting that will make it more user friendly for the website.

149.

PROPOSED AMENDMENT TO THE KENNEBUNKPORT LAND USE ORDINANCE CONCERNING RESIDENTIAL MIXED USE STRUCTURES

Shall an ordinance entitled “2015 Amendment to the Kennebunkport Land Use Ordinance concerning residential mixed use structures be enacted? (A true copy of which is on file in the Town Clerk’s Office and is incorporated by reference.)

[Note of Explanation: Currently the ordinance allows for mixed use structures, it does however require a doubling of the minimum lot size in order to accomplish this. This revision would allow mixed use structures in certain zones to be constructed/converted without doubling the minimum lot size when the proposal includes up to two residential dwelling units utilized as permanent residences. All otherwise current commercial performance standards remain in effect.]

Note: Underlined language is proposed to be inserted and words ~~stricken-out~~ are proposed to be removed. All other portions of the ordinance are proposed to remain unchanged.

Article 2: DEFINITIONS:

STREETSCAPE: An area that lies between the street curb and the façade of the adjacent building.

MIXED USE: A principal building (including any accessory structures) that blends a residential use with a commercial use. For purposes of minimum lot size calculations, outside of the Shoreland Zone, Mixed Use as defined shall be considered a single use.

WORKFORCE HOUSING: Affordable housing for households with earned income that is insufficient to secure quality condition housing in reasonable proximity to the work place.

Article 4: ZONE REGULATIONS:

Add Residential Mixed Use as a Conditional Use Subject to Site Plan Review for the following Zones.

4.6 Riverfront Zone: Residential Mixed Use

4.9 Cape Porpoise East & Cape Porpoise West Zones: Residential Mixed Use

4.10 Cape Porpoise Square Zone: Residential Mixed Use

4.11 Free Enterprise Zone: Residential Mixed Use

Article 6.9 Off-Street Parking and Loading-Non-Residential

A7 Residential Mixed Use – Parking for the Non-Residential Component based on the requirements listed in this section

Article 6.10 Residential Parking Standards

5. Parking for residential components of RMU shall be as follows:

1 Bedroom Unit	1 Parking Space
2or more Bedroom Unit	2 Parking Spaces

Article 7.13 Roomers

Article 7.14 Roomers

Article 7.13 Residential Mixed Use

Purpose: To provide for smaller scale housing options, specifically workforce housing and small scale commercial options by encouraging mixed use structures without requiring twice the minimum lot size on conforming lots.

- A. A request for Residential Mixed Use requires submittal of a site plan that shall include the property owner with deed reference lot boundaries and dimensions to scale the location and set backs of all buildings and parking areas and open spaces.
- B. Minimum lot size and building setbacks shall meet the underlying zone requirements. Minimum open space (area not occupied by structures or parking) shall be 60% of total lot area.
- C. Streetscapes created by new development must be pedestrian-oriented. There shall be a direct pedestrian connection between the principal building entrance and the sidewalk(s) or path(s) along the adjoining street(s) if the commercial use is open to the public and/or fronts an existing public sidewalk or path.
- D. Parking shall meet the requirements set forth in Article 6. Parking shall be predominantly located to the side and/or rear of the building.
- E. Residential Mixed Use structures located on properties connected to the Town’s wastewater collection system must be approved by the Sewer Department. Properties utilizing subsurface waste system and private wells must meet the standards required in the Maine Subsurface Waste Rules.

In addition:

- 1. Existing septic systems must be evaluated for condition and capacity by a licensed Site Evaluator. A reserve area is required for existing and new systems in the event that

replacement is necessary. Bi-annual pump-outs of septic systems servicing the property are required and documentation must be provided to the Town upon request.

2. Properties serviced by private wells must provide to the Code Enforcement Office a water quality test to ensure adequate water quality prior to issuance of a certificate of occupancy.

- F. A request for Residential Mixed Use shall include a plan of the entire building showing a separate layout of all finished levels identifying the use of all rooms and the location of all entrances/exits.
- G. The number of dwelling units permitted with a commercial use as identified in the definition of Residential Mixed Use shall be limited to two
- H. Individual dwelling units shall consist of a minimum of 600 square feet of habitable space and may not have any living space on a third story unless it meets the minimum Life Safety requirements as defined in the Building Code.
- I. The dwelling unit(s) shall be occupied as a primary residence (primary residence shall be defined as more than six (6) months per year)
- J. Where permitted only one(1) home occupation shall be permitted per dwelling unit.
- K. The minimum commercial unit size shall be 500 square feet of gross floor area. The commercial area may not exceed 2 times the total residential area.
- L. All new or redeveloped structures shall meet or exceed NFPA requirements for the applicable fire suppression system.
- M. Any specific performance standards otherwise identified in this Ordinance related to the commercial use must also be met.

146

PROPOSED AMENDMENT TO THE KENNEBUNKPORT LAND USE ORDINANCE CONCERNING THE DEFINITION OF LOT AREA

Shall an ordinance entitled "2015 Amendment to the Kennebunkport Land Use Ordinance Concerning The Definition of Lot Area be enacted? (A true copy of which is on file in the Town Clerk's Office and is incorporated by reference.)

[Note of Explanation: This amendment would revise the description of Lot Area. Lot Area is used to determine the square footage of a lot used towards calculating allowable lot coverage. This amendment would specifically exclude beach areas from that calculation.]

Note: Underlined language is proposed to be inserted and words ~~stricken out~~ are proposed to be removed. All other portions of the ordinance are proposed to remain unchanged.

AMEND ARTICLE 2 DEFINITIONS:

Lot Area: The total area located within the lines of a lot as measured on a horizontal plane. Within the Shoreland Zone, lot area shall exclude land areas below the normal high-water line of a water body and any other adjacent areas of sand, if any, located between the normal high water line of a water body and either the seaward edge of a structure such as a sea wall or the seaward edge of dune vegetation.

14c

**PROPOSED AMENDMENT TO THE KENNEBUNKPORT LAND
USE ORDINANCE CONCERNING PERFORMANCE
STANDARDS OF HOTELS MOTELS BED & BREAKFASTS
AND INNS**

Shall an ordinance entitled “2015 Amendment to the Kennebunkport Land Use Ordinance Concerning Performance Standards for Hotels, Motels, Bed & Breakfasts and Inns be enacted? (A true copy of which is on file in the Town Clerk’s Office and is incorporated by reference.)

[Note of Explanation: This amendment would allow existing non-conforming Hotels Motels Bed & Breakfasts and Inns to construct ADA and Life Safety Compliant Stairwells and Elevator Shafts without the need for a variance.]

Note: Underlined language is proposed to be inserted and words ~~stricken out~~ are proposed to be removed. All other portions of the ordinance are proposed to remain unchanged.

Hotels, Motels, Bed & Breakfasts, and Inns

G. Hotels Motels Bed & Breakfasts or Inns, constructed prior to January 1 2015 may after receiving all applicable approvals, construct compliant stairwells or elevator assemblies meeting all dimensional requirements including lot coverage, setback, and building height to the greatest practical extent as determined by the Planning Board without the need for a variance. These stairwells and elevator assemblies shall not be considered an expansion of use as otherwise described in this ordinance and are specifically exempt from the dimensional requirements of this Ordinance. When considering such a request Planning Board shall with the assistance of the Code Enforcement Officer ensure that proposals are in full compliance with current ADA and Life Safety standards.

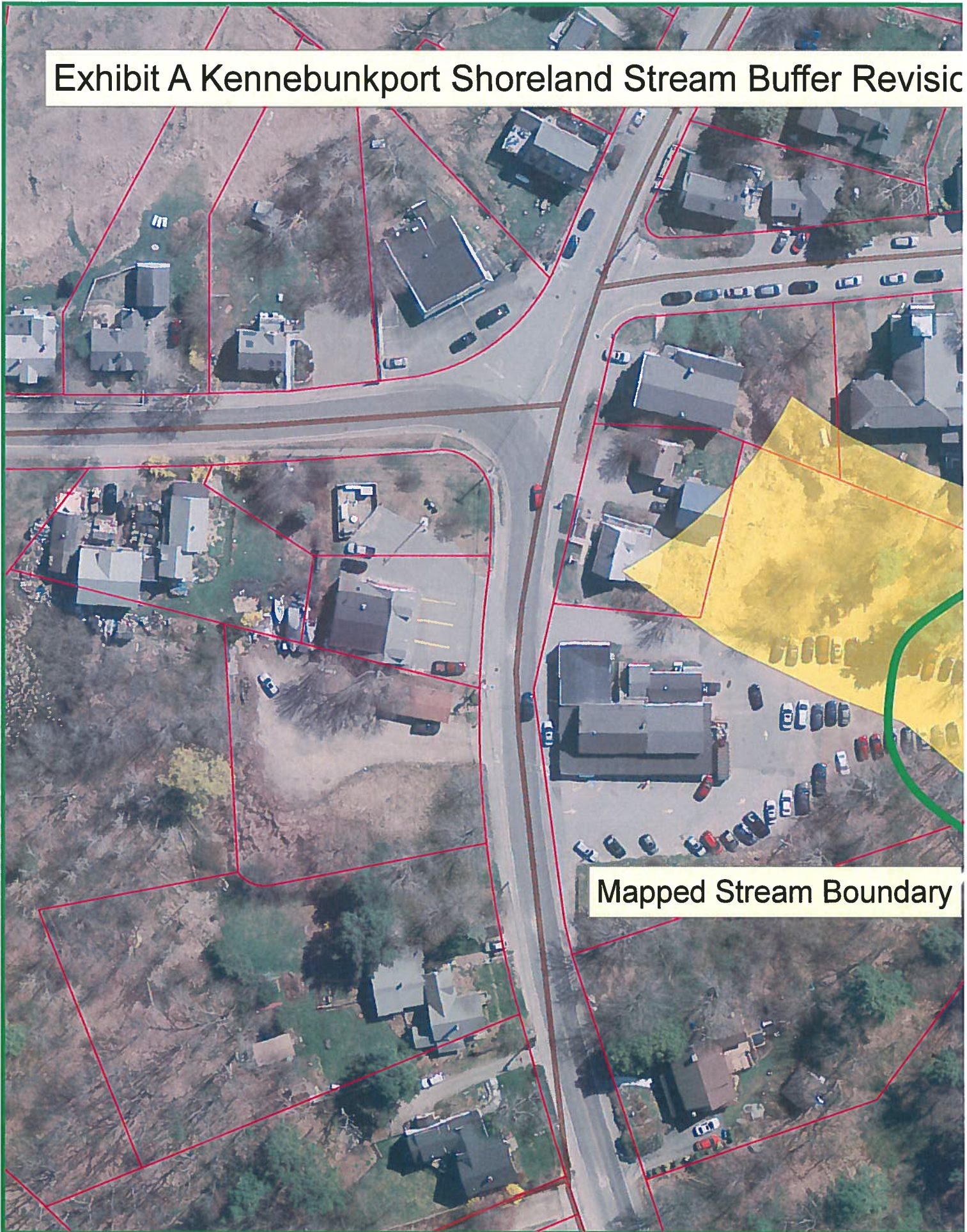
1401

**PROPOSED AMENDMENT TO THE OFFICIAL
KENNEBUNKPORT SHORELAND ZONING MAP**

Shall an ordinance entitled "2015 Amendment to the Kennebunkport Shoreland Zoning Map be enacted? (A true copy of which is on file in the Town Clerk's Office and is incorporated by reference.)

[Note of Explanation: This map amendment revises an existing stream buffer in Cape Porpoise to reflect actual stream boundaries. See Exhibit A.]

Exhibit A Kennebunkport Shoreland Stream Buffer Revisio



Mapped Stream Boundary

14e

**PROPOSED AMENDMENT TO THE KENNEBUNKPORT LAND
USE ORDINANCE CONCERNING STRUCTURES FOR
PERMITTED USES**

Shall an ordinance entitled “2015 Amendment to the Kennebunkport Land Use Ordinance concerning structures for permitted uses be enacted? (A true copy of which is on file in the Town Clerk’s Office and is incorporated by reference.)

[Note of Explanation: This ordinance revision clarifies that structures associated with certain permitted uses do not require Planning Board Site Plan Review.]

10.2

B. Site Plan Review and Approval shall not be required:

1. For detached single family dwellings, accessory apartments, two family dwellings, home occupations and their accessory buildings, driveways and parking areas; or structures associated with: Agriculture, Farm Stands, or Storage and Repair of Fishing Equipment.

147

PROPOSED AMENDMENT TO THE KENNEBUNKPORT LAND USE ORDINANCE CONCERNING ERRORS AND OMISSIONS

Shall an ordinance entitled "2015 Amendment to the Kennebunkport Land Use Ordinance concerning Errors and Omissions be Enacted? (A true copy of which is on file in the Town Clerk's Office and is incorporated by reference.)

[Note of Explanation: This ordinance revision fixes a number of various typographical errors and omissions from past warrant articles.]

Revise Article 3.2D to read:

In the event that a dispute cannot be resolved by the use of the rules in section 3.2.C above, the applicant or the Code Enforcement Officer may refer the matter to the Board of Appeals who shall interpret location of the disputed zoning district boundaries or location of the normal high water mark, pursuant to the procedure for administrative appeals, as set forth in section ~~9.2~~. 9.3 The Code Enforcement Officer shall provide copies of any such administrative appeal application to both the Conservation Commission and the Growth Planning Committee, as well as to the Department of Environmental Protection in cases involving any Shoreland Zone, so these bodies may have an opportunity to provide background information, comments and recommendations to the Board of Appeals regarding interpretation of the official maps. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final authority as to the location of district boundaries subject to the appeals provisions in section ~~9.2~~. 9.3

Revise Article 11.2I to read:

I. Roads, Filling, Grading: Road construction and filling or grading of land, as described in Subsection ~~6.15~~ 6.14

Revise Article 11.12H to read:

H. **Issuance procedure.** Growth management permit applications shall be submitted to the Code Enforcement Officer who shall endorse each with the date and time of receipt. ~~On~~ In the event two or more growth management permit applications are received simultaneously, the Code enforcement Officer shall determine their order by random selection. ...

Revise Article 10.8B to read:

B ...The notice shall identify the property involved, the applicant, the nature of the ~~appeal application~~, and the time and place of the public hearing.

149

The Kennebunkport Dog Ordinance adopted at a Special Town Meeting on June 9, 1976 is hereby repealed and replaced with this Animal Control Ordinance

PROPOSED ANIMAL CONTROL ORDINANCE

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Section A: Purpose

The purpose of this ordinance is to require that all animals in the Town of Kennebunkport be kept under the control of their owner or keeper at all times so that they will not injure persons or other animals, damage property or create a public safety threat.

The provisions of this ordinance that apply to the owner of an animal apply equally to any person keeping, or having control, custody or possession of that animal.

Section B: Definitions

1. ANIMAL: Every living, sentient creature not a human being.
2. ANIMAL CONTROL: Control of dogs, cats and domesticated or undomesticated animals.
3. ANIMAL CONTROL OFFICER: Any person appointed by the Town of Kennebunkport to enforce animal control laws.
4. ANIMAL SHELTER: A facility that includes a physical structure that provides temporary shelter to stray, abandoned, abused or owner-surrendered animals.
5. AT LARGE: Off the premises of the owner, unleashed and not under the Voice and Sight control of a responsible party.
6. BEACH: ~~The beaches~~ within the Town of Kennebunkport ~~commonly referred to as Goose Rocks Beach, Colony Beach, and Cleaves Cove.~~
7. DOG: Any of large and varied groups of domesticated animals in the canine family.
8. LEASH: Hand held device, 15 feet or less in length, which can be used to restrain a dog.
9. OWNER: Owner or any person of persons, firm, association or corporation owning, keeping or harboring an animal or any person having custody, possession, or control of an animal.
10. RESPONSIBLE PARTY: Any person who has custody, possession or control of a dog, whether or not that person is the Owner.
11. RESTRICTED AREAS: Any beach area ~~on Goose Rocks Beach, Colony Beach or Cleaves Cove,~~ that is designated for special protection for piping plovers or other endangered species based upon scientific and historical data.

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Deleted: area

Deleted: which is used by the public.

12. VOICE AND SIGHT CONTROL: "Voice Control" means that the dog returns immediately to and remains by the side of the responsible party in response to the responsible party's verbal command. "Sight Control" means that dog is always within sight of the responsible party and the dog is capable of complying with Voice Control. If a dog approaches or remains within 10 feet of any person other than the responsible party, that dog is not under voice control and is in violation of this Ordinance unless such person has communicated to the responsible party by spoken word or gesture that such person consents to the presence of the dog. A dog barking repeatedly is not considered under Voice and Sight Control.

Section C: Requirements for Control of Animals

1. AT LARGE DOGS: It is unlawful for any dog, licensed or unlicensed, to be at large within the Town of Kennebunkport, except when used for hunting. Dogs shall be considered at large unless leashed or under Voice and Sight Control of a responsible party. A responsible party shall maintain control of their dog(s) at all times, not allow the dog(s) to charge, chase or display aggression towards any person, or disturb or harass any person, other dogs or wildlife. A responsible party shall have a leash in his/her possession for any dog that is off leash. The owner of any dog found at large or otherwise in violation of this section will be subject to the civil penalties provided in the Ordinance [and/or Maine State Law, Title 7, Section 3911](#).
2. DOGS LEASHED: A leash shall be used to restrain a dog: (a) if the dog fails to respond to voice commands when off the premises of the owner, (b) when a dog is walking with a responsible party on public streets and sidewalks in the Town of Kennebunkport, or (c) if the responsible party is ordered by the Animal Control Officer or a law enforcement officer to leash the dog. The owner of any dog found in violation of this section will be subject to the civil penalties provided in the Ordinance.
3. IMPOUNDMENT OR RETURN OF AT LARGE DOGS: All dogs found at large in violation of this Ordinance or Title 7, M.R.S.A., Section 3911 may be impounded at the animal shelter or returned to the owner, at the discretion of the Animal Control Officer [or law enforcement officer](#).
4. LICENSES: No dog shall be kept within the limits of the Town of Kennebunkport unless such dog is licensed by the owner in accordance with Maine State Law.
5. RABIES TAGS: Rabies tags obtained from a veterinarian for immunization against rabies must be securely attached to the dog's collar and must be worn by the dog for which the tag was issued except when the dog is hunting, in training or in an exhibition or on the premises of the owner.

6. CONTROL OF ANIMAL WASTE: An owner or responsible party must remove and dispose of any feces left by his/her animal on any sidewalk, street, beach, public property or private property (other than the property of the owner of the animal or of a person who has consented to the presence of the animal on his or her property). Deposit of feces left off property of the owner shall be placed in an appropriate litter receptacle.

Section D: Specific Requirements for Dogs on Beaches

1. AUTHORITY: The Board of Selectmen shall have the authority to adopt specific rules governing dogs on Goose Rocks Beach, Colony Beach and Cleaves Cove that are more restrictive than the provisions of Section C of this Ordinance. For example, the Board of Selectmen may designate Restricted Areas on these beaches for special protection for piping plovers or other endangered species based upon scientific and historical data consistent with state and federal laws governing endangered species. For specific rules governing dogs on Goose Rocks Beach, the Board of Selectmen shall have the authority to adopt such rules after consultation with the Goose Rocks Beach Advisory Committee, in accordance with Section IV.D of the Beach Use Ordinance for Goose Rocks Beach.

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2. DOG RULES ON BEACHES: The following rules, adopted in accordance with Section D.1 above, apply to the following beaches located within the Town of Kennebunkport: Goose Rocks Beach, Colony Beach and Cleaves Cove.

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a. An owner or responsible party shall always be required to leash their dog on any of the applicable beaches referenced above when directed to do so by a law enforcement officer or Animal Control officer.

b. Pet waste must be picked up immediately and disposed of properly in an appropriate litter receptacle.

c. Dogs must be kept at least 200 feet from any designated Restricted Area.

d. Restricted Areas include the following:

i. Any beach area on Goose Rocks Beach, Colony Beach or Cleaves Cove that has been roped off, fenced off or otherwise demarcated or posted by governmental officials or their agents to protect the nesting site of a piping plover or of any other endangered species protected under federal or state law.

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ii. The **West End Plover Protection Area** is a Restricted Area on Goose Rocks Beach that begins at Norwood Avenue and continues westerly to the Batson River.

e. From April 1 to September 30, if under Voice and Sight Control, dogs may be off leash on the beach between 6 am and 7:30 am, except to the extent the rules in Sections D(2)(a), (c) and (d) above may require otherwise.

Deleted: however no dog may be off leash in any Restricted Area, including the West End Plover Protection Area on Goose Rocks Beach.

- f. From June 15 to September 30, dogs are not permitted on the beach from 8:30 AM to 6:00 PM. This provision does not apply to use of a service dog by a person with a disability when the dog is required to perform work or tasks directly related to the person's disability.
- g. From October 1 through March 31, if under Voice and Sight Control, dogs may be off leash on the beach, except for the hours of 12-2 pm when they must remain on leash, and except to the extent the rules in Sections D(2)(a), (c) and (d) above may require otherwise.

Section E: Rulemaking Authority governing Other Public Resources

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Notwithstanding the general rules found in Section C herein, the Board of Selectmen shall have the authority to adopt specific rules governing dogs on other publicly owned or operated lands located within the Town of Kennebunkport, such as public parks.

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Section F: Penalties

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- 1. Any person who violates any provision of this Ordinance shall be subject to civil penalties for each violation, as follows:

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First violation: not less than \$50.00 and not more than \$100.00, plus costs and reasonable attorneys' fees.

Second violation: not less than \$100.00 and not more than \$250.00, plus costs and reasonable attorneys' fees.

Third and subsequent violations: not less than \$250.00 and not more than \$500.00, plus costs and reasonable attorneys' fees.

- 2. Notwithstanding multiple violations of this Ordinance, any person who violates Section C(4) (Licenses), or Section C(5) (Rabies Tags) of this Ordinance shall be subject to a civil penalty of not more than \$100.00 for each offense, consistent with 7 M.R.S.A. §§3918, 3924.

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- 3. All civil penalties collected pursuant to this Ordinance shall be recovered to the use of the Town of Kennebunkport and deposited in the separate account required by 7 M.R.S.A. Section 3945.

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- 4. A person issued a civil violation citation for violating this Ordinance may elect to pay the minimum penalty specified above for each violation alleged in the citation, in lieu of appearing in court to answer the citation. Such payment must be received at the Office of the Town Clerk in the amount specified by the Animal Control Officer by the seventh day prior to the court appearance date specified in the citation. Upon receipt of such payment by the Clerk, the Animal Control Officer or law enforcement officer shall cause the citation to be dismissed. However, the violations alleged in the citation shall be deemed admitted for purposes of assessing any future penalties under this section.

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5. Any civil penalty collected for a violation of this Ordinance shall not preclude the Town from imposing or collecting a fine or penalty for a violation of the Barking Dog Ordinance (adopted March 10, 1984).

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Section G: Severability Clause

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If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this ordinance.

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Maine Equalization Consultants, Inc.

Donna Moore Hays, CMA
60 Richardson Street
Bath ME 04530
{207} 751-3501

Assessing Maintenance Agreement

THIS AGREEMENT, made this 10th day of March, 2015, by and between MAINE EQUALIZATION CONSULTANTS, INC., a Maine corporation, having its principal place of business at 60 Richardson Street, in Bath, County of Sagadahoc and the State of Maine, and the TOWN OF KENNEBUNKPORT a body corporate, situated in the County of YORK, and the State of Maine.

WHEREAS, the TOWN OF KENNEBUNKPORT seeks professional assessing services that will maintain the Town's assessing records, including the annual review of property assessments, review of all building permits issued, and abatement requests, and perform any other assessing duties for the Board of Assessors as required; and

WHEREAS, MAINE EQUALIZATION CONSULTANTS, INC. is qualified to perform assessing services, and agrees to provide the same to the TOWN OF KENNEBUNKPORT. In addition to these services, MAINE EQUALIZATION CONSULTANTS, INC. agrees to provide staff support to defend their revised assessments before the local Board of Assessors and the KENNEBUNKPORT Board of Assessment Review. If an assessment is appealed to Court, MAINE EQUALIZATION CONSULTANTS, INC. will meet with the Board of Assessors to determine the amount of compensation necessary to carry forth an appeal.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained, and in consideration of the terms and conditions set forth below, the parties agree as follows:

1. **TERM:** TOWN OF KENNEBUNKPORT hereby contracts with MAINE EQUALIZATION CONSULTANTS, INC. for the 2016 fiscal year commencing as of the date of the signing of this contract through and including July, 2016. It is expressly agreed that MAINE EQUALIZATION CONSULTANTS, INC. shall provide assessing services in accordance with State of Maine Statutes and Standards.
2. **REMUNERATION:** The TOWN OF KENNEBUNKPORT hereby contracts with MAINE EQUALIZATION CONSULTANTS, INC. for the sum of Fifteen Thousand Four Hundred dollars (\$15,400) for the 2016 fiscal year. Said sum will be paid at a rate of \$700 per day equaling 22 visits. Invoices will be submitted beginning on or before the fifteenth of each month beginning with the signing of this agreement and subsequent months.
3. **ADDITIONAL WORK:** If it is determined during the course of the year that additional days are required to complete the assessing work in the Town of

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

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

WITNESSETH:

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

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

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

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

1. TERM; MODIFICATION AND EXTENSION OF TERM.

The term of AGREEMENT as amended herein shall commence on September 1, 2015 and shall end on August 30, 2021, unless sooner terminated as provided herein. Each year of this AGREEMENT is subject to the appropriation by the Town Meeting of the funds required for payment hereunder. In the event that the Town Meeting fails to authorize such funding during any year of this AGREEMENT, the AGREEMENT shall terminate and become null and void at the end of the last year for which funding has been authorized, and neither party shall have any continuing rights under this AGREEMENT.

The TOWN and CONTRACTOR may, by mutual agreement no later than thirty (30) days prior to the termination date established by this AMENDMENT, extend the AGREEMENT at the end of the five year term.

This article replaces Article 2 of the AGREEMENT.

2. CONTRACT PRICE

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

PaymentYear	MSW 1 x Week	Recycling EOW	Recycling Container	Dumpsters Containers	Public Barrels	GRB Saturday EOW & Recycling	Annual Total
2011-2012	\$162,705	\$39,390	\$10,411	\$4,223	\$5,355	No charge	\$222,084
2012-2013	\$165,146	\$39,981	\$10,567	\$4,286	\$5,435	No charge	\$225,415
2013-2014	\$167,623	\$40,581	\$10,726	\$4,351	\$5,517	No charge	\$228,796
2014-2015	\$170,137	\$41,189	\$10,887	\$4,416	\$5,600	No charge	\$232,228
2015-2016	\$172,689	\$41,807	\$11,050	\$4,482	\$5,684	No charge	\$235,712
2016-2017	\$175,279	\$42,434	\$11,216	\$4,549	\$5,769	No charge	\$239,247
2017-2018	\$177,909	\$43,071	\$11,384	\$4,617	\$5,856	No charge	\$242,837
2018-2019	\$180,577	\$43,717	\$11,555	\$4,686	\$5,944	No charge	\$246,479
2019-2020	\$183,286	\$44,373	\$11,728	\$4,756	\$6,033	No charge	\$250,176

This article replaces Article 10 of the AGREEMENT.

3. FUEL ADJUSTMENT

TOWN AND CONTRACTOR agree to institute a fuel adjustment by mutual written agreement that will be effective when the cost of diesel fuel exceeds \$4.00 per gallon. CONTRACTOR will provide documentation of the cost of fuel adjustment with each invoice, as required by TOWN.

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

WITNESS:

TOWN OF KENNEBUNKPORT

By: _____

By: _____

Laurie Smith
Its Town Manager

WITNESS

CONTRACTOR

Bid Opening
Town of Kennebunk - Solid Waste, Recycling, Transfer Station, Household Kitchen Composting
Thursday, January 29, 2015 - 11:45 a.m., Room 300

Bid Proposal Submission Summary

Contract No. 2015-01	Option 1				Option 2			Option 3	Option 4
	Solid Waste Collection Base Bid Price for 1st Year	Recycling Collection Base Bid Price for 1st Year	Deduction for Cardboard Container Removal	Cost of Carts	Solid Waste Collection Base Bid Price for 1st Year	Recycling Collector Base Bid Price for 1st Year	Deduction for Cardboard Container Removal	Transfer Station, Improvements, and Leaf Disposal	Curbside Kitchen Composting Collection
Bidder									
CPRC Management, LLC	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no cost to Town user fee charged	\$123,029 \$247,734 \$8.26/household
ecomaine	no bid		no bid	no bid	no bid	no bid	no bid	no bid	no bid
Pine Tree Waste Services	\$299,400	\$299,400	\$10,000	\$518,900	no bid	no bid	no bid	no bid	no bid
Waste Management of Maine Inc.	\$392,650	\$431,712	\$28,560	\$535,500	\$286,200	\$348,529	\$28,560	no bid	no bid
Oceanside Rubbish Inc.	\$387,581.28	\$387,581.28	\$16,160	\$581,001	\$309,307.62	\$309,307.62	\$26,160	\$1,000/mo.; each haul \$175; employee at site \$175/day; Bulky Waste \$50/ton	\$32.50/mo.; minimum: 250 homes \$48,000-\$72,000 \$0-\$24,000
Garbage to Garden	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	

Present at bid opening:

Barry Tibbets, Town Manager, Town of Kennebunk
 Michael Pardue, Interim Public Services Director, Town of Kennebunk
 Joel Downs, Finance Director, Town of Kennebunk
 Kathy Nolette, Admin. Asst. to the Town Manager, Town of Kennebunk
 Representatives from: Pine Tree Waste, Waste Management, Oceanside Rubbish, Garbage to Garden

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MARY ELLEN AURIEMMA NH/TOD
P.O.
KENNEBUNKPORT ME 04046-0021

American Funds Money Market Fund®

1101

Date 2-18-15

Pay to the order of Town of Kennebunkport - Parks + Rec \$ 401.00
Four Hundred - one dollars and 00/100 Dollars

Do not use for ACH Not valid for less than \$250.00



AMERICAN FUNDS® American Funds Service Company
From Capital Group payable through
37010 UMB Bank - Warsaw, MO

Mary Ellen Auremma

Memorandum \$200-
14 + donation

MP
MP

19
Town of Kennebunkport

Number 2014-7

Certificate of Abatement

36 M.R.S.A. § 841

2014

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: February 24, 2015
Type of Tax: Real Estate
Tax Year: April 1, 2014
Amount Abated: \$546.31
Taxpayer: Janet Wendle
132 Goose Rocks Road
Kennebunkport, Maine 04046
Location: 134 Goose Rocks Road
MBL: 16/1/18
Reason: Combined with non-conforming lot

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

Date: February 24, 2015

Stuart Barwise

Patrick A. Briggs

Allen A. Daggett

Edward W. Hutchins

Sheila Matthews-Bull

Board of Assessors/Selectmen



TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

February 24, 2015

Janet Wendle
132 Goose Rocks Road
Kennebunkport, ME 04046

Re: Abutting Lots

Dear Ms. Wendle,

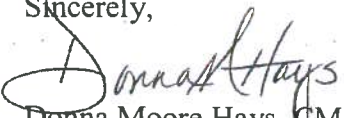
This letter is in response to the conversation you had with Werner Gilliam, regarding your lots on Goose Rocks Road.

According to your deed, 2 parcels were described as being purchased from Keith & Janet Lovejoy in 2001. I realize that this could result in the assumption that there are 2 separate parcels, unfortunately after some discussion between Werner and myself, the 2 lots should have been combined at the time of the sale to alleviate the non-conforming status of the house lot.

The issue has been corrected, and the 2 lots are now combined. Unfortunately this situation only warrants an abatement for the current tax year and when combined there is a \$71,600 reduction in the overall assessment or \$546.31 in taxes. The change will be effective for April 1, 2015, and will reflect that on the 2016 tax bill, sent out in August of 2015.

I have completed the necessary paperwork for this year's abatement to be presented to the Board of Selectmen/Assessors at their March 12th meeting. This amount will eliminate the second payment that would have been due on this account and leave an overage of \$108.35 which will be returned to you in the form of a check. Should you have any questions, please do not hesitate to contact me. I will be back in the office on March 10th, 2015.

Sincerely,


Donna Moore Hays, CMA
Assessors Agent

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Well	Septic	Paved	Farm Forest	Description	Code	Assessed Value
1	5	6	1	2	RESIDENTIAL	1010	257,200
					RES LAND	1010	106,800
					RESIDENTIAL	1010	14,700
SUPPLEMENTAL DATA							
Other ID: 0016 0001 0014 House Color							
TRIO ACCT. #							
GIS ID: 1098 ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WENDLE JANET L	11040/0051	10/15/2001	Q	1	245,000	00	
LOVEJOY KEITH & JANE	02014/0687		U	0			
Total: 10,000.00							

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Code	Description
2009	HM HOMESTEAD		
Total: 10,000.00			

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	Street Index Name	Tracing	Batch
0001/A			
YELLOW 1A			

2-10-15 - MBL 16-1-18 ADDED TO THIS LOT
 WAS NON-CONFORMING WITH HOUSE-SAME OWNER
 BOOK 11040 PAGE 52

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
04-296	09/10/2004	AD	Addition
02-115	04/25/2002	RE	Remodel
Total: 1,130,000			

LAND LINE VALUATION SECTION		SPECIAL PRICING	
B #	Use Code	Zone	Description
1	1010 Single Family	FF	
1	1010 Single Family	FF	
Total Card Land Units: 5.76 AC Parcel Total Land Area: 5.76 AC			

PREVIOUS ASSESSMENTS (HISTORY)		TOTAL APPRAISED PARCEL VALUE	
Yr.	Code	Assessed Value	Code
2014	1010	257,200	1010
2014	1010	78,300	1010
Total:		335,500	Total: 378,700

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 250,300
 Appraised XF (B) Value (Bldg) 6,900
 Appraised OB (L) Value (Bldg) 14,700
 Appraised Land Value (Bldg) 106,800
 Special Land Value 0
 Total Appraised Parcel Value 378,700
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 378,700

VISION

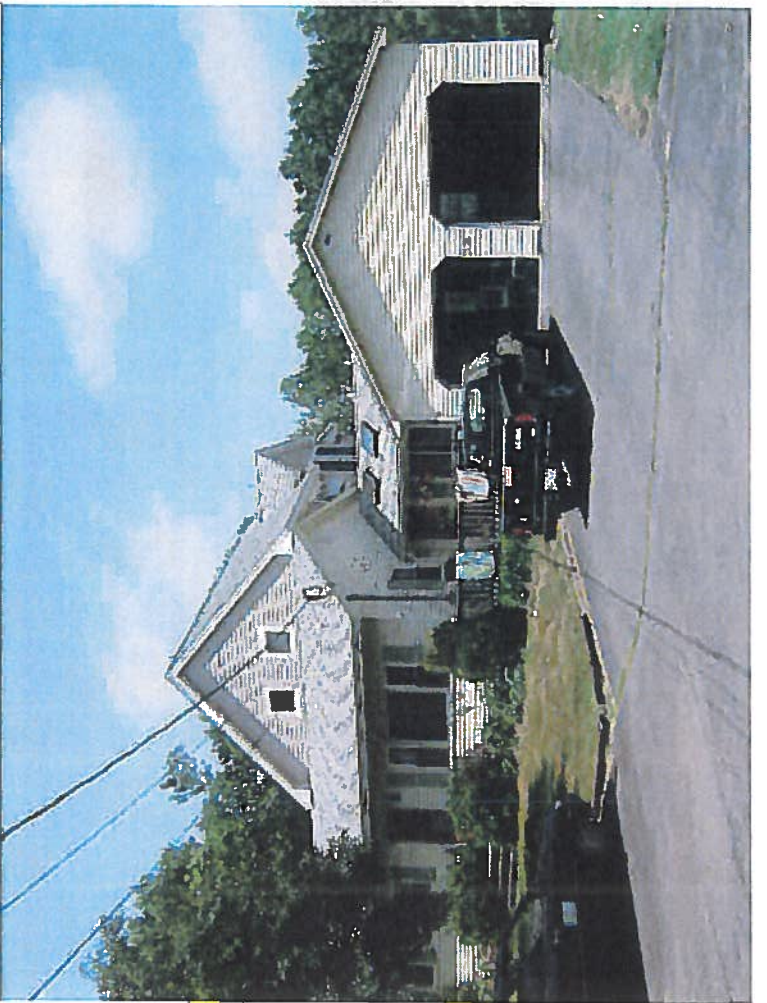
Total Land Value: 106,800

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Element	Cd. Ch.
Style	06	Conventional	
Model	01	Residential	
Grade	03	Average	
Stories	1.5		
Occupancy	1		
Exterior Wall 1	25	Vinyl Siding	
Exterior Wall 2			
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asph/F Gls/Cmp	
Interior Wall 1	05	Drywall/Sheet	
Interior Wall 2			
Interior Fir 1	14	Carpet	
Interior Fir 2			
Heat Fuel	02	Oil	
Heat Type	05	Hot Water	
AC Type	01	None	
Total Bedrooms	03	3 Bedrooms	
Total Bathrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6	6 Rooms	
Bath Style	02	Average	
Kitchen Style	02	Average	

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
1010	Single Family	100	
Adj. Base Rate: 88.91			
	Replace Cost		294,468
	AYB		1976
	EYB		1994
	Dep Code		A
	Remodel Rating		15
	Year Remodeled		0
	Dep %		0
	Functional Obslnc		0
	External Obslnc		0
	Cost Trend Factor		1
	Condition		
	% Complete		85
	Overall % Cond		250,300
	Apprais Val		0
	Dep % Ovr		0
	Misc Imp Ovr		0
	Misc Imp Ovr Comment		0
	Cost to Cure Ovr		0
	Cost to Cure Ovr Comment		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp	Rr	Cnd	%Chd	Apr Value
SHDI	SHED FRAME	L	390	10.08	1998	0	0	0	0	50	2,000
BRNS	2 STORY	L	750	28.55	1998	0	0	0	0	50	10,700
SHDI	SHED FRAME	L	390	10.08	1998	0	0	0	0	50	2,000
FPLI	BRICK	B	1	2,704.78	1998	1	1	1	1	100	2,400
WHL	WHIRLPOOL	B	1	5,000.00	1998	1	1	1	1	100	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,084	2,084	2,084	88.91	185,287
FBM	Basement, Finished	0	176	62	31.32	5,512
FGR	Garage	0	576	230	35.50	20,449
FHS	Half Story, Finished	522	696	522	66.68	46,411
UBM	Basement, Unfinished	0	1,728	346	17.80	30,763
WDK	Deck, Wood	0	456	68	13.26	6,046
					Ttl. Gross Liv/Lease Area:	2,606 5,716 3,312 294,468



**RE Account 2751 Detail
as of 02/24/2015**

Name: WENDLE JANET L

Land: 100,100
Building: 14,700
Exempt: 0

Total: 114,800

Location: 134 GOOSE ROCKS ROAD
Acreage: 4.3 Map/Lot: 016-001-018
Book Page: B11040P51

Ref1: BP
Mailing: 132 GOOSE ROCKS ROAD
Address: KENNEBUNKPORT ME 04046

2015-1 Period Due:
2) 437.96

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 R	07/30/14	Original		875.92	0.00	0.00	875.92
83085	9/15/2014		A P	437.96	0.00	0.00	437.96
		Total		437.96	0.00	0.00	437.96
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
Account Totals as of 02/24/2015				437.96	0.00	0.00	437.96

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

RE Account 879 Detail
as of 02/24/2015

Name: WENDLE JANET L

Land: 78,300

Location: 132 GOOSE ROCKS ROAD

Building: 257,200

Acreage: 0.51 Map/Lot: 016-001-014

Exempt 10,000

Book Page: B11040P51

Total: 325,500

2015-1 Period Due:
2) 1,241.78

Ref1: BP
Mailing 132 GOOSE ROCKS ROAD
Address: KENNEBUNKPORT ME 04046

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 R	07/30/14	Original		2,483.57	0.00	0.00	2,483.57
83085	9/15/2014		A P	1,241.79	0.00	0.00	1,241.79
		Total		1,241.78	0.00	0.00	1,241.78
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
Account Totals as of 02/24/2015				1,241.78	0.00	0.00	1,241.78

Exempt Codes: 01 - Homestead Exempt

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

COPI

WARRANTY DEED

(Maine short form)

We, **KEITH W. LOVEJOY** and **JANE E. LOVEJOY** OF Kennebunkport, York County, Maine, 04043 for consideration paid, grant to **JANET L. WENDLE**, whose mailing address is P.O. Box 1251, Kennebunkport, Maine, with **WARRANTY COVENANTS**, the premises situated in the Town of Kennebunk, York County, Maine; being more particularly bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

IN WITNESS WHEREOF, the said KEITH W. LOVEJOY and JANE E. LOVEJOY have set their hands and seal this 15TH day of OCTOBER, 2001.

MAINE R.E. TRANSFER TAX PAID

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
KEITH W. LOVEJOY
[Signature]
JANE E. LOVEJOY

STATE OF MAINE
YORK, ss.

OCTOBER 15, 2001

Then personally appeared the above-named KEITH W. LOVEJOY and JANE E. LOVEJOY and acknowledged the foregoing instrument to be their free act and deed.

Before me,
[Signature]
Notary Public/Attorney-at-Law

Print Name: DANIEL T. RUSH

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 2014 PAGE 687 COUNTY York
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 132 Goose Rocks Road, Kennebunkport, Maine

Job Number: 339-30

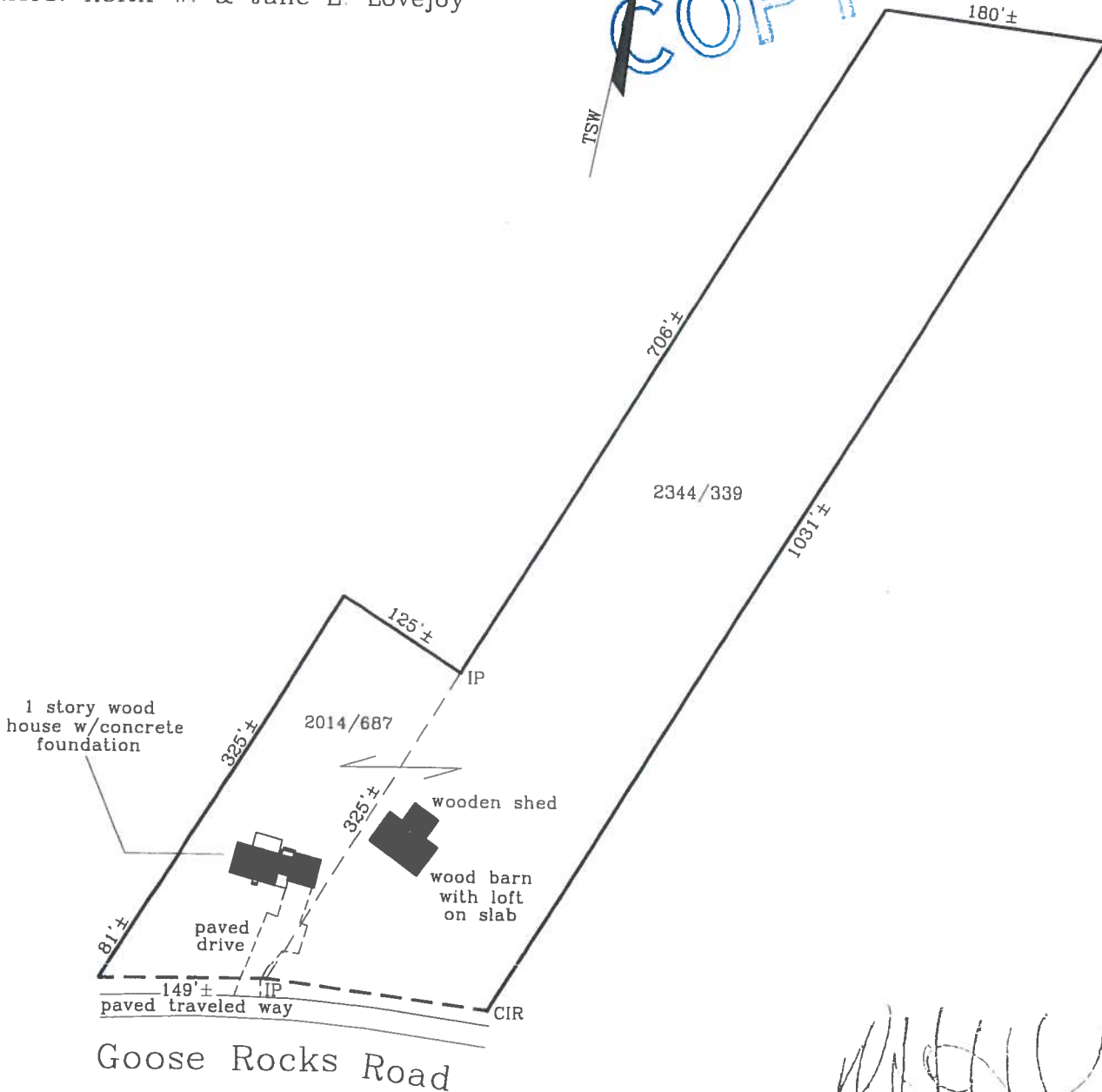
Inspection Date: 8-30-2001

Scale: 1" = 150'

Buyers: Daniel & Janet Wendle

Sellers: Keith W. & Jane E. Lovejoy

COPY



I HEREBY CERTIFY TO: Daniel T. Rush, Esq., Kennebunk Savings
and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community
Panel #230170-0002B

The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF
WAY ARE SHOWN. OTHER ENCUMBRANCES,
RECORDED OR NOT, MAY EXIST. THIS
SKETCH WILL NOT REVEAL ABUTTING
DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046

207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Exhibit A-Warranty Deed Lovejoy - Wendle

Parcel one:

A certain lot or parcel of land situated in Kennebunkport in York County on the Northerly side of the Road leading from the Saco Road to the Robinson School House and known as Goose Rocks Road and bounded and described as follows:

BEGINNING at an iron pipe driven into the ground at the Southeastery corner of the land conveyed to us by Gladys M. Hersom and Madeline H. Garry et als by their Warranty Deed dated June 30, 1969, and recorded in the York County Registry of Deeds, Book 1851, Page 6141 thence Northerly by said Hersom and Garry land a distance of 325 feet to an iron pipe driven into the ground at other land of these Grantors, thence turning and running at a right angle Westerly by said other land of these Grantors a distance of 125 feet to an iron pipe driven into the ground at other land of these Grantors, thence turning and running Southerly by other land of these Grantors on a line parallel to the first described line and 125 feet removed therefrom, a distance of 325 to an iron pipe driven into the ground at the other land of these Grantors; thence continuing on the same course by other land of these Grantors a distance of 80.6 feet to an iron pipe driven into the ground at said Goose Rocks Road; thence turning and running Easterly by said Goose Rocks Road a distance of 148.6 feet to an iron pipe driven into the ground at the point of beginning.

COPY

PARCEL TWO

A certain lot or parcel of land situated on the Northerly side of the Goose Rocks Road, so-called, in said Kennebunkport and bounded and described as follows:

BEGINNING at an iron pipe driven into the ground in the Northerly road limit of the Goose Rocks Road between the land of this Grantee and this Grantor, said pipe is located approximately One Thousand Forty-Five (1,045) feet Easterly from Willeys Lane, along the Northerly sideling of the Goose Rocks Road; thence turning and running North Nineteen Degrees and Thirty Minutes East (N 19° 30' E), 325 feet along the Carry-Lovejoy line to an iron pipe driven into the ground at land of one Philbrick; thence continuing on the same course Seven Hundred Six (706) feet, more or less by said Philbrick land to an iron pipe driven into the ground at land of one King, formerly Cornearly, thence turning and running Easterly along the land of said King One Hundred Eighty (180) feet to an iron pipe driven into the ground at other land of this Grantor; thence turning and running Southerly on a line parallel to the first described line and One Hundred Eighty (180) feet distant therefrom, a distance of One Thousand Thirty-One (1,031) feet, more or less, to an iron pipe driven into the ground in the Northerly sideline of said Goose Rocks Road; thence turning and running Westerly along the apparent Northerly sideline of said Goose Rocks road to an iron pipe driven into the ground at the point of beginning. Meaning and intending to convey a parcel of land containing approximately 4.6 acres.

Being the same premises as conveyed by deed from Elsie H. Philbrick, et al. to Keith W. Lovejoy and Jane E Lovejoy being dated October 16, 1973 and recorded in the York Registry of Deeds in Book 2014, Page 687 (Parcel One); and a deed from Madeline H. Garry to Keith W. Lovejoy dated August 11, 1977 and recorded in said Registry in Book 2238, Page 125 (parcel Two).

RECEIVED YORK S.S

2001 OCT 18 AM 8:54

ATTEST: *Louis M. Messer*

REGISTRAR OF DEEDS

JANIEL T RUSH
124 FLETCHER ST
KENNEBUNK ME 04043

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Wendle Janet L	132 GOOSE ROCKS ROAD	1 Level	5 Well 6 Septic	1 Paved	F Farm Forest 2 Rural - Residential	Code	Appraised Value Assessed Value
						1010	257,200 78,300
KENNEBUNKPORT, ME 04046		SUPPLEMENTAL DATA		House Color		1010	78,300 (ENNEBUNKPORT, ME)
Additional Owners:		Other ID: 0016 0001 0014		TRIO ACCT. #		VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
Wendle Janet L	11040/0051	10/15/2001	Q	1	245,000	00	
Lovejoy Keith & Jane	02014/0687		U		0		
GIS ID: 1098		ASSOC PID#		Total:		335,500	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
2009	HM	HOMESTEAD	10,000.00
Total:		10,000.00	

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	NBHD Name	Street Index Name	Batch
0001/A			
YELLOW 1A		Total: 10,000.00	

2-10-15 - ACCOUNT DELETED AND COMBINED WITH MAP 16-1-18, ABSTAINING LOT NON CONFORMING SAME OWNERSHIP - JANET WENDLE BOOK 1040 PAGE 51

Combined Assessed
Total - 378,700

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Description	Amount
04-296	09/10/2004	AD Addition	1,130,000
02-115	04/25/2002	RE Remodel	1,500
Total:		1,131,500	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
B Use Code	Use Description	Zone D	Front Depth	Units	Unit Price
1	1010 Single Family	FF		22,300 SF	3.81
Total Card Land Units:		0.51 AC		Parcel Total Land Area: 0.51 AC	

PREVIOUS ASSESSMENTS (HISTORY)		NET TOTAL APPRAISED PARCEL VALUE	
Yr.	Code	Assessed Value	Code
2014	1010	257,200	1010
2014	1010	78,300	1010
Total:		335,500	

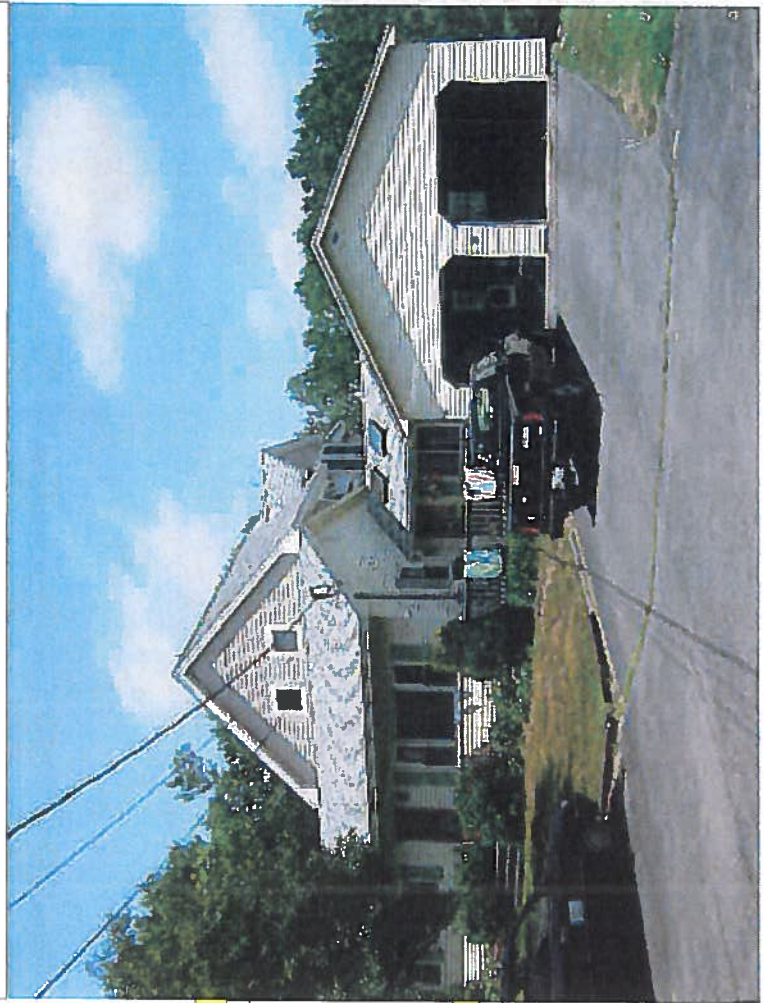
NET TOTAL APPRAISED PARCEL VALUE		VALUATION METHOD	
Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)
250,300	6,900	0	78,300
Total Appraised Parcel Value		335,500	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Cd.	Ch.
06	Conventional Residential Average		
01	Vinyl Siding		
03	Gable/Hip		
1.5	Asph/F Gls/Cmp Drywall/Sheet		
1	Carpet		
25	Interior Flr 1		
03	Interior Flr 2		
03	Roof Structure		
03	Roof Cover		
05	Interior Wall 1		
14	Interior Wall 2		
02	Interior Flr 1		
02	Interior Flr 2		
05	Heat Fuel		
01	Heat Type		
01	AC Type		
03	Total Bedrooms		
2	Total Bthrms		
0	Total Half Baths		
6	Total Xtra Fixtrs		
02	Total Rooms		
02	Bath Style		
02	Kitchen Style		

CONSTRUCTION DETAIL (CONTINUED)		MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	Code	Description	Percentage
1010	Single Family	100			
COST/MARKET VALUATION					
Adj. Base Rate: \$8.91					
Replace Cost 294,468					
AYB 1976					
EYB 1994					
Dep Code A					
Remodel Rating 15					
Year Remodeled 0					
Dep % 0					
Functional Obslnc 0					
External Obslnc 0					
Cost Trend Factor 1					
Condition 0					
% Complete 85					
Overall % Cond 250,300					
Apprais Val 0					
Dep % Ovr 0					
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	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL1	BRICK	B	1	2,704.78	1998	1			100	2,400
WHL	WHIRLPOOL	B	1	5,000.00	1998	1			100	4,500

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unit Cost	Undeprac. Value			
BAS	First Floor	2,084	2,084	2,084	88.91	185,287				
FBM	Basement, Finished	0	176	62	31.32	5,512				
FGR	Garage	0	576	230	35.50	20,449				
FHS	Half Story, Finished	522	696	522	66.68	46,411				
UBM	Basement, Unfinished	0	1,728	346	17.80	30,763				
WDK	Deck, Wood	0	456	68	13.26	6,046				
Ttl. Gross Liv/Lease Area:		2,606	5,716	3,312		294,468				



CURRENT OWNER		TOPQ.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
WENDLE JANET L					F Farm Forest	Code	Assessed Value
132 GOOSE ROCKS ROAD					2 Other/with Outbldg	1060	100,100
KENNEBUNKPORT, ME 04046					RES LAND	1060	14,700
Additional Owners:					RESIDENTL		14,700 (ENNEBUNKPORT, ME 04046)

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	u/v	V	SALE PRICE	V.C.
WENDLE JANET L		11040/0051	10/15/2001	U		245,000	00
LOVEJOY KEITH W		02344/0339	05/01/1978	U		0	

EXEMPTIONS		Year	Type	Description	Code	Amount	Number	Amount	Comm. Int.
Total:								114,800	

ASSESSING NEIGHBORHOOD		Year	Code	Description	Amount
Total:					114,800

NOTES	
ABUTTER LOT OB'S ATTACHED WITH 16-14 ABUTTING LOT NON CONFORMING SAME OWNER BOOK 11040 PAGE 52 875.92	

2-10-15 - ACCOUNT DELETED AND COMBINED

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
VISIT/CHANGE HISTORY <td></td> <td></td> <td></td> <td></td> <td></td> <td>06/17/2008</td> <td>PM</td> <td>99</td> <td>Vacant Land</td>							06/17/2008	PM	99	Vacant Land

LAND LINE VALUATION SECTION											
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Factor	ST. C.
1	1060	Vacant w/ OBY's	FF				130,680	0.78	1.1500	5	1.00
1	1060	Vacant w/ OBY's	FF				1.30 AC	5,000.00	1.1500	5	1.00
Total Card Land Units:				4.30 AC		Parcel Total Land Area: 4.3 AC					

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:				114,800			44,000

APRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total
		0	0	14,700	100,100	0	114,800

NET TOTAL APPRAISED PARCEL VALUE		Net Total Appraised Parcel Value
		114,800

SPECIAL PRICING		Spec Use	Spec Calc	Notes-Adj	S Adj Fact	Adj.	Unit Price	Land Value
					1.00	0.72	94,100	6,000

This signature acknowledges a visit by a Data Collector or Assessor

VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Description	Element	Description											
Cd.	Ch.	Cd.	Ch.											
00	Vacant													
MIXED USE														
Code	Description	Code	Percentage											
1060	Vacant w/ OBV's		100											
COST/MARKET VALUATION														
Adj. Base Rate: 0.00														
Replace Cost 0														
AYB 0														
EYB 0														
Dep Code 0														
Remodel Rating 1														
Year Remodeled 1														
Dep % 1														
Functional Obslnc 1														
External Obslnc 1														
Cost Trend Factor 1														
Condition 1														
% Complete 1														
Overall % Cond 1														
Apprais Val 0														
Dep % Ovr 0														
Dep Ovr Comment 0														
Misc Imp Ovr 0														
Misc Imp Ovr Comment 0														
Cost to Cure Ovr 0														
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	Rt	Chd	%Chd	Apr	Valute
SHD1	SHED FRAME	L	390	10.08	1998	0	50	2,000						
BRN5	2 STORY	L	750	28.55	1998	0	50	10,700						
SHD1	SHED FRAME	L	390	10.08	1998	0	50	2,000						
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value								
		0	0	0	0	0								
Ttl. Gross Liv/Lease Area:														

No Photo On Record