



Town of York

186 York Street
York, Maine 03909-1314

Town Manager/
Selectmen
(207)363-1000

Town Clerk/
Tax Collector
(207)363-1003

Finance/
Treasurer
(207)363-1004

Code Enforcement
(207)363-1002

Planning
(207)363-1007

Assessor
(207)363-1005

Police Department
(207)363-1031

Dispatch
(207)363-2557

York Beach Fire
Department
(207)363-1014

York Village Fire
Department
(207)363-1015

Public Works
(207)363-1011

Harbor Master
(207)363-1000

Senior Center/
General Assistance
(207)363-1036

Parks and
Recreation
(207)363-1040

Fax
(207)363-1009
(207)363-1019

www.yorkmaine.org

BOARD OF SELECTMEN'S MEETING AGENDA

6:45PM/7:00PM MONDAY, NOVEMBER 4TH, 2013
YORK LIBRARY

6:45PM: Historic District Commission Interview

7:00PM

Call to Order

A. Minutes

B. Chairman's Report

C. Manager's Report

D. Awards

1. DPW Truck Body/Snowplow Installation Bid Recommendation
2. York Village Survey Bid Award

E. Reports

F. Citizens' Forum – The Citizens' Forum is open to any member of the audience for comments on items listed on this meeting agenda. All comments should be respectful in tone and should be directed to the Chair. Comments should be brief and to the point. Questions that require extended answers or that cannot be readily answered will be referred to the Town Manager for follow-up. Anyone who wishes to submit a written request for future agenda items can do so on the form available at this meeting or may obtain the form through the Town Manager's Office.

G. Approval of Warrant #18

H. Public Hearings

I. Endorsements

Business Licenses:

1. Boardman-Ellis VFW Post 6977 DBA Boardman-Ellis VFW Post 6977
(*Victualers, Liquor, Special Amusement, Coin Operated Amusement*);
Located at 75 Cape Neddick Road

J. Old Business

K. New Business

1. Property Redemption; 23 Oceanside Avenue West
2. Discussion and Possible Action on Chamber of Commerce Purchase and Sale Agreement
3. Cost of Living Adjustment for Non-Union Personell
4. Pole Location Permit: Back Road
5. Pole Location Permit: Oceanside Avenue
6. Special Permit for Catering Privileges of Premises: Bill Fosters
Downeast Clambake

L. Other Business

M. Citizens' Forum

Adjourn



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: 10/30/2013	Type of Action: <input type="checkbox"/> Procedural <input type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: 11/4/2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: DPW Truck Body/Snowplow installation bid recommendation.	

TO: BOARD OF SELECTMEN
FROM: Tim DePerrio, Public Works Foreman
RECOMMENDATION: The Department recommends that Viking Cives be awarded the bid for the Dump Body/Snowplow Installation on the new Public Works Truck Chassis.
PROPOSED MOTION: I move to award the low bid from Viking Cives for the Dump Body/Snowplow installation in the amount of \$73,223.00.

Discussion: The Department solicited bids from two different truck vendors. The following bids were received:

1. Viking Cives \$73,422.00
2. HP Fairfield \$75,223.80

FISCAL IMPACT: \$73,422.00

DEPARTMENT LINE ITEM ACCOUNT: 233.2014.6002

BALANCE IN LINE ITEM IF APPROVED: \$9,340

Prepared By: Tim DePerrio

Timothy J. DePerrio

Reviewed By: _____

TOWN OF YORK
BID PRICE FORM
DUMP BODY AND SNOW PLOW INSTALLATION BID SPECIFICATIONS

BID SUBMISSION DATE: Thursday August 22, 2012
BID SUBMISSION DEADLINE: 1:30PM
BID OPENING DATE: Thursday August 22, 2012
BID OPENING TIME: Approximately 1:30PM
BID OPENING LOCATION: York Town Hall

Proposer hereby offers to provide the services and/or equipment described in the applicable specifications.

A. Name of Company submitting proposal: _____

Viking Cives

Address: 40 Coles Crossing

Sidney, Me 04330

Telephone: (207) 624-1928

B. Discounted Government price in words: Seventy

Three Thousand, Four hundred twenty-two dollars and $\frac{00}{100}$

Price in numerals: \$ 73,422.00

C. Proposer warrants that price will stand as quoted for at least 30 days after bid opening. Yes

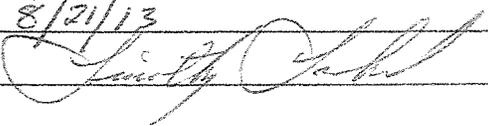
D. Approximate installation time: 100-90 Days after delivery of chassis

E. Name of Company Representative authorized to submit proposals:

Name: Timothy Ireland

Title: Regional Sales Manager

Date: 8/21/13

Signature: 

Return sealed bids to: Town Manager's Office
York Town Hall
186 York Street, York, Maine 03909

Clearly mark envelope: "PROPOSAL FOR DUMP BODY AND
SNOW PLOW INSTALLATION"



Cives Corporation, dba
 Viking Cives (USA)
 40 Coles Crossing
 Sidney, Maine 04330
 Phone: (207) 624-1928
 Fax: (207) 547-3343
 tireland@vikingcives.com

QUOTATION

Quote ID: 14

Page 1 of 2

2012 Factory/Shipper
 Catalog

Customer: Town of York
 Contact:
 Address:

Quote Number: 14
 Quote Date: 8/19/2013
 Quote valid until: 10/3/2013

Phone:
 Fax:
 Attn:

For:
 Terms: Net 30 days
 Salesperson: Tim Ireland
 FOB: Sidney, Maine

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Custom Hitch with mtg. bolts nuts and pins (P10)		
1	S10500F - Custom Hitch Plow & Wing Mount-Power Tilt (incl. yoke)		
1	S11010 - 4" x 10" DA Cylinder (cannot be used with Husting Hitches)		
1	S12700 - SAE "C" 2 bolt (constant running pump)		
1	S13010 - Push Center, 30-1/2"		
1	S14000 - Lift group - All plows except Metros with chain lift leveling device -not needed if using telescopic lift yoke		
1	QCP Hitch		
1	S30600F - FH20 Hydraulic Assembly w/mtg. brk't (3 x 20 cyl.)		
1	S33300F - Full Trip Hinge (not to be used with trip edge wing)		
	REVERSIBLE PLOWS, HEAVY DUTY POLYMER TRIP EDGE 10 DEG.		
1	S55520 - R1142TEP Moldboard Reversible, HD Polymer Trip Edge 10 degree (no shoes or blades)		
1	S55610 - Steel Blade, 12" punching - for 11' Moldboard		
1	S55700 - Twin Cylinder (cushion valve) Power Reverse Pushframe (PRR)		
1	S55870 - Level Link Lifting Device (3 chains)		
1	S55940 - Rubber Deflector 12" wide - for 11' Moldboard		
1	I210 S High Lift Patrol Wing Rear Tower		
1	S60000 - I20WHD RH WING WELDMENT - Standard RH Wing		
1	S60400 - Steel Blade 12" punching - for 120 Wing		
1	S61041F - Full Trip Hydraulic Arms (cushion spring lower)		
1	TBEI 10' Stainless Steel Side Winder Body, 3/16 AR400 Floor, 28" Sides, 36" Tailgate, Poly Chute, 1/2 Cab Shield, Fold up Ladder, Central Lube, Air Operated tailgate, Stainless Steel Grip Strut Over Wheel Wells, Body Up Light, Front and Rear Flaps with Anti-Sail Brackets, Donovan Electric Load Cover with mesh and Power Loop, 3/4" Pintle Plate, Hook, D-Rings, Road Watch, Painted		
1	Hydraulics to Include: A10 Load Sense Pump with shut off, (7) V20 Valves, 35 Gallon Stainless steel Hydraulic Tank with Enclosure, Del Air Controls, Hose Kit, Drive Shaft, Electric Calcium System, 150 Gallon Tailgate Calcium Tank, Cirus Dual Spread Controller.		
1	Labor to Install		

Quote Total:	\$73,422.00
Discount:	
Total Due:	\$73,422.00

The following options may be added:

TOWN OF YORK
BID PRICE FORM
DUMP BODY AND SNOW PLOW INSTALLATION BID SPECIFICATIONS

BID SUBMISSION DATE: Thursday August 22, 2012

BID SUBMISSION DEADLINE: 1:30PM

BID OPENING DATE: Thursday August 22, 2012

BID OPENING TIME: Approximately 1:30PM

BID OPENING LOCATION: York Town Hall

Proposer hereby offers to provide the services and/or equipment described in the applicable specifications.

A. Name of Company submitting proposal: _____

H.P. FAIRFIELD LLC

Address: 65 PLEASANT HILL RD.

SCARBOROUGH, ME 04074

Telephone: (201) 399-4501

B. Discounted Government price in words: SEVENTY-FIVE

THOUSAND TWO HUNDRED TWENTY-THREE

Price in numerals: \$ 75,223⁰⁰

C. Proposer warrants that price will stand as quoted for at least 30 days after bid opening. (10)

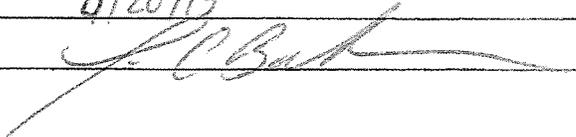
D. Approximate installation time: 60-75 DAY A.R.C.

E. Name of Company Representative authorized to submit proposals:

Name: TRAVIS BAKER

Title: MUNICIPAL EQUIPMENT SPECIALIST

Date: 8/20/13

Signature: 

Return sealed bids to: Town Manager's Office
York Town Hall
186 York Street, York, Maine 03909

Clearly mark envelope: "PROPOSAL FOR DUMP BODY AND
SNOW PLOW INSTALLATION"

H. P. FAIRFIELD, LLC

BID # 134024



"MUNICIPAL SPECIALISTS"

PHONE: 207-885-4895 FAX: 866-896-9559

<http://www.hpfairfield.com>

FROM:

Travis Baker

65 Pleasant Hill Road

Scarborough, ME 04074

QUOTED TO: Town Of York
186 York Street, P. O. Box 9
York, ME 03909-0009
ATTN: Dean Lessard

DATE: August 20, 2013

CUSTOMER PHONE: 207-363-1011

CUSTOMER FAX: 207-363-1012

COMMENTS: SNOW PLOW, WING, SIDE DUMP, HYDRAULICS

QTY	DESCRIPTION	PRICE	EXT. PRICE
1	HPF (FRINK) MODEL PS4-20 HI LIFT PATROL WING ASSEMBLY, TRIP ARMS CUSTOM TILT AND DETACH HITCH, GLED HILL QCP HITCH, REXROTH A10 LOAD SENSE PUMP, LOAD SENSE VALVE BANK, DEL AIR OPERATED CONTROLS REXROTH CS430 SANDER CONTROL WITH ELECTRIC VALVES, AMERICAN MODEL 3911PISA-RR85 POLYMER REVERSIBLE PLOW WITH RUBBER FLAP AND PARA-LEVEL LIFT, AND JACK AMERICAN MODEL 10DRA FULL TRIP WING, PAINTED BLUE	\$75,223.00	\$75,223.00

EVEREST STAINLESS STEEL SIDE DUMP BODY
- 3/16 400 BHN FLOOR (STEEL)
STAINLESS STEEL CAB SHIELD ,
MUD FLAPS FRONT AND REAR WITH ANTISAIL ON FRONT FLAPS
STAINLESS GRIP STRUT OVER REAR WHEELS
AIR OPERATED TAILGATE - SOLID - NO COAL DOOR
ELECTRIC CALCIUM SYSTEM WITH 135 GAL. TANK

HALOGEN HEAD LIGHTS
INSTALLED AND PAINTED TO YOUR SPEC

FOR ROAD WATCH TEMP UNIT INSTALLED

FOR ELECTRIC LOAD COVER WITH POWER HOOP

TOW PLATE AND HITCH INSTALLED

12 MONTH WARRANTY ON PARTS AND LABOR

SIGNED Travis Baker

ACKNOWLEDGED

QUOTE TOTAL

\$75,223.00

Serving New England for over 60 Years



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Police Department
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Public Works
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Harbor Master
(207)363-1000

Senior Center/
General Assistance
(207)363-1036

Parks and
Recreation
(207)363-1040

Fax
(207)363-1009
(207)363-1019

www.yorkmaine.org

DUMP BODY/SNOW PLOW BID

TO: Authorized Equipment Dealers
FROM: Dean Lessard, Public Works Director, Town of York
SUBJECT: Dump Body and Snowplow Installation Bid Specifications
DATE: August 8th, 2013

The Town of York is accepting proposals for the purchase of the following equipment to be installed on one (1) 2014 IH 7400 Truck Chassis with 96" C/A to be provided by the Town.

Price proposals must be on the attached form and must include all handling, installation, preparation, freight and warranty charges. The Town reserves the right to waive any formalities and to accept or reject any proposal received in the best interest of the Town. Any exceptions to or variations from the specifications heretofore listed must be explained in detail on a separate sheet. The Town of York also warrants that the price will stand as quoted for at least thirty (30) days after the bid opening.

Proposals will be received until 1:30 P.M. on Thursday, August 22, 2013 at the Town Manager's Office, 186 York Street, York, Maine 03909. All proposals will be opened and read aloud at that time by the Town Manager at the York Town Hall, 186 York Street, York Maine 03909. Sealed proposals should be clearly marked **"PROPOSAL FOR DUMP BODY AND SNOW PLOW INSTALLATION"**.

Any questions concerning these specifications should be addressed to Timothy DePerrio, Department of Public Works Foreman or Matt Gray, Fleet Supervisor at 363-1010.

The Town of York does not pay sales tax.

EQUIPMENT INSTALLATION SPECIFICATIONS

Body: Stainless steel side dump body with 3/16" 400 BHN floor (steel). 120" Long x 84" Wide x 30" High Sides x 39" Tailgate. 6.3 Cubic Yard Sides (water level) x 8.4 cubic yard ends.

Conveyor chain to carry material to a polymer or stainless chute and spinner.

Stainless steel cab protector 22", full width, mounted 3" over cab with full air pressure.

Stainless steel fold up ladder on driver's side.

Air operated tailgate latch. Tailgate control to be mounted right side of driver's seat in cab.

Remote grease fittings for body lubrication.

Front and rear mud flaps with anti-sail brackets.

Body up light.

Stainless steel tailgate, solid, no doors.

Stainless steel grip strut over wheel wells.

In Cab Controls: To be mounted between driver's and passenger's seats per Town of York specs.

Plow: 11' Polymer reversible plow with trip edge design and rubber snow deflector. Trailer type screw jack with support foot to be mounted on rear left side of plow.

Snow Plow Hitch: Custom tilt and detach hitch with power up and down plow lift cylinder. Step welded on driver's side of plow frame for ease of access to engine compartment. Angle hoses for plow shall be mounted to frame on the drivers side of plow lift piston. Halogen headlights/turn signals mounted on top of plow frame, no height extensions. Plow setup for Gledhill QCP hitch mounted at 14".

Wing: 10' wing with 9' cutting edge steel full trip with trip arms and block.

Wing Mount Rear Mast: Hi lift patrol wing assembly with approximately 24" of travel. The rear wing assembly shall be mounted so that the wing arms are perpendicular to the assembly. The assembly shall be mounted to the right frame and "tied" to the left frame. A differential relief valve shall be provided to protect the cylinder

Wing Mount Front Mast: The front mast shall provide approximately 24" of wing lift.

Wing Arms: Full trip stand off arms. Shall consist of one lower arm and one upper arm with attached lift cylinder and trip spring. The arms shall be adjustable in length from 60" to 72". Both upper and lower arms shall be equipped with a swivel to prevent damage to the arms when folding in tight to chassis.

Hydraulic System: Rexroth A10 Load Sense Pump with low oil shutdown and manual override. To be mounted with companion flanges for easy removal. Load sense valve bank, in stainless steel enclosure, air operated, to provide all hydraulic functions necessary for complete operation. Rexroth 430RC Solid De-icer and pre-wetting controller. All controls to be mounted in cab to Town's spec. 20 Gallon hydraulic tank, frame mounted. Spin on hydraulic filter.

Hydraulic Cylinders: Shall be of the highest quality and treated for best rust prevention.

Liquid Prewet System: 135 gallon poly tank, tailgate mounted. Electric pump integrated to the prewetting controller. Two spray nozzles mounted in an area as to spray liquid on the granular material before the spinner.

Load cover with electric direct drive motor, aluminum arms, power hoop asphalt rated. Switch to be mounted in cab left side of dash.

Tow plate with hitch mounted to Town of York specs.

Roadwatch road temperature system.

Paint: All additions and components except stainless steel or aluminum components shall be cleaned, primed and then top coated. Front plow hitch, patrol wing assembly, wing and arms shall be painted IH #6800 Deep Tartan Blue. Frame mounted components on rear half of truck shall be painted black except for the patrol wing tower itself.

Installation: It is the intention and requirement of these specifications to duplicate the existing configuration of a 2013 IH truck presently owned by the

Town of York Public Works Department and available for viewing. The bidder is advised to become completely familiar and satisfied with this requirement.

Equipment must meet all State, Federal, and industry safety standards, as appropriate.

Warranty: Vendor/Manufacturer shall warrant the equipment furnished, including all accessories or accessory equipment against defects in workmanship or materials including labor for a period of one (1) year.



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 31, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: York Village Survey Bid Award	

TO: BOARD OF SELECTMEN
FROM: Dean Lessard, Director of Public Works
RECOMMENDATION: Award the York Village Survey bid to LinePro Land Surveying, Inc.
PROPOSED MOTION: I move to award the York Village Survey bid to LinePro Land Surveying, Inc. in the amount of \$22,500.

Discussion:

The Town of York and the York Village Study Committee (appointed in 2011 by the York Board of Selectmen) have been studying different ways to make York Village a more lively and attractive place for residents and visitors alike. Recently the York Board of Selectmen approved the Study Committee's request to have an existing conditions survey of the Village center completed. The Study Committee has been working on a series of possible options for revitalizing the historic Village.

In the weeks ahead, people in Town will be asked to evaluate these options so that workable recommendations can be made to the Board of Selectmen. Before making any recommendation to the Board of Selectmen the Study Committee must determine precise property boundaries and limits of any established rights of way.

-
- On August 26, 2013 the York Board of Selectmen approved the York Village Study Committees request to have an existing conditions survey of the York Village center completed.
 - On September 24, 2013 the Town of York solicited bids from four local York County Surveying companies. (LinePro Land Surveying, Inc.; North Easterly Surveying, Inc.; CLD Consulting Engineers, Inc. and Dow & Coulombe, Inc.).
 - On Thursday October 24, 2013 at 1:30 pm the Town opened bids for the York Village Survey. One responsive bid proposal (LinePro Land Surveying, Inc - \$22,500) was received by the Town of York.
 - On Friday October 25, 2013 at 8:30 am the York Village Study Committee met to discuss the bid results. After a lengthy discussion the committee voted to recommend approval of the bid to the York Board of Selectmen.
-

FISCAL IMPACT: \$22,500
DEPARTMENT LINE ITEM ACCOUNT:
BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____

Reviewed By: _____

BID FORM

BIDS DUE: Thursday October 24, 2013 1:00 pm, Town Manager's Office

PUBLIC BID OPENING: Thursday October 24, 2013 1:30 pm. Town Manager's Office

PROJECT IDENTIFICATION:

TOWN OF YORK, MAINE

**YORK VILLAGE STUDY PROJECT
EXISTING CONDITIONS SURVEY**

THIS BID IS SUBMITTED TO:

Town of York
Town Hall
186 York Street
York, Maine 03909

THIS BID IS SUBMITTED BY:

Contractor Name: LinePro Landsurveying

- A. The undersigned Bidder proposes and agrees, if this Bid is accepted, to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price. This bid will remain subject to acceptance for thirty (30) days after the day of Bid opening.

- B. The Bidder certifies to have examined and carefully studied the Bidding Documents and the following Addenda, if any, receipt of which is hereby acknowledged (list Addenda by Addendum Number and Date):

C. Bid and Contract Format

1. Bid Preparation and Submission

- a. Bidders are expected to examine the drawings, all instructions, and the site. Failure to do so will be at the Bidder's risk.

- b. All bids must be submitted on the forms provided by the municipality, included herein. All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents - York Village Survey," and the Bidder's

name.

- c. Unless expressly authorized elsewhere in this solicitation, bids submitted by facsimile (fax) or email will not be considered.

2. Contract Format

Contract Documents include this Bid Form and the survey area map.

This Project will be administered as a Lump Sum Contract. The Lump Sum Bid Price shall include all work indicated in the Contract Documents or reasonably inferred as required to complete the existing conditions survey.

D. Bid Price and Signature

LUMP SUM BID PRICE	
Twenty Two Thousand Five Hundred dollars	
Zero cents	\$ 22,500
(Price written in words)	(Price in numbers)
<i>(in the event of a discrepancy between the prices in words and numbers above, the price in words shall govern)</i>	

BIDDER offers the following schedule for work: 10 Weeks
(Subsequent to utilities marking their facilities)

SUBMITTED on October 24, 2013.

Bidder's Signature

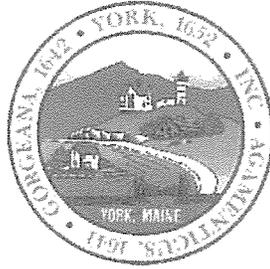
By Dustin Morrill Dustin Morrill
(Authorized Individual's Printed Name) (Signature)

Doing business as Line Pro Land Surveying

Business address: P.O. Box 60, Shapleigh, ME. 04076

Phone No.: 207-636-4555

TEL. 207-363-1010
207-363-1011
FAX. 207-363-1012



Dean A. Lessard, P.E.

*Director of Public Works
Town of York
York, Maine 03909
dlessard@yorkmaine.org*

September 24, 2013

Joe Stanley, PLS
LinePro Land Surveying, Inc.
P.O. Box 60
Shapleigh, Maine 04076

Re: Invitation to Bid – York Village Survey

Dear: Mr. Stanley

I am writing to invite your company to submit a bid for survey work in the downtown of York Village. The Town of York and the York Village Study Committee (appointed in 2011 by the York Board of Selectmen) have been studying different ways to make York Village a more lively and attractive place for residents and visitors alike. Recently the York Board of Selectmen approved the Study Committee's request to have an existing conditions survey of the Village center completed. The Study Committee has been working on a series of possible options for revitalizing the historic Village.

In the weeks ahead, people in Town will be asked to evaluate these options so that workable recommendations can be made to the Board of Selectmen. Before making any recommendation to the Board of Selectmen the Study Committee must determine precise property boundaries and limits of any established rights of way. If you have any questions about the project, please contact me at (363-1011) or York Town Planner Christine Grimando at Town Hall (363-1007).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dean Lessard', is written over a horizontal line.

Dean Lessard, P.E.
Director of Public Works

York Village Existing Conditions Survey

Description of Work

Perform a survey of the existing conditions showing all elevations (2ft contours), observable landmarks and utilities to 75-feet from roadway centerline on both sides. A more detailed list of survey needs is listed below. The survey and datum will be tied into the Maine State plane coordinate system (West NAD 83). The surveyor shall investigate and determine the existing limits of right of way (ROW) of all public roads in the survey area defined by the attached map and show it on the plan. The surveyor shall locate enough property pins to accurately delineate the existing ROW in which the work will be performed. The Town will coordinate to have subsurface utilities marked out prior to field survey.

The surveyor shall submit one original existing conditions survey plans and one set of reproducible polyester film plans stamped by a Professional Land Surveyor licensed in the State of Maine. The surveyor shall also provide the Town of York with a compact disk (CD) or digital versatile disk (DVD) or external hard drive that includes all of the survey data including digital line work, topographic surface, survey control, and point files. Media shall be in a format compatible with AutoCAD or ESRI software (that is, DWG, DXF, file geodatabase). Files shall be geo-referenced to the Maine State Plane Coordinates (West NAD 83) and shall be expressed in feet. The Town of York shall be granted permission to use the survey data for future design and engineering.

Public & Private Road ROW – York Street, Long Sands Avenue, Lindsay Road, Hospital Drive, Salisbury Avenue, Williams Avenue and Fellows Lane:

- Limits of the ROWs
- Ownership
- All physical improvements in the ROW, including at a minimum:
 - Paved or Gravel
 - Edge of Road
 - Driveways
 - Parking spaces
 - Sidewalks
 - Curbs
 - Pavement markings (Center & edge lines, Arrows, Crosswalks)
 - Street signs
 - Underground utilities (Public water mains, Public sewer mains, Telephone Communications facilities)
 - Utility poles
 - Stormwater structures with invert elevations
 - Contours (2 versions required: 2' contours in NGVD and 2' contours in NAVD88)
 - Trees
 - ROW monuments & property pins

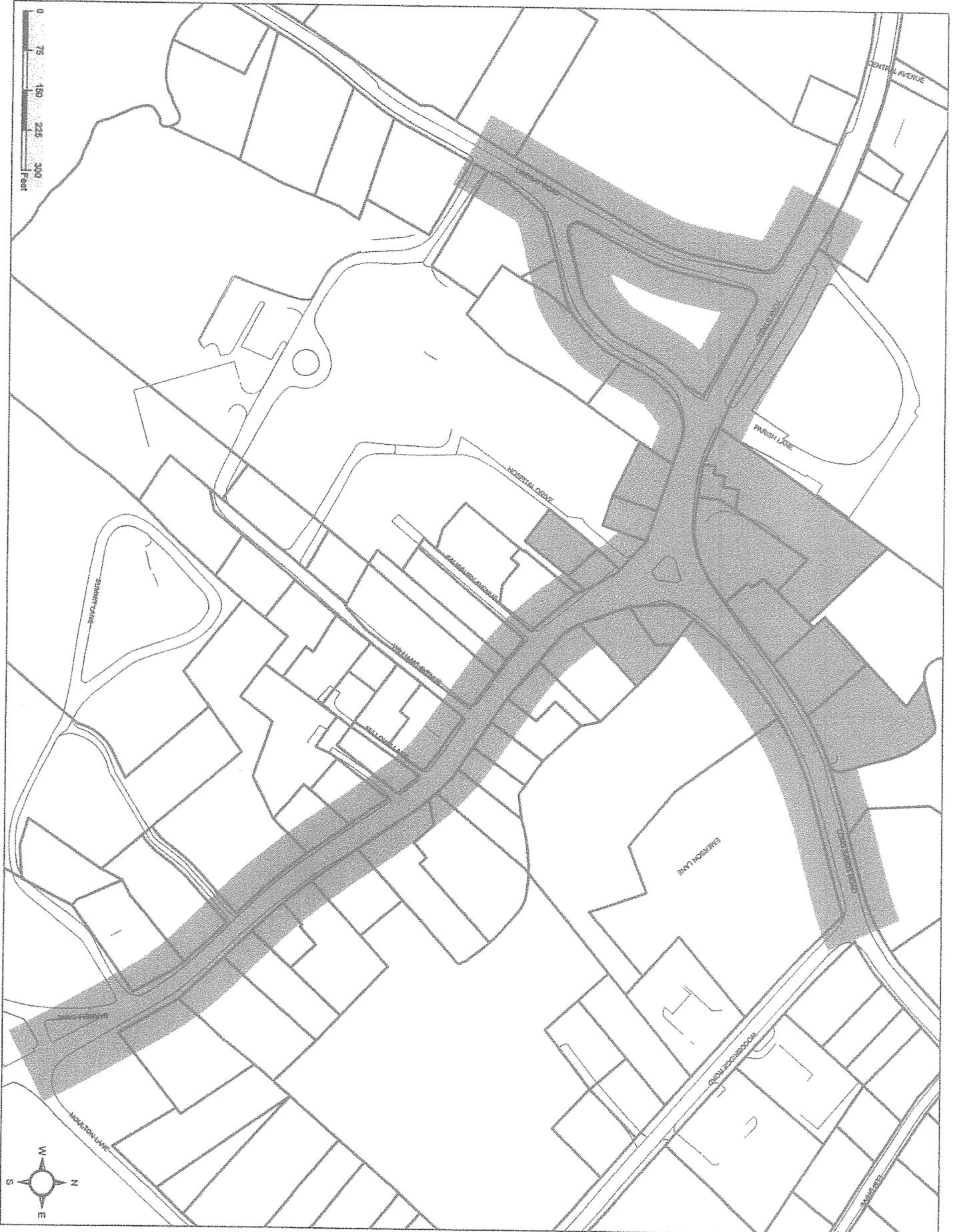
Public & Private Properties:

- Front and side Boundaries of the lots
- All structures, buildings, utilities, improvements and impervious surfaces on the lot
- Identify any easements, deed restrictions, or other relevant restrictions
- Ownership
- Contours (2 versions required: 2' contours in NGVD29 and 2' contours in NAVD88)

Key Regulatory Boundaries

- Overlay District boundaries
 - Village Center Local Historic District
 - York Village Overlay District
 - York Village Hospital overlay District

York Village Survey Area



INVITATION TO BID DETAILS

YORK VILLAGE EXISTING CONDITIONS SURVEY

Bid for an existing conditions survey of historic downtown York Village in conjunction with the York Village Study Project.

Sealed Bids will be received at the Town Manager's Office, York Town Hall, at 186 York Street, York, Maine, until 1:00 PM, local time, on Thursday, October 24, 2013. Bids submitted after this time will not be accepted.

All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid York Village Survey" and the Bidder's name. No faxed, emailed or late bids will be accepted. Bids will be publicly opened at the time of the bid. Award will be at a subsequent Board of Selectmen's meeting.

The successful Bidder shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and codes in the performance of this Contract.

All qualified Bidders will receive consideration without regard to race, color, religion, creed, age, sex, or national origin.

The OWNER reserves the right to waive any informality, to award projects in any combination, to negotiate with any Bidder and to reject any or all Bids. No Bidder may withdraw his Bid within 30 days after the actual date of the opening thereof.

BID FORM

BIDS DUE: Thursday October 24, 2013 1:00 pm, Town Manager's Office

PUBLIC BID OPENING: Thursday October 24, 2013 1:30 pm. Town Manager's Office

PROJECT IDENTIFICATION:

TOWN OF YORK, MAINE

**YORK VILLAGE STUDY PROJECT
EXISTING CONDITIONS SURVEY**

THIS BID IS SUBMITTED TO:

Town of York
Town Hall
186 York Street
York, Maine 03909

THIS BID IS SUBMITTED BY:

Contractor Name:

- A. The undersigned Bidder proposes and agrees, if this Bid is accepted, to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price. This bid will remain subject to acceptance for thirty (30) days after the day of Bid opening.
- B. The Bidder certifies to have examined and carefully studied the Bidding Documents and the following Addenda, if any, receipt of which is hereby acknowledged (list Addenda by Addendum Number and Date):

C. Bid and Contract Format

1. Bid Preparation and Submission

- a. Bidders are expected to examine the drawings, all instructions, and the site. Failure to do so will be at the Bidder's risk.
- b. All bids must be submitted on the forms provided by the municipality, included herein. All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents - York Village Survey," and the Bidder's

name.

- c. Unless expressly authorized elsewhere in this solicitation, bids submitted by facsimile (fax) or email will not be considered.

2. Contract Format

Contract Documents include this Bid Form and the survey area map.

This Project will be administered as a Lump Sum Contract. The Lump Sum Bid Price shall include all work indicated in the Contract Documents or reasonably inferred as required to complete the existing conditions survey.

D. Bid Price and Signature

LUMP SUM BID PRICE		
	dollars	
	cents	\$
(Price written in words)		(Price in numbers)
<i>(in the event of a discrepancy between the prices in words and numbers above, the price in words shall govern)</i>		

BIDDER offers the following schedule for work: _____ Weeks
(Subsequent to utilities marking their facilities)

SUBMITTED on _____, 20__.

Bidder's Signature

By _____
(Authorized Individual's Printed Name) (Signature)

Doing business as _____

Business address: _____

Phone No.: _____



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 30, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Business License Application (1)	

TO: BOARD OF SELECTMEN
FROM: Kathryn Newell; Assistant Code Enforcement Officer
RECOMMENDATION: Approve Business License Application (1)
PROPOSED MOTION: I move to approve the following license: <ol style="list-style-type: none">Boardman-Ellis VFW Post 6977 DBA Boardman-Ellis VFW Post 6977, located at 75 Cape Neddick Road for Victualers, Liquor, Special Amusement, Coin Operated Amusement ... subject to taxes, fees and inspections being current and compliant with the usual noise stipulations

Discussion: All appropriate departments have been notified and given approval; see attached emails.

FISCAL IMPACT: N/A
DEPARTMENT LINE ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared By: Melina M. Avery

Reviewed By: _____



Town of York

186 York Street
York, Maine 03909-1314

Town Manager/
Selectmen
(207)363-1000

Town Clerk/
Tax Collector
(207)363-1003

Finance/
Treasurer
(207)363-1004

Code Enforcement
(207)363-1002

Planning
(207)363-1007

Assessor
(207)363-1005

Police Department
(207)363-1031

Dispatch
(207)363-2557

York Beach Fire
Department
(207)363-1014

York Village Fire
Department
(207)363-1015

Public Works
(207)363-1011

Harbor Master
(207)363-1000

Senior Center/
General Assistance
(207)363-1036

Parks and
Recreation
(207)363-1040

Fax
(207)363-1009
(207)363-1019

www.yorkmaine.org

TO: Board of Selectmen

FROM: Kathryn Newell *K Newell*
Code Enforcement Officer

DATE: October 29, 2013

RE: LICENSE INSPECTIONS AND RECOMMENDATIONS

Based on my review, I recommend the following position on the Licenses to be heard on November 4, 2013.

ENDORSEMENTS

Boardman Ellis VFW Post 6977

DBA: Boardman Ellis VFW Post 6977

Victualers/Liquor/Special Amusement/
Coin-Op Amusement

MAP 0019/LOT 005

TCF Corporation
P.O. Box 2202
Qgunquit, ME 03907

FACILITY
ZONE
USE
RECOMMENDATION

Fraternal Organization/150 Seats
RES-1
Conforming, Existing
Approval

Auss 363-9827



TOWN OF YORK- (186 York Street, York Me 03909) BUSINESS LICENSE APPLICATION

Business Name Boardman-Ellis VFW Post 6977
Business Location 75 Cape Neddick Rd, York, Me 03909
Telephone Number 207-363-9827

OWNER'S Name and Mailing Address Boardman-Ellis VFW Post 6977
P.O. Box 201
York Beach, Me 03910

APPLICANT'S Name and Mailing Address Same

Is applicant same operator as prior year? [X] Yes [] No

INSPECTION DATA (Office Use Only) table with columns DEPARTMENT, DATE, INITIALS. Rows include Zoning/Land Use, Building Structural, Electrical, Plumbing, Fire, Tax Collector.

APPLICATION FEE IS \$50.00 PLUS \$25 PER SUBSEQUENT LICENSE. PLEASE CHECK APPLICABLE BOX(ES) BELOW AND ADD THE FEE INDICATED TO YOUR APPLICATION FEE. MAKE CHECK PAYABLE TO THE TOWN OF YORK.

Main application form with sections for MAP/LOT, License Year, No. of Seats, No. of Parking Spaces, License Renewal, Bed and Breakfast License, Hotel/Motel with Cooking Facilities, and REQUESTING THE FOLLOWING LICENSES.

Have you ever been convicted of a Felony? YES (Please Explain) NO

I certify the above statements are true and understand false statements may be cause to revoke a license.

Date 9/26/13

Applicant's Signature Larry G. Welch, Quartermaster

Please Read and Initial the Following Statements:

- I understand that a license is required before operating or conducting any business or activity governed by the Town of York Licensing Ordinance.
I understand that a Town of York Business License must be filled out COMPLETELY and all fees are to be paid before my license is considered for re/approval.
I understand that before my business license is issued I must have and pass a full inspection by the Town of York Code Enforcement Office and Fire Department.
I understand that as a business owner I am responsible for calling and setting up an appointment for an inspection and any necessary follow-up inspection with the Code Enforcement Office and Fire Department.
I understand that I will not be granted re/approval of a business license through the Town of York until all inspections and taxes on my business are made current and compliant.

Business Owner Signature Larry G. Welch, Quartermaster Business Manager Signature (If Applicable)

Date 9/26/13

Town Manager for the Board of Selectmen

Issued pursuant to the provisions of Title 30A MRSA Chapter 3811 through 3814

AMT. RECD. \$375.00 RECEIPT NO. 5038 RECEIPT DATE 9/26/13 MI PM MM MS mma

**Department of Public Safety
Division**

Liquor Licensing & Inspection



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.

<u>BUREAU USE ONLY</u>	
License No. Assigned:	
Class:	
Deposit Date:	
Amt. Deposited:	

PRESENT LICENSE EXPIRES 12-31-2013

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- | | |
|--|--|
| <input type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) |
| <input type="checkbox"/> HOTEL-OPTIONAL FOOD (Class I-A) | <input type="checkbox"/> HOTEL (Class I,II,III,IV) |
| <input type="checkbox"/> CLASS A LOUNGE (Class X) | <input checked="" type="checkbox"/> CLUB-ON PREMISE CATERING (Class I) |
| <input type="checkbox"/> CLUB (Class V) | <input type="checkbox"/> GOLF CLUB (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class 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>Boardman-Ellis V.F.W. Post 6977, Inc</u> DOB: _____	2. Business Name (D/B/A) <u>Boardman-Ellis V.F.W. Post 6977</u>
DOB: _____	
DOB: _____	Location (Street Address) <u>75 Cape Neddick Rd</u>
Address <u>75 Cape Neddick Rd</u>	City/Town <u>YORK</u> State <u>ME</u> Zip Code <u>03909</u>
<u>P.O. Box 201</u>	Mailing Address <u>P.O. Box 201</u>
City/Town <u>YORK BEACH</u> State <u>ME</u> Zip Code <u>03910</u>	City/Town <u>YORK BEACH</u> State <u>ME</u> Zip Code <u>03910</u>
Telephone Number <u>207-363-9827</u> Fax Number _____	Business Telephone Number <u>207-363-9827</u> Fax Number _____
Federal I.D. # <u>01-0270194</u>	Seller Certificate # <u>0100318</u>

3. If premises are a hotel, indicate number of rooms available for transient guests: _____
4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 1365. LIQUOR \$ 91,330.
5. Is applicant a corporation, limited liability company or limited partnership? YES NO

complete Supplementary Questionnaire ,If YES

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: _____
9. Business records are located at: 75 Cape Neddick Rd YORK, ME 03909
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
Larry G. Wicker	5-21-45	Pinehurst, N.C.

Residence address on all of the above for previous 5 years (Limit answer to city & state)
30 Shore Rd York, Me 03909

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) BOARDMAN-ELLIS V.F.W. Post 6977 Sketch 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 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: York, Me on Sept. 26, 20 13
Town/City, State Date

Larry G. Wicker
owner-manager
Signature of Applicant or Corporate Officer(s)

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

STATE OF MAINE
Liquor Licensing & Inspection Unit
 164 State House Station
 Augusta, Maine 04333-0164
 Tel: (207) 624-7220 Fax: (207) 287-3424

SUPPLEMENTARY QUESTIONNAIRE FOR CORPORATE APPLICANTS, LIMITED LIABILITY COMPANIES AND LIMITED PARTNERSHIPS

1. Exact Corporate Name: BOARDMAN ELLIS V.F.W POST 6977
 Business D/B/A Name: SAME
2. Date of Incorporation: 5-14-2007
3. State in which you are incorporated: MAINE
4. If not a Maine Corporation, date corporation was authorized to transact business within the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list percent of stock owned:

Name	Address Previous 5 Years	Birth Date	% of Stock	Title
<i>No Stock</i>				

6. What is the amount of authorized stock? 0 Outstanding Stock? 0
7. Is any principal officer of the corporation a law enforcement official? () YES () NO
8. Has applicant(s) or manager ever been convicted of any violation of the law, other than a minor traffic violation(s), of the United States? () YES () NO.
9. If yes, please complete the following: Name: _____
 Date of Conviction: _____ Offense: _____
 Location: _____ Disposition: _____
 Dated at: _____ City/Town _____ On: _____ Date _____

Larry G. Wicken GM Date: 9/26/2013
 Signature of Duly Authorized Officer
Larry G. Wicken Quartermaster
 Print Name of Duly Authorized Officer

STATE OF MAINE
 Liquor Licensing & Inspection Unit
 164 State House Station
 Augusta, Maine 04333-0164
 Tel: (207) 624-7220 Fax: (207) 287-3424

SUPPLEMENTARY QUESTIONNAIRE FOR CLUB APPLICANTS

1. Exact Club Name: BOARDMAN-ELLIS V.F.W. Post 6997

2. Title, name, birth date and telephone number of each principal officer of the club:

Title	Name	Birth Date	Telephone #
Commander	GLENN A. BLANCHETTE	07-05-48	1-603-343-4564
Sr. Vice Commander	PAUL S. SFREDDO	09-27-65	1-207-967-4980
Jr. Vice Commander	EDWARD R. BENNETT	04-27-28	1-603-380-1333
Quartermaster	LARRY G. WICKEN	05-21-45	207-363-3660

3. Date Club was incorporated: 5-14-2007

4. Purpose of Club: () Social () Recreational () Patriotic () Fraternal

5. Date regular meetings are held: 3rd Sunday of Month

6. Date of election of Club Officers: April - Annually

7. Date elected officers are installed: June - Annually After Dept Convention

8. Total Membership: 298 Annual Dues: \$30 Payable When: By 12-31

9. Does the Club cater to the public or to groups of non-members on the premises? () YES () NO

10. Excluding salaries, will any person other than the Club, receive any of the financial profits from the sale of liquor?
 () YES () NO

11. If a manager or steward is employed, complete the following:

Name: _____ Date of Birth: _____

Larry G. Wicken QM
 Signature and Title of Club Officer

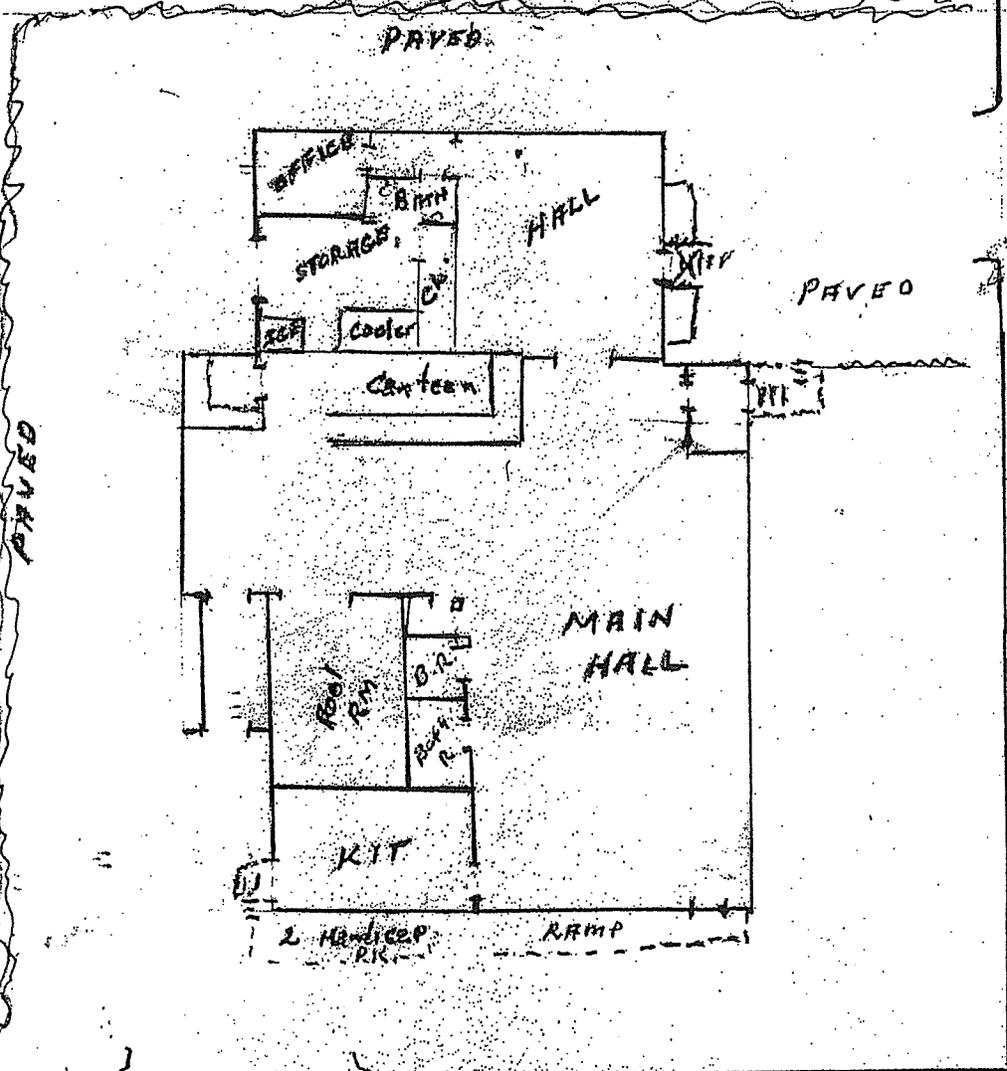
Larry G. Wicken Quartermaster
 Print Name and Title of Club Officer

PREMISE DIAGRAM

PRIVATE N

UNPAVED
PARKING

RT 1 →



CAPE NEDDICK RD -
RT 1A

SIMPSON HILL Rd.

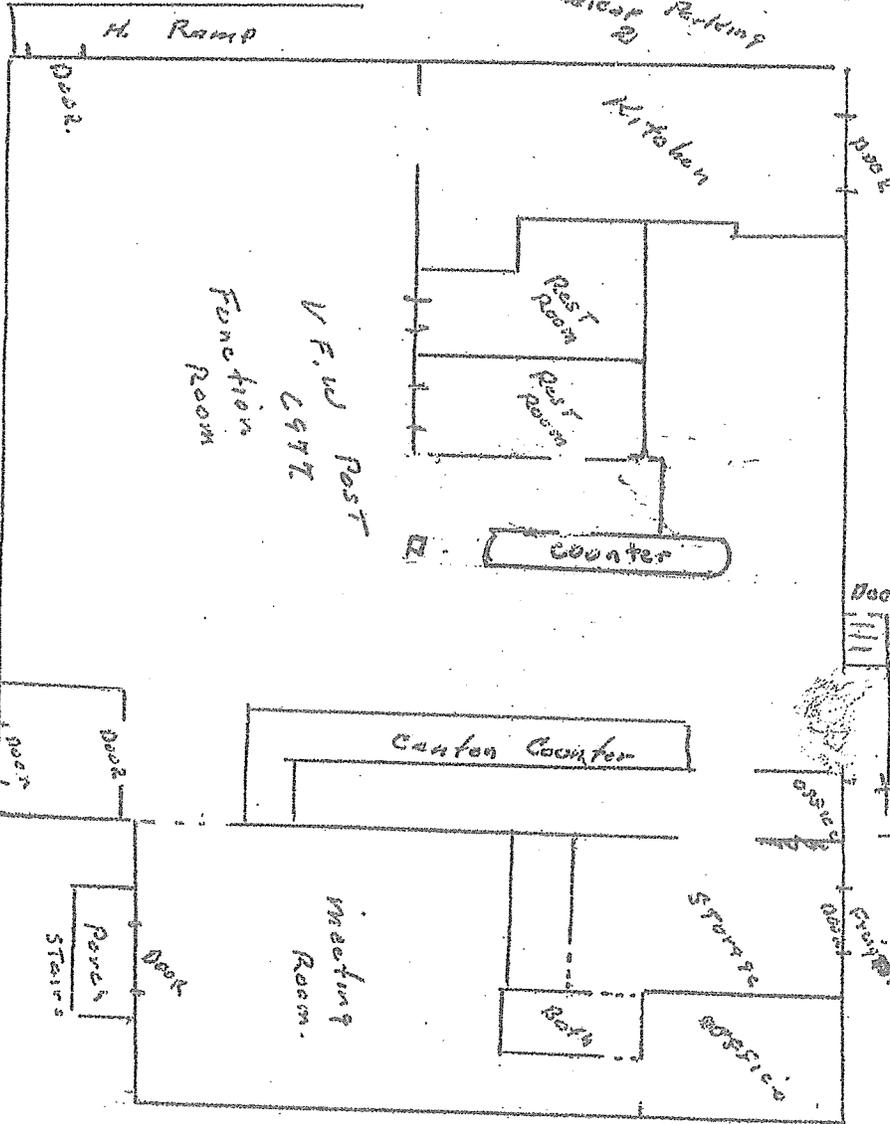
Beach ↓

V.F.W.



BOARDMAN-ELLIS POST NO. 6977
Box 201
York Beach, Maine 03910

← Road →



Parking

Parking

Parking

95
11-11-01

RT 1

STATE OF MAINE

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

On: _____
Date

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



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
 OFFICE OF STATE FIRE MARSHAL
 52 STATE HOUSE STATION
 AUGUSTA, ME 04333-0052

No. 11178

In accordance with the provisions of M.R.S.A. Title 8, Sec. 161 license is hereby granted to the person named herein to use the premises named herein for dancing purposes. Any changes to the structure or layout of the building that affects exiting, seating layout, occupant capacities or safety of the occupants shall be submitted to this Office for approval at least 10 days prior to any scheduled change. The owner and/or operator of the facility must submit a request for renewal of this License at least 30 days prior to the expiration of this License.

Licensee: BOARDMAN ELLIS V.F.W. POST 6977
Mailing Address: PO BOX 201, YORK BEACH, ME 03910-0201
Hall: BOARDMAN ELLIS V.F.W. POST 6977
Hall Address: 75 CAPE NEDDICK ROAD, ROUTE 1A, YORK BEACH, ME 03910
Permit Date: 10/31/2012 **Expiration Date:** 10/31/2013

COMMISSIONER OF PUBLIC SAFETY



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
 OFFICE OF STATE FIRE MARSHAL
 52 STATE HOUSE STATION
 AUGUSTA, ME 04333-0052



No. 11178

BOARDMAN ELLIS V.F.W. POST 6977

The following limitations have been set for this facility and/or room as specified here:

- Maximum Occupancy: 150
- Maximum capacity with tables and chairs: 150
- Maximum capacity without tables and chairs: 0

Any change of these limitations shall be applied for in writing and a new inspection may be required. This information shall be posted in a prominent location at the main entrance of the facility and/or room that has these limitations. These limitations are calculated by the use of specific formulars and do not reflect limitations set forth by other agencies or authorities having jurisdiction. Other entities may be more restrictive than the limitations set herein. Any violations of these limits may constitute a class E crime under MRSA 25 Subsection 2452.

Expiration Date: 10/31/2013

State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 5027

EATING PLACE >75 SEATS

150 Seats (in)

VFW CLUB
BOX 201 RTE 1A
YORK ME 03909-0201

EXPIRES: 12/28/2013

FEE: \$220.00

BOARDMAN-ELLIS POST #6977 VFW
VFW CLUB
BOX 201
YORK BEACH ME 03910-0201

Mary C. Mayhew
COMMISSIONER

09401

NON-TRANSFERABLE



State of Maine



DEPARTMENT OF PUBLIC SAFETY Bureau of Liquor Licensing

License Number	Date of Issue	Date of Expiration
3098	01/01/2013	12/31/2013

THIS CERTIFICATE IS VALID ONLY BETWEEN THE DATE ISSUED AND EXPIRATION DATE APPEARING HEREIN. IT MAY BE USED ONLY FOR THE NAMED HOLDER AT THE LOCATION FOR WHICH ISSUED.

THE PERSON NAMED HEREIN IS AUTHORIZED TO SELL OR DISPENSE ALCOHOLIC BEVERAGES WITH ALCOHOLIC CONTENT PERMITTED BY LAW FOR THE PERMITS DESIGNATED BELOW.

THIS CERTIFICATE AND/OR EACH TYPE OF PERMIT REPRESENTED IS SUBJECT TO SUSPENSION, REVOCATION OR CANCELLATION AS AUTHORIZED BY TITLE 28-A OF THE REVISED STATUTES.

Owner(s): V.F.W., BOARDMEN ELLIS POST #6977
Business: VFW POST # 6977 BOARDMAN ELLIS POST
 75 CAPE NEDDICK ROAD
 YORK BEACH, ME

CODE	PERMIT TYPE/DESCRIPTION	FEE
1101	CLASS I - SPIRIT, VINOUS, AND MALT - CLUB WITH CATERING PRIVILEGES	\$900.00
2630	FILING FEE	10.00

Total Fees:

\$ 910.00

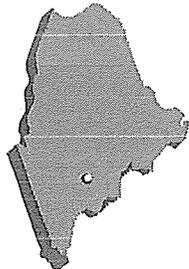
Every license shall be displayed on the licensed premises in a conspicuous location in that part of the premises where liquor is served or sold, where it can easily be seen.

Bureau of
Liquor Licensing

Commissioner

License fee is non-refundable

V.F.W., BOARDMEN ELLIS POST #6977
 P.O. BOX 201
 YORK BEACH, ME 03910



**STATE OF MAINE
MAINE REVENUE SERVICES
RESALE CERTIFICATE**



THIS CERTIFICATE IS VALID
JANUARY 01 2010 THRU DECEMBER 31 2014

<u>Business Name and Location Address</u>	<u>Certificate Number</u>	<u>Business Type</u>
BOARDMAN ELLIS POST #6977 VFW PO BOX 201 YORK BEACH ME 03910	0100318	PREP FOOD

This is to certify that the above named business is authorized to purchase tangible personal property for resale during the period identified on this certificate. **This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.**

The aboved named business certifies that the following items will be resold as tangible personal property in the ordinary course of their business:

Jerome D. Berard
Acting State Assessor

Presented to: _____ Presented by: _____
(Insert name of seller on photocopy) (date) Authorized Signature (purchaser) (date)

Melissa M. Avery

From: Mary-Anne Szeniaewski
Sent: Thursday, September 26, 2013 11:54 AM
To: Melissa M. Avery
Subject: RE: Business License

Tax Exempt so all set.

Mary-Anne Szeniaewski
Town Clerk/Tax Collector
Town of York, Maine
186 York Street, York, ME 03909-1314
i: www.yorkmaine.org
e: mszeniaewski@yorkmaine.org
p: (207) 363-1003, Ext. 272
f: (207) 363-1009

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From: Melissa M. Avery
Sent: Thursday, September 26, 2013 11:07 AM
To: Mary-Anne Szeniaewski; David K. Bridges; David Apgar
Subject: Business License

Hello!

Attached is the Business License Application for the Boardman-Ellis VFW Post #6977, located at 75 Cape Neddick Road.

Please let me know when you have had a chance to review.

Thank you!
Missy

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

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Melissa M. Avery

From: David K. Bridges
Sent: Wednesday, October 30, 2013 11:31 AM
To: Melissa M. Avery
Subject: Re: Boardman Ellis VFW

Yes you can grant them their licenses. Thanks

Sent from my iPhone. Dave

On Oct 30, 2013, at 9:08 AM, "Melissa M. Avery" <mmavery@yorkmaine.org> wrote:

Morning Dave,

Have you completed an inspection at the Boardman Ellis VFW at 75 Cape Neddick Road?

Thank you!
Missy

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

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AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 17, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Redemption Request: Tax Map 0032-0060-A; 23 Oceanside Avenue West	

TO: BOARD OF SELECTMEN
FROM: Melissa M. Avery, Assistant to the Town Manager
RECOMMENDATION: Allow the property redemption of Tax Map 0032-0060-A; 23 Oceanside Avenue West to Karen Ballou Knowles
PROPOSED MOTION: I move to approve the redemption of Tax Map 0032-0060-A, located at 23 Oceanside Avenue West, as requested, subject to the attached conditions being met and that all taxes, interest and administrative costs are paid in full by no later than December 20 th , 2013

Discussion: Please see attached Memo and documents for details.

FISCAL IMPACT:
DEPARTMENT LINE ITEM ACCOUNT:
BALANCE IN LINE ITEM IF APPROVED:

Prepared By: *Melissa M. Avery*

Reviewed By: _____



TO: Board of Selectmen
FROM: Melissa M. Avery
DATE: October 16, 2013
RE: Tax Foreclosure Redemption: Map 0030 Lot 0062-A; 23 Oceanside Avenue West

Karen Ballou Knowles, former property owners of property identified as Tax Map 0030, Lot 0060-A, located at 23 Oceanside Avenue West in York, Maine, request to redeem this property for which the Town has a tax lien for fiscal years 2008, 2009 and 2010. The Town foreclosed on this property as of February 12, 2010 for non-payment of the tax lien.

We are recommending to the Selectman, that Karen Ballou Knowles be allowed to redeem this property providing the following conditions are met:

Condition #1 – Karen Ballou Knowles pay all current taxes, interest and lien costs owed, which totals \$4,671.04 as of December 20th, 2013.

Condition #2 – Karen Ballou Knowles pay Town Administrative costs involved with the processing of the foreclosure disposition, a total of \$200.00. This amount covers the cost of issuing a Quit Claim Deed and the administrative costs in processing this redemption.

Condition #3 – Karen Ballou Knowles shall pay in full, to the Town of York, all current taxes, interest, administrative costs and lien costs, which total \$4,871.04 by no later than December 20th, 2013.

Parcel Information

Map-Lot

0032-0060-A

Owner(s)

Karen Ballou Knowles

Party Requesting Redemption

Karen Ballou Knowles

Size of Lot

.19 Acres

Assessed Value

\$133,700

Description of Foreclosure Action

The Town has filed a tax lien on this property for the Fiscal Years 2008, 2009 and 2010. The FY08 lien matured and was foreclosed on February 12, 2010

Taxes Owed

The total amount of taxes, interest and lien costs owed is \$4671.04 as of December 20, 2013; which breaks down as follows:

FY2008	\$1698.43
FY2009	\$1643.19
FY2010	\$1329.42

Taxes for Fiscal Years 2011, 2012, 2013 and 2014 which total an additional \$3833.51 will be supplemented upon redemption of the above taxes; which breaks down as follows:

FY2011	\$898.17
FY2012	\$922.85
FY2013	\$983.05
FY2014	\$1029.44



GIS Map Print
My Map

Subject Property Data

Parcel ID	132-271
Old Parcel ID	0032-0060-A
Owner Name	YORK TOWN OF
Prop Location	23 OCEANSIDE AVE WEST
Co-Owner	
Owner Addr	186 YORK STREET
Owner City	YORK, ME 03909
Land Area (Acres)	0.18999082
Land Value	133700
Building Value	0
Total Value	133700



October 16, 2013

Disclaimer
Town of York, ME makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The Town of York, ME shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

Summary

Detail

Notes

Payment Plan

Access

- Tax Map # 0032 0060 A
- Linked to Tax Map # 0032 0060 A

- YORK TOWN OF
- Linked to YORK TOWN OF

- Parcels Linked to Tax Map # 0032 0060 A

Filters

Year

Sub System

Active A/R

Hide zero balance

Late Charges

As of Date

Display

Keep Setting

Daily Interest Amount \$0.86

Year id	Sub System	Bill Number	Billed	Interest	Fee	Paid	Balance Due	Late Charges	Total Due	Up To 1st Due	Bar Code
2010	Tax Title	TT120222	\$941.23	\$81.60	\$8.59		\$1,031.42	\$298.00	\$1,329.42	\$1,329.42	46831
2009	Tax Title	TT109304	\$1,019.28	\$118.35	\$8.54		\$1,146.17	\$497.02	\$1,643.19	\$1,643.19	43481
2008	Tax Title	TT98039	\$999.54	\$109.68			\$1,109.22	\$589.21	\$1,698.43	\$1,698.43	40785
2006	Tax Title	TT74514	\$10.96	\$18.49		\$29.45	\$0.00	\$0.00	\$0.00		36401

\$2,971.01 | \$328.12 | \$17.13 | \$29.45 | \$3,286.81 | \$1,384.23 | \$4,671.04

Refresh

Search

Melissa M. Avery

From: Mary-Anne Szeniewski
Sent: Thursday, October 17, 2013 4:00 PM
To: Melissa M. Avery
Subject: RE: Redemption

Not me

Mary-Anne Szeniewski
Town Clerk/Tax Collector
Town of York, Maine
186 York Street, York, ME 03909-1314
i: www.yorkmaine.org
e: mszeniewski@yorkmaine.org
p: (207) 363-1003, Ext. 272
f: (207) 363-1009

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From: Melissa M. Avery
Sent: Thursday, October 17, 2013 3:43 PM
To: Stephen H. Burns; Mary-Anne Szeniewski
Subject: Redemption
Importance: High

Hello!

Not sure if Rob has already talked to both of you, but the property that the town was going to sell at 23 Oceanside Avenue is now requesting redemption. Do either of you have any issues with the property? 0032-0060-A

Thanks!
Missy

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

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Melissa M. Avery

From: Stephen H. Burns
Sent: Thursday, October 17, 2013 3:58 PM
To: Melissa M. Avery; Mary-Anne Szeniewski
Subject: RE: Redemption

Missy,

23 Oceanside Avenue West. I have no code issues with this – the building file is empty. Is this the one Torbert questioned about its ability to handle a septic system?

Steve

Stephen H. Burns
Community Development Director

From: Melissa M. Avery
Sent: Thursday, October 17, 2013 3:43 PM
To: Stephen H. Burns; Mary-Anne Szeniewski
Subject: Redemption
Importance: High

Hello!

Not sure if Rob has already talked to both of you, but the property that the town was going to sell at 23 Oceanside Avenue is now requesting redemption. Do either of you have any issues with the property? 0032-0060-A

Thanks!
Missy

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

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AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 24, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Discussion and Possible Action of Chamber of Commerce Purchase and Sale Agreement	

TO: BOARD OF SELECTMEN
FROM: Robert G. Yandow, Town Manager
RECOMMENDATION: Approve the Purchase and Sale with the Chamber of Commerce
PROPOSED MOTION: I move to approve the Purchase and Sale agreement with the Chamber of Commerce for town owned property at 571 US Route One.

Discussion: The Chamber of Commerce has submitted a revised Purchase and Sale Agreement, reflecting the Selectmen's comments to their previous Purchase and Sale regarding their offer to purchase 2.02 acres of town owned land located at 571 US Route One.

FISCAL IMPACT: N/A
DEPARTMENT LINE ITEM ACCOUNT: N/A
BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared By: Melina M. Arce

Reviewed By: _____

PURCHASE AND SALE AGREEMENT - LAND ONLY
("days" means business days unless otherwise noted, see paragraph 20)

September 23, 2013
Offer Date

Effective Date is defined in Paragraph 20 of this Agreement. Effective Date

1. PARTIES: This Agreement is made between The Greater York Region, Chamber of Commerce
Town of York ("Buyer") and
____ ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all
 part of; If "part of" see para. 22 for explanation) the property situated in municipality of York
County of York, State of Maine, located at 571 U.S. Route 1 and
described in deed(s) recorded at said County's Registry of Deeds Book(s) 4503, Page(s) 182.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of
\$ 150,000.00. Buyer has delivered; or will deliver to the Agency within 2 days of the Offer Date,
a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this
offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the
deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of
\$ N/A will be delivered N/A. Failure by Buyer to deliver this additional deposit in
compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by
wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Coldwell Banker Yorke Realty ("Agency") shall hold
said earnest money and act as escrow agent until closing; this offer shall be valid until October 18, 2013 (date)
5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly
to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to
recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by
the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and
execute all necessary papers on February 28, 2014 (closing date) or before, if agreed in writing by both parties. If
Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to
exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller,
to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the
closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and
accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any
further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Quit Claim deed, and shall be free and clear of all
encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the
continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer
shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in
substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other)
N/A. Real estate taxes shall be prorated as of the date of closing (based on municipality's
fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing,
they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate
and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as
required by State of Maine.

January 2013 Page 1 of 4 - P&S-LO Buyer(s) Initials WCS Seller(s) Initials _____

Coldwell Banker Yorke Realty 529 US Route 1, Suite 101 York, ME 03909
Phone: (207)363-4300 Fax: (207)363-1458 Wesley Cook

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Untitled

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: <u>Update 1998 A & L survey showing current improvements & easements.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Buyer</u>	<u>Buyer</u>
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: <u>Farmers Market expansion.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Buyer</u>	<u>Buyer</u>
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Seller</u>	<u>Seller</u>
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Buyer</u>	<u>Buyer</u>
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Seller</u>	<u>Seller</u>
12. FARMLAND ADJACENCY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. TAX STATUS/TREE GROWTH Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
16. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above: None

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a USDA Rural Development loan of 100.000 % of the purchase price, at an interest rate not to exceed Current % and amortized over a period of 40 years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 7 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ N/A toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Wesley F. Cook (004195) of Coldwell Banker Yorke Realty (1274)
 Licensee MLS ID Agency MLS ID
 is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

N/A (N/A) of N/A (N/A)
 Licensee MLS ID Agency MLS ID
 is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

15. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Coldwell Banker Yorke Realty will receive "NO" commission on this transaction. 2. The portion of the real estate to be sold is York Tax Map 42, Lot 9, containing about 2.02 Ac. and being parcel B on Boundary Survey for Stonewall Kitchen by A & L dated 1998-1999 Plan # 1644.981101.

23. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. ADDENDA: Yes Explain: See Addendum #1 No

Buyer's Mailing address is 1 Stonewall Lane, York, ME 03909

<u>[Signature]</u> BUYER The Greater York Region	DATE <u>10, 21, 13</u>	<u>[Signature]</u> BUYER Chamber of Commerce	DATE
--	---------------------------	--	------

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

<u>[Signature]</u> SELLER Town of York	DATE	<u>[Signature]</u> SELLER	DATE
--	------	------------------------------	------

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

<u>[Signature]</u> SELLER	DATE	<u>[Signature]</u> SELLER	DATE
------------------------------	------	------------------------------	------

The Buyer hereby accepts the counter offer set forth above.

<u>[Signature]</u> BUYER	DATE	<u>[Signature]</u> BUYER	DATE
-----------------------------	------	-----------------------------	------

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

<u>[Signature]</u> SELLER	DATE	<u>[Signature]</u> SELLER	DATE
------------------------------	------	------------------------------	------

<u>[Signature]</u> BUYER	DATE	<u>[Signature]</u> BUYER	DATE
-----------------------------	------	-----------------------------	------

ADDENDUM 1 TO PURCHASE AND SALE AGREEMENT

The Purchase and Sale Agreement with an effective date of 10/23/13 2013, ("Agreement") between The Greater York Region Chamber of Commerce (the "Buyer") and Town of York (the "Seller"), concerning real estate located at 571 U.S. Route 1 York, Maine ("Map 42/Lot 9"), in consideration of these mutual covenants and other value, is hereby amended as follows:

Article 6. DEED: After the first sentence, insert: *The deed shall include and the land shall be conveyed together with and subject to these rights, restrictions and covenants, which shall run with the land and bind the successors and assigns of the grantor and grantee: 1 Stonewall Lane and 571 U.S. Route 1 (York Tax Map 42, Lot 9B and Lot 9, respectively) shall be combined as one lot for zoning and land use and development purposes, including lot coverage and density calculations that allow the expansion of buildings and improvements on Lot 9B; and no structures shall be placed on Map42/Lot 9 except those accessory to operation of a seasonal or year-round farmer's market and those accessory to low impact recreational uses consistent with the operation of a visitor's welcome facility and information center.*

All other terms and conditions of the Agreement shall remain in full force and effect.

BUYER:

THE GREATER YORK REGION CHAMBER OF COMMERCE

By:



Chris Kehl, Treasurer
Duly Authorized

10/23/13

Date

SELLER:

TOWN OF YORK

By:

Robert Yandow, Town Manager
Duly Authorized

Date



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: November 1, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Cost of Living Adjustment for Non-Union Personnel	

TO: BOARD OF SELECTMEN
FROM: Liam Gallagher, Director of Human Resources
RECOMMENDATION: Implement Cost of Living Adjustment for Non-Union Personnel
PROPOSED MOTION: I move to approve a 1.7% cost of living adjustment to non-union wage scales, as appropriated in the fiscal year 2014 budget. Wage adjustments to be retroactively effective July 1, 2013.

Discussion: Per the Non-Union Personnel Policy, Section II, Article J; The Board of Selectman will grant a cost of living increase in compensation to employees in the pay scale plan, effective July 1 of each year, in order to maintain the wage scales at a competitive level. The consumer price index in December of the previous year (CPI-W All items index, U.S. City Average) will be the indicator for the adjustment. The CPI as of December 2012 was 1.7%.

FISCAL IMPACT: \$39,655
DEPARTMENT LINE ITEM ACCOUNT: (Multiple – wages department based)
BALANCE IN LINE ITEM IF APPROVED: \$46,653 (2% budgeted in FY14 for COLA)

Prepared By: _____

Reviewed By: _____



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 25, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Pole Location Permit: Back Road	

TO: BOARD OF SELECTMEN
FROM: Melissa M. Avery, Assistant to the Town Manager
RECOMMENDATION: Approve Pole Location Permit
PROPOSED MOTION: I move to appoint the Pole Location Permit for 1 pole on Back Road in a Northerly direction, 88 feet from pole #25

Discussion: The Permit Request has been reviewed by Dean Lessard, Director of Public Works and an onsite inspection of the area completed; Mr. Lessard has given his approval of the permit requested.

FISCAL IMPACT: N/A
DEPARTMENT LINE ITEM ACCOUNT: N/A
BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared By: Melissa M. Avery

Reviewed By: _____

Form 4503

Notification: 101325110

Work Order: 1000487247

LOCATION PERMIT

Upon the Application of Center Maine Power Company and Northern New England Telephone Operations LLC ME ,
 dated 07/09/2013 , asking for permission, in accordance with law, to construct and
 maintain poles, buried cables, conduits, and transformers, together with attached facilities and appurtenances
 over, under, along or across certain highways and public roads in the location described in said application,
 permission is hereby given to construct, reconstruct, maintain and relocate in substantially the same location,
 said facilities and appurtenances in the City / Town of York ,
 approximately located as follows:

1. Starting Point: 25
2. Road (State & CMP): Back Road (Ridge Road and/or Old Post Road)
3. Direction: Northerly
4. Distance: 88' feet
5. Number of Poles: 1

Facilities shall consist of wood poles and appurtenances with a minimum of wire and cable not less than 18 feet over the public highway and/or buried cables or conduit and appurtenances placed a minimum depth of 36 inches under pavement and 30 inches elsewhere, all in a manner conforming to the National Electric Safety Code.

By: _____
 By: _____
 By: _____
 By: _____
 By: _____
 Municipal Officers

Office of the _____

Received and Recorded in Book _____, Page _____

Attest: _____
 Clerk

Form 4501

Notification: 101325110

Work Order: 1000487247

CENTRAL MAINE POWER COMPANY
APPLICATION FOR POLE LOCATION OR UNDERGROUND LOCATION

In the City/Town of: York, Maine

To the: City
 Town

County of: York, Maine

Central Maine Power hereby applies for permission to:

Construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.

Construct and maintain buried cables, conduits, manholes and handholes, together with wire and cables, transformers, cutouts, and other equipment therein, under, along, and across certain streets and highways in said City/Town as described below.

Central Maine Power Company and Northern New England Telephone Operations LLC ME

jointly apply for permission to construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.

1. Starting Point: 25

2. Road (State & CMP): Back Road (Ridge Road and/or Old Post Road)

3. Direction: Northerly

4. Distance: 88' feet

5. Number of Poles: 1

Overhead wires shall have a minimum clearance of 18 feet over the public highway and be constructed to conform with the requirements of the National Electric Safety Code.

Buried cable facilities shall be placed at a minimum depth of 36 inches under pavement and 30 inches elsewhere and be constructed to conform with the requirements of the National Electric Safety Code.

Any person, firm, or corporation to be adversely affected by this proposed location shall file a written objection with the State Department of Transportation, City, Town or County stating the cause of said objection within fourteen (14) days after the publication of this notice or ninety (90) days after installation of facilities without publication.

Public Notice of this application has been given by publishing the text of the same

Not Published

In: _____

On: _____

CENTRAL MAINE POWER COMPANY

Northern New England Telephone Operations LLC ME

By: Elaine Titherington

Date: 07/09/2013

By: Steve Polychot Date: 7/16/2013
STEVE POLYCHOT

Form 4502

Notification: 101325110

CENTRAL MAINE POWER COMPANY

Work Order: 1000487247

SKETCH TO ACCOMPANY APPLICATION FOR POLE OR UNDERGROUND LOCATIONS

Page of

City / Town: York

Date: 07/09/2013

Street: Back Road (Ridge Road and/or Old Pgs)

By: Elaine Titherington

Facilities to consist of wood poles and appurtenances with a minimum clearance of wire and cables not less than 21 feet over the public highway, and/or underground facilities to consist of buried cables, conduits, transformers and manholes for operation at 7200 volts to ground single phase. Construction to be suitable for future operation at a voltage not to exceed 22KV to ground single phase. Right-of-way limits indicated are based on the best field information available. Poles/ Pads are staked. For further information call: Elaine Titherington at Central Maine Power Company tel: 207-490-3042 . Pole/Pad spans shown are approximate.

Feet Behind Curb	Feet Behind Guard Rail	Feet to C/L Traveled Way	Pole / Pad #	Highway Lines	Pole / Pad #	Feet Behind Curb	Feet Behind Guard Rail	Feet to C/L Traveled Way	Highway Lines	
				<p>Back Rd York</p>						
					26 Existing CMP Pole 26					
					New CMP Pole 26 26 30'					
					25 Existing CMP Pole 25					

Melissa M. Avery

"Back Road"
Ridge / Old Post

From: Dean Lessard
Sent: Friday, October 25, 2013 8:05 AM
To: Melissa M. Avery
Subject: RE: Pole Permit

Hi Missy
I reviewed this pole permit. DPW recommends approval.

Dean

Dean A. Lessard, P.E. | *Director of Public Works*
Town of York, Maine
186 York Street | York, Maine 03909
Phone: (207) 363-1010, Ext. 6201
Fax: (207) 363-1012
E-Mail: dlessard@yorkmaine.org
Online: www.yorkmaine.org

From: Melissa M. Avery
Sent: Wednesday, October 23, 2013 8:06 AM
To: Dean Lessard
Subject: Pole Permit

CMP is wondering if there is any word on this pole permit yet?

Thanks!
Missy

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

Please consider the environment before printing this email.

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AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 29, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Pole Location Permit: Oceanside Avenue	

TO: BOARD OF SELECTMEN
FROM: Melissa M. Avery, Assistant to the Town Manager
RECOMMENDATION: Approve Pole Location Permit
PROPOSED MOTION: I move to appoint the Pole Location Permit for 1 pole on Oceanside Avenue in a Southerly direction, 30 feet from pole #3

Discussion: The Permit Request has been reviewed by Dean Lessard, Director of Public Works and an onsite inspection of the area completed; Mr. Lessard has given his approval of the permit requested.

FISCAL IMPACT: N/A
DEPARTMENT LINE ITEM ACCOUNT: N/A
BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared By: *Melissa M. Avery* Reviewed By: _____

Form 4503

Notification: 301101291

Work Order: 1000498801

LOCATION PERMIT

Upon the Application of Center Maine Power Company and Northern New England Telephone Operations LLCME,
 dated 10/02/2013, asking for permission, in accordance with law, to construct and
 maintain poles, buried cables, conduits, and transformers, together with attached facilities and appurtenances
 over, under, along or across certain highways and public roads in the location described in said application,
 permission is hereby given to construct, reconstruct, maintain and relocate in substantially the same location,
 said facilities and appurtenances in the City / Town of York,

approximately located as follows:

1. Starting Point: 3
2. Road (State & CMP): Oceanside Ave
3. Direction: Southerly
4. Distance: 30' feet
5. Number of Poles: 1

Facilities shall consist of wood poles and appurtenances with a minimum of wire and cable not less than 18 feet over the public highway and/or buried cables or conduit and appurtenances placed a minimum depth of 36 inches under pavement and 30 inches elsewhere, all in a manner conforming to the National Electric Safety Code.

By: _____

By: _____

By: _____

By: _____

By: _____

Municipal Officers

Office of the _____

Received and Recorded in Book _____, Page _____

Attest: _____

Clerk

Oct. 3. 2013 9:47AM
2074903040

14:39:22 No. 1885 P. 2
10-02-2013 2/4

Form 4501

Notification: 301101291

Work Order: 1000498601

CENTRAL MAINE POWER COMPANY APPLICATION FOR POLE LOCATION OR UNDERGROUND LOCATION

In the City/Town of: York, Maine

To the: City
 Town

County of: York, Maine

Central Maine Power hereby applies for permission to:

Construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.

Construct and maintain buried cables, conduits, manholes and handholes, together with wire and cables, transformers, cutouts, and other equipment therein, under, along, and across certain streets and highways in said City/Town as described below.

Central Maine Power Company and Northern New England Telephone Operations LLCME jointly apply for permission to construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.

1. Starting Point: 3
2. Road (State & CMP): Oceanside Ave
3. Direction: Southerly
4. Distance: 30' feet
5. Number of Poles: 1

Overhead wires shall have a minimum clearance of 18 feet over the public highway and be constructed to conform with the requirements of the National Electric Safety Code.

Buried cable facilities shall be placed at a minimum depth of 36 inches under pavement and 30 inches elsewhere and be constructed to conform with the requirements of the National Electric Safety Code.

Any person, firm, or corporation to be adversely affected by this proposed location shall file a written objection with the State Department of Transportation, City, Town or County stating the cause of said objection within fourteen (14) days after the publication of this notice or ninety (90) days after installation of facilities without publication.

Public Notice of this application has been given by publishing the text of the same Not Published

In: _____
On: _____

CENTRAL MAINE POWER COMPANY

Northern New England Telephone Operations LLCME

By: Elaine Titherington

Date: 10/02/2013

By: DER Murphy Date: 10/3/2013

Melissa M. Avery

From: Dean Lessard
Sent: Monday, October 28, 2013 3:19 PM
To: Melissa M. Avery
Subject: RE: Other Pole Permit

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Missy

I have reviewed this CMP pole permit on Oceanside Ave. DPW recommends approval.

Thanks for the help
Dean

Dean A. Lessard, P.E. | Director of Public Works
Town of York, Maine
186 York Street | York, Maine 03909
Phone: (207) 363-1010, Ext. 6201
Fax: (207) 363-1012
E-Mail: dlessard@yorkmaine.org
Online: www.yorkmaine.org

From: Melissa M. Avery
Sent: Thursday, October 24, 2013 9:03 AM
To: Dean Lessard
Subject: RE: Other Pole Permit

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909
Phone: (207) 363-1000 | Fax: (207) 363-1019
www.yorkmaine.org

Please consider the environment before printing this email.

From: Dean Lessard
Sent: Thursday, October 24, 2013 8:45 AM
To: Melissa M. Avery
Subject: RE: Other Pole Permit

Which one?

Dean A. Lessard, P.E. | Director of Public Works
Town of York, Maine
186 York Street | York, Maine 03909
Phone: (207) 363-1010, Ext. 6201
Fax: (207) 363-1012
E-Mail: dlessard@yorkmaine.org
Online: www.yorkmaine.org



AGENDA ITEM NUMBER: _____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: October 25, 2013	Type of Action: <input type="checkbox"/> Procedural <input checked="" type="checkbox"/> Formal Action <input type="checkbox"/> Other: _____
Date Action Requested: November 4, 2013	
Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/>	
Subject: Special Permit for Catering Privileges Off Premises: Bill Fosters Downeast Clambake	

TO: BOARD OF SELECTMEN
FROM: Melissa M. Avery, Assistant to the Town Manager
RECOMMENDATION: Approve the Special Permit for Catering Privileges Off Premises for Bill Fosters Downeast Clambake
PROPOSED MOTION: I move to approve the Special Permit for Catering Privileges Off Premises for Bill Fosters Downeast Clambake at People's United Bank, on December 3, 2013.

Discussion:

FISCAL IMPACT: N/A
DEPARTMENT LINE ITEM ACCOUNT: N/A
BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared By: *Melina M. Avery*

Reviewed By: _____

**MAINE DEPT OF
PUBLIC SAFETY**

STATE OF MAINE
Liquor Licensing & Inspection Division
164 State House Station
Augusta ME 04333-0164
Tel: (207) 624-7220 Fax: (207) 287-3424



**APPLICATION FOR SPECIAL PERMIT FOR CATERING PRIVILEGES
OFF PREMISES \$10.00 (per day)
Check Payable: Treasurer State of Maine**

License No.: 5726 Name of Licensee: Bill Foster's Downeast Clambake
Mailing Address: PO Box 486
Town/ City: York Harbor State: Maine Zip Code: 03911
Telephone: 207-363-3355 Fax: 207-363-8213
Title and Purpose of Event: Holiday Party
Location of Event: People's United Bank
Physical Address: 11 Woodbridge Rd.
Town/City: York State: ME Zip Code: 03909
 Indoor Event Outside Event (IF OUTSIDE AREA, DIAGRAM MUST BE INCLUDED)
Describe specific indoor and/or outdoor area to be licensed: _____

Date of Event: 12/3/13 Time - From: 5 To: 7 pm
Number of Persons Attending: 60
Name of Sponsor: People's United Bank
Address: 11 Woodbridge Rd. Town/City: York
State: ME Zip Code: 03909 Telephone Number: 207-363-2151

Michelle Riggie
Signature of Licensee or Corporate Officer

10/23/13
Date

Michelle Riggie
Print Name of Licensee or Corporate Officer

FOR USE ONLY BY DEPT. OF PUBLIC SAFETY - LIQUOR LICENSING

RESTRICTIONS:

APPROVED - PERMIT # _____ **DATED:** _____

NOT APPROVED **ISSUED BY:** _____

