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
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Police Department
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Harbor Master
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Senior Center/
General Assistance
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Parks and
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(207)363-1040

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BOARD OF SELECTMEN'S MEETING AGENDA
7:00PM MONDAY, JULY 8th, 2013
YORK LIBRARY

Call to Order

Discussion and Possible Action on Reciting the Pledge of Allegiance at The Start of Each Selectmen's Meeting.

A. Minutes

B. Chairman's Report

C. Manager's Report

D. Awards

1. RFP for Engineering on Bog Road Field Project

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 #51

H. Public Hearings

- King Weinstein DBA York Pizza (Victualers); Located at 647 US Route One

I. Endorsements

Business Licenses:

J. Old Business

K. New Business

1. Response from Gene Lemay regarding the Veteran Grave Issue

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2. Mount Agamenticus Tower Lease with Crown Castle
3. Discussion and Possible action Regarding the Recent Natural Resources Defense Council Report on Pollution on Maine Beaches, Specifically Short Sands Beach
4. Discussion and Possible Action Regarding a Crosswalk on Shore Road at the Entrance to Cape Neddick Beach.
5. Request from the Greater York Recreational Complex for Approval to Market Their Project Using Town Owned Property as the Site Location.
6. Discussion with the Code Enforcement Office Regarding the Accessory Use Permitting of a Distillery in York Beach.
7. Discussion and Possible Action Regarding the Reduction in Municipal Revenue Sharing Funds for FY14.
8. Appointment of Wendy Anderson as Finance Director for the Town of York.
9. Harbor Board Appointments
10. Property Redemption Request; 445 Ridge Road
11. Property Redemption Request; 448 Ridge Road
12. Property Redemption Request; 26 Walnut Street
13. Property Redemption Request; 2 Railroad Avenue Extension
14. Discussion and Possible action Regarding a Request for Proposals for Legal Services.
15. Special Event Permit- New England Classic Tour de Cure

L. Other Business

M. Citizens' Forum

Adjourn

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Reciting the Pledge of Allegiance During Selectmen's Meetings	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

Discussion: Selectman Fiorentino has requested that the Board of Selectmen take formal action on reciting the Pledge of Allegiance at the beginning of Selectmen's meetings. Attached is a page from Robert's Rules of Order regarding "Opening Ceremonies or Exercises".

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____

ness?" but should state the question on the first item of business that is due to come up under this heading; and when it has been disposed of, he should proceed through the remaining subjects in their proper order. If a question was pending when the previous meeting adjourned, for example, the chair might begin this heading by saying, "Under Unfinished Business and General Orders, the first item of business is the motion relating to use of the parking facilities, which was pending when the last meeting adjourned. The question is on the adoption of the motion 'That . . . [stating the motion].'" Later under the same heading, in announcing a general order that was made by postponing a question, the chair might say, "The next item of business is the resolution relating to proposed improvement of our newly purchased picnic grounds, which was postponed to this meeting. The resolution is as follows: '*Resolved,* That . . . [reading the resolution].' The question is on the adoption of the resolution."

Any item of business (in whatever class) that is on the table can be taken from the table under this heading at any time when no question is pending (**17, 34**). To obtain the floor for the purpose of moving to take a question from the table at such a time, a member can rise and address the chair, interrupting him as he starts to announce the next item of business after the previous one is disposed of.

It should be noted that, with the exception indicated in the preceding paragraph, a subject should not be taken up under Unfinished Business and General Orders unless it has acquired such status by one of the formal processes (a), (c), or (d) listed on the preceding page. If brief consultation during a meeting leads to an informal understanding that a certain subject should be "brought up at the next meeting," that does not make it unfinished business. Instead, the matter should be introduced at the next meeting as new business, as explained below.

6. New Business. After unfinished business and general orders have been disposed of, the chair asks, "Is there any new business?" Members can then introduce new items of business, or can move to take from the table any matter that is on the table (**17, 34**), in the order in which they are able to obtain the floor when no question is pending, as explained in **3** and **4.** So long as members are reasonably prompt in claiming the floor, the chair cannot prevent the making of legitimate motions or deprive members of the right to introduce legitimate business, by hurrying through the proceedings.

OPTIONAL HEADINGS. In addition to the standard order of business as just described, regular meetings of organizations sometimes include proceedings of the type listed below, which may be regarded as optional in the order of business prescribed by this book.

After the call to order and *before the reading of the minutes,* the next two headings may be included:

Opening Ceremonies or Exercises. Opening ceremonies immediately after the meeting is called to order may include the Invocation (which, if offered, should always be placed first), the singing of the National Anthem, the reciting of the Pledge of Allegiance to the flag, a ritual briefly recalling the objects or ideals of the organization, or the like.

Roll Call. In some organizations it is customary at meetings to call the roll of officers in order to verify their attendance—or, sometimes in very small societies, even to call the roll of members. If there is a roll call of this nature, it should take place at the end of the opening ceremonies unless a special rule of the organization assigns it a different position in the order of business. The chair announces it by saying, "The Secretary will call the roll of officers [or "will call the roll"]."

Consent Calendar. Legislatures, city, town, or county councils, or other assemblies which have a heavy work load

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: June 21, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session**	☐ **Other:** _____
Subject: RFP for Bog Road	

TO: Board of Selectmen

FROM: Michael Sullivan, Parks and Recreation Director

RECOMMENDATION: To approve the RFP for civil engineering services for the Bog Road Athletic Field Project.

PROPOSED MOTION: Move to approve the RFP for the Bog Road Athletic Field Project as presented by the Parks and Recreation Director.

Discussion:

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Michael Sullivan Reviewed By: Robert B. Gardner

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To: Rob Yandow, Town Manager
From: Mike Sullivan, Parks and Recreation Director
Subject: Bog Road Athletic Field Project
Date: June 20, 2013

At the May 2013 public referendum voters approved the development of a multipurpose athletic field and associated parking on Town owned land at 40 Bog Road. Attached please find two documents; the first is a process overview for the project and the second is a draft RFP for a design consultant.

The process overview recommends a course of action for public review and Selectmen approval. With respect to public review I have identified two public hearings; the first at the conceptual design phase with the Board of Selectmen and the second is during the approval process with the Planning Board. With respect to Selectmen approval I am suggesting they review and approve the RFP for civil engineering services prior to advertising, award the contract to the successful firm, approve the conceptual design, approve the final plans and award the construction contract. As stated, I have also attached the RFP for Selectmen review and would like to suggest that approval be considered during the initial kick off presentation to the Board.

I offer this as a way of engaging the Selectmen to insure that we follow a process that is acceptable to them and I am open to any modifications or changes they would like to make.

Bog Road Athletic Field and Parking Project
Process Overview

Project Manager
Mike Sullivan, Parks and Recreation Director

Presentation to Selectmen
Review project goals
Review budget
Anticipated timeline
Permits and approvals
Review and approve RFP prior to advertising

RFP Review and Award Process
Project Manager reviews all proposals received and makes recommendation to Board of Selectmen
Board of Selectmen award contract for design and permitting services

Determine permitting/Approval needs
Staff level identification of permitting issues
Planning Board sketch review for approval process

Conceptual Design Phase
Consultant designs conceptual plan for Town review
Project Manager reviews and advises
Design Consultant and Project Manager present to Board of Selectmen for public hearing, modification and approval

Permit Submission
Design Consultant develops and submits applications for State and Town permits
Project Manager signs applications

Acceptance of Approved Design

Obtain approvals from Staff, State DEP and Planning Board (includes public hearing)

Design Consultant and Project Manager present final approved plans to Selectmen and request authorization to bid the project

Project Bidding

Design Consultant develops construction bid documents with input from Project Manager and puts the project to bid

Design Consultant and Project Manager review all proposals received, determine compliance with requirements and recommends preferred option to Selectmen.

Board of Selectmen award contract for construction

Construction Progress Reports

Project Manager presents progress reports at 50% and final completion.

Request for Proposal
Civil Engineering Services
Multipurpose Athletic Field and Parking Area
Bog Road Athletic Complex

The Town of York is soliciting proposals from qualified firms to provide consulting and design services for the development of a multipurpose athletic field and associated parking area at 40 Bog Road, York, Maine, Assessors Map 220-007. The site is located on 47 undeveloped acres that abuts the existing Bog Road Athletic Complex. (See attached maps)

The project scope includes the development of one natural turf multipurpose athletic field, parking, landscaping, irrigation, fencing, drainage, site utilities and related amenities. In order to insure best use of the property in the future a conceptual master plan will be requested for the entire parcel.

The consultant scope of services includes Design, Engineering, permitting Assistance and Construction Administration.

Proposals will be accepted in the Town Managers Office, York Town Hall, until 2:00pm, July 24, 2013.

If any changes are made to the RFP, an addendum will be issued. Addenda will be emailed to all bidders on record. All questions regarding the RFP must be submitted in writing. Verbal responses by Town staff or others are not valid. Submitters must submit all questions in writing five days prior to the bid opening date and time. Questions in writing shall be directed to: Director, York Parks and Recreation Department (herein after referred to as "Department" or "Office"). A response to all questions submitted in writing will be provided in the form of an RFP Addendum to all bidders of record. In order to facilitate this process, questions and responses will be transmitted by email.

A bidder may correct, modify, or withdraw a proposal by written notice received by the Town prior to the time and date set for the proposal submittal.

All bid prices submitted in response to this RFP must remain firm for thirty days (30) days following the bid opening.

Project Requirements

1. **Background Investigation, facility Assessment and survey**

    - Attend a kickoff meeting to finalize scope and schedule
    - Perform a comprehensive Parcel Site Investigation
    - Review property boundary survey completed by CLD Consulting Engineers in 2003
    - Review wetland Delineation completed by Woodlot Alternatives, Inc. in 2006
    - Perform geotechnical investigations as required
    - Complete a project base map in electronic format
    - Finalize program elements based on preliminary study and meetings with the Town

2. **Schematic Design (expected to be but not limited to two meetings)**

- Review zoning bylaws with Town Staff
- Prepare schematic layout for athletic fields, parking and all other planned facilities
- Prepare preliminary construction cost estimate and schedule
- Present these project concepts with recommendations
- Prepare a colored rendering for presentation purposes

3. **Permitting Services**
   - File an application for Site Plan Approval with the Planning Board and attend required meetings or public hearings regarding same. (Expected to be three meetings; sketch review, application acceptance and discussion, final approval)
   - Identify and assist in obtaining other local and state permits as may be required
   - Create final plans and colored renderings as approved by the Planning Board

4. **Detailed Design Development and preparation of Contract Documents**

   - Preparation of contract bid and construction documents consistent with the approved schematic design. At a minimum the project plan set will include cover sheet, existing condition, demolition and erosion control, layout and materials, grading and drainage, landscape plans, irrigation, utilities plans and all related detail sheets. The project manual will include the Towns non-technical requirements and required technical specifications.
   - During the design development phase, attend a minimum of three project team progress meetings, at the 50%, 90%, 100% design submission phase

5. **Bid Award and Construction Period Services**

   - Assist the Town with the bid and award process
   - Review all incoming proposals
   - Provide written assessment of same relative to cost, expertise, capacity, and understanding of the project
   - Make recommendation to Town regarding vendor qualifications and selection
   - Provide standard construction period service, preconstruction conference, submittal review, weekly site visits, contract administration, and close out

6. **Clerk of the Works**

   - Design and consulting firm will appoint one individual to serve as "Clerk of the Works" during the construction phase

Schedule

The selected consultant should commence work on this project within seven days of the August 12, 2013 award date, and complete the project through permitting and the finalization of construction bid documents by November 1st, 2013.

Minimum Town Selection Criteria

The Town is intent on engaging a consultant with significant experience in the planning, design, permitting, and construction administration of projects involving natural turf type fields subject to Maine public bidding and construction regulations. To be considered, firms should meet the following minimum criteria:

1. The proposing firm or team must have completed, as the prime consultant, at least three (3) projects involving the design, permitting, and construction administration of sand-based, irrigated, natural turf athletic field complexes.
2. At least (2) of the projects must have been subject to Maine public bidding regulations.

   Projects completed by current staff while employed by others shall not be considered. Each proposal shall provide examples of representative projects demonstrating compliance with these criteria along with reference and current phone numbers. Firms will indicate members of the project team proposed who contributed significantly to each of the project examples cited in the proposal.

Comparative Selection Criteria

Award will be made to the firm meeting the minimum selection criteria above that best meets the comparative selection criteria to include:

1. Demonstrated experience of the firm with design and construction monitoring of installations of large athletic field complexes.
2. Demonstrated experience of members of the proposed project team on analogous projects.
3. History of client satisfaction based on reference checks.
4. Experience with Maine public bid laws relating to preparing bid specifications.
5. Ability to provide all required services (site/civil, survey, wetlands, geotechnical, hydrological, structural, architectural) with current in-house staff.
6. Ability to provide realistic constructed cost estimates for prevailing wage procurements.
7. Value and competitiveness of the proposed fee for the Scope of Services offered.

Submission Requirements

Four (4) paper copies of the proposal (including 2 CD-ROM) are to be submitted to the Town of York. In addition to a cover letter summarizing the firm's ability to meet the selection criteria above, each proposal will include:

- A description of the project team, and resumes of key project team members.
  The primary project designer will be a civil engineer registered in the State of Maine.
- A description of representative project experience with client information (limit to no more than fifteen (15) projects and fifteen (15) pages total).

- A list of three (3) references for similar municipal athletic field projects.
- A description of the firm's approach to the project and its anticipated Scope of Services.
- A project schedule in a CPM type format.
- A not-to-exceed time and materials fee proposal for providing all scope elements described above, broken down by work item; staff, billing rates and hours.

Interviews and Awards

The Town will likely make an award based upon review of the proposals as submitted. However, if interviews are required to distinguish between finalists, firms may be invited to make a presentation before a selection committee.

The Town reserves the right to determine the firm it feels will perform the services in a manner that is in the best interests of the Town for this project. The Town will award the contact to the proposer offering the most advantageous proposal, from a responsible and responsive proposer, taking into consideration all evaluation criteria set forth in the RFP, as well as price.

Finally, the Town of York reserves the right to reject any proposals or to waive any informality in the bidding process if it is in the best interest of the Town.

Submission Date

All proposals will be delivered to:

Mr. Rob Yandow, Town Manager
Town of York
186 York Street
York, ME 03909

207-363-1000

No later than 2:00pm on July 24, 2013

Site Meeting

The site is visible from Bog Road and may be viewed at any time without coordination with the Town. There will be no formal site meeting.

Questions

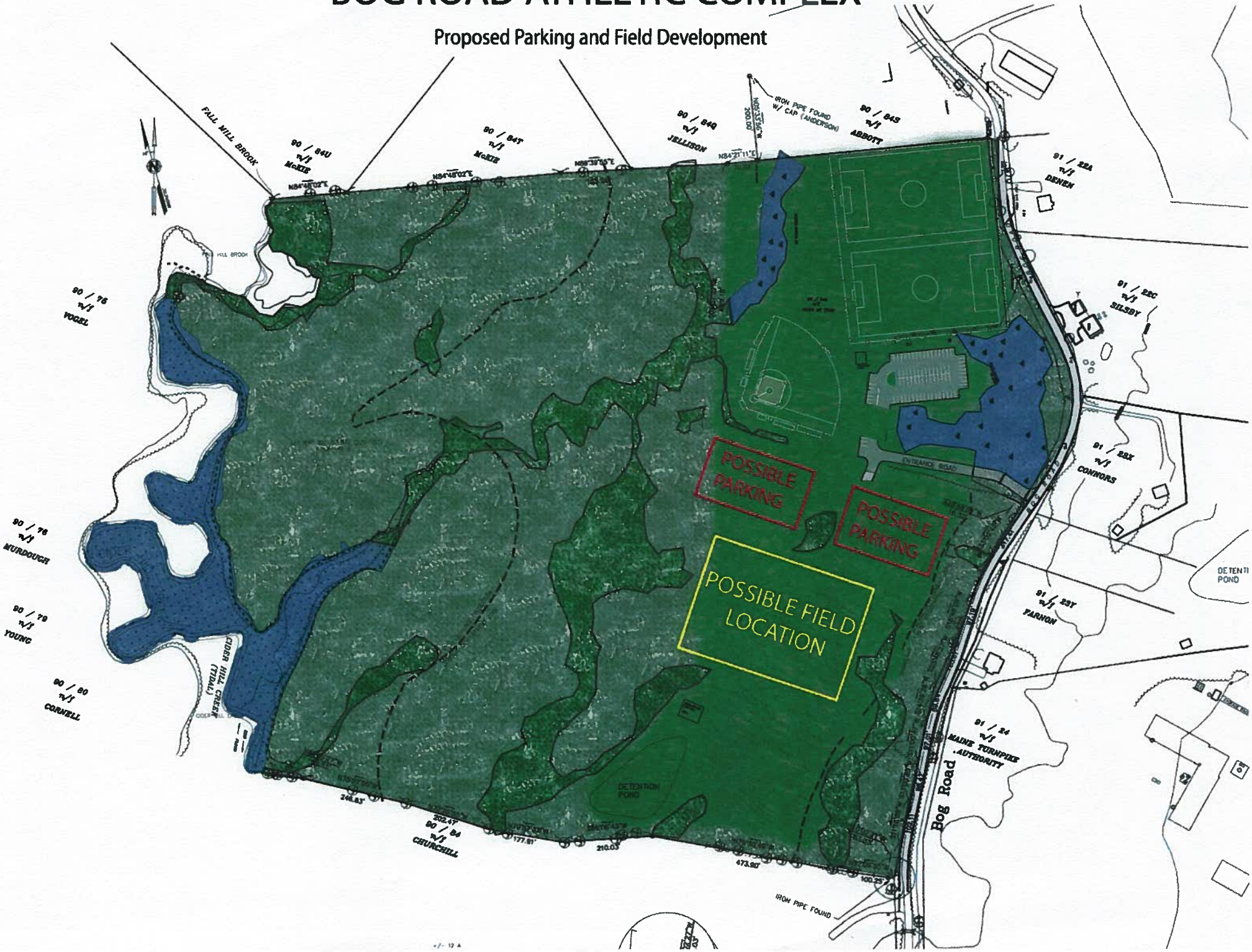
Questions regarding this Request for Proposal should be directed to:

Michael Sullivan
Parks and Recreation Director
186 York Street
York, ME 03909

Telephone: 207-363-1040
Email: msullivan@yorkmaine.org

BOG ROAD ATHLETIC COMPLEX

Proposed Parking and Field Development



PUBLIC HEARING NOTICE

July 8th, 2013
7:00 PM
York Library

The Selectmen will hold a Public Hearing on July 8th, 2013 regarding a New Business License Application for the following:

- King Weinstein DBA York Pizza (*Victualers*); Located at 647 Route One, York.

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____
Subject: Response from Gene Lemay regarding the Veterans Graves Issue	

TO: **BOARD OF SELECTMEN**

FROM: Devon Bettinson

RECOMMENDATION:

PROPOSED MOTION:

Discussion: Gene Lemay has requested an opportunity to respond to comments made at a previous meeting regarding the Veterans Graves Committee.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert B. Yandow Reviewed By: _____

AMERICAN LEGION POST 56

9 HANNAFORD DRIVE, YORK MAINE 03909

July 2, 2013

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

Dear Mr. Yandow,

During the Selectman meeting held on Monday, June 24, 2013, Mr. Ron Nowell mentioned my name in the public forum in regards to the American Legion, the local cemeteries and Gold Star mothers. I was unable to attend the meeting and therefore I could not respond.

I would ask to be put on the agenda for the next Selectman meeting to address, in a respectful manner, these issues and concerns.

Please respond to my request at 207-351-2877 or plemay@maine.rr.com

Thank you,

Gene "Geno" Lemay

Gene (Geno) Lemay, 1st Vice

American Legion Post 56

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 3, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Mount Agamenticus Tower lease	

TO: Board of Selectmen

FROM: Michael Sullivan, Parks and Recreation Director

RECOMMENDATION: To approve the letter of agreement from Crown Castle dated May 28, 2013 and authorize the Town Manager to sign the agreement on behalf of the Town.

PROPOSED MOTION: Move to approve the letter of agreement from Crown Castle dated May 28, 2013 regarding an amendment to the lease and further authorize the Town Manager to execute the agreement on behalf of the Town.

Discussion: See attached memo

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Michael Sullivan Reviewed By: Robert B. Gardner

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www.yorkmaine.org

To: Rob Yandow, Town Manager

From: Mike Sullivan, Parks and Recreation Director

Subject: Crown Castle Lease

Date: May 28, 2013

Attached please find a letter of agreement from Crown Castle of Sarasota, Florida to the Town of York dated May 28th, 2013. Crown Castle has a ground lease with the Town for a telecommunications tower at Mount Agamenticus. Their current lease was renewed in 2008. At that time they were granted an initial term of five (5) years with one additional five year term. The renewal term was automatic. We are currently in the first year of the second five (5) year term. The terms of the current lease commenced with monthly payments of $2,400 to be adjusted annually, on the anniversary date, by an amount equal to 3%. The current monthly payment is $2,701.20. A copy of the current lease is attached.

I have been contacted by Linda Doherty, a government site specialist for Crown Castle, she explained that recently the amount of time on the existing ground lease has become more important to their mutual interests than ever before. Those sites with less than ten (10) years remaining on the ground leases have become the focus of the carriers concerns. The carriers are in the process of selecting the most secure sites in order to justify millions of dollars for 4G network upgrades to their equipment and new installations over the next few years to meet the increased demand for text messaging, photos, videos and wireless internet technology.

With that said Crown Castle has an interest in extending the lease with the Town. They are proposing that in addition to the existing lease we provide them with an additional three (3) five (5) year renewal terms. The new final lease expiration date would be July 17, 2033. In return Crown Castle would pay the Town a one-time signing bonus of ten thousand dollars ($10,000) and additionally agree to pay the Town 25% of all rental payments received from "future subtenants" not already on the tower. I have attached a copy of the proposed letter of agreement for your review.

I have spoken with Crown on two different occasions and they seem very interested in extending the lease. Originally they offered only the $10,000 signing bonus and have since sweetened the pot by offering the additional 25% of "Future Subtenant" rentals. I have explained to them that this is a decision for the Board of Selectmen and that I

would bring the offer to their attention. Please let me know how you would like to proceed.

CROWN CASTLE

Crown Castle
301 North Cattlemen Road, Ste 200
Sarasota, FL 34232

Tel: 941.308. 5253
Fax: 724.416. 6452
www.crowncastle.com

May 28, 2013

York Park and Recreation Dept
186 York St
York, ME 03909

Attn: Michael Sullivan
207-363-1040

RE: Business Unit # 870703
Site Name: York

Dear Mr. Sullivan:

This letter agreement ("Letter Agreement") sets forth the terms of the agreement that is to be memorialized between Pinnacle Towers LLC, a Delaware limited liability company("Lessee") and the Town of York, Maine, a municipality ("Lessor"), to modify, among other things, the length of the term in the lease agreement between the Lessor and Lessee dated July 18, 2008, as may be amended ("Lease") for property located in York, York County, Maine ("Property").

For and in consideration of Fifty Dollars ($50.00) to be paid by Lessee to Lessor within 30 days after full execution of this Letter Agreement, the parties agree as follows:

1. Lessor and Lessee will enter into an amendment to the Lease ("Lease Amendment") wherein the term of the Lease will be modified. The Lease currently provides, in section 3, that there is one (1) five (5) year renewal term. That Lease section will be amended to provide that the remaining term of the Lease will be extended, in addition to the above described renewal term, by an additional three (3) five (5) year renewal terms. The new final Lease expiration date will be July 17, 2033.

2. In addition to the modification described above, the Lease Amendment will further modify the Lease to provide:

a. If Lessor receives an offer that is acceptable from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Lessor's interest in the Lease) to purchase fee title, an easement, a lease, a license, or any other interest in the lease area, or Lessor's interest in the Lease, or an option for any of the foregoing, Lessor shall provide written notice to Lessee of said offer, and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions

b. The Lease Amendment shall include a provision stating that Lessee will pay to Lessor a one-time amount of Ten Thousand Dollars ($10,000.00) for the full execution of the Lease Amendment within 60 days of the full execution of the Lease Amendment.

c. In addition to the rent currently paid by Lessee to Lessor pursuant to the Lease, if, after the full execution of the Lease Amendment, Lessee subleases the Property to an unaffiliated third party not already a subtenant on the Property (each a "Future Subtenant"), Lessee agrees to pay to Lessor twenty five percent (25%) of the rental payments actually received by Lessee from such Future Subtenant (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) (the "Additional Rent") within thirty (30) days after receipt of said payments by Lessee.

d. All other Lease terms remain the same.

3. Furthermore, the Lease Amendment will modify the Lease to provide that if requested by Lessee, Lessor will execute, at Lessee's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Property, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee to utilize the Property for the purpose of constructing, maintaining and operating communications facilities. Lessor will agree to be named applicant if requested by Lessee. In furtherance of the foregoing, Lessor will appoint Lessee as Lessor's attorney-in-fact to execute all land use applications, permits, licenses and other approvals on Lessor's behalf.

4. Lessor shall cooperate in all ways, including but not limited to providing information, signing documents and seeking execution by third parties of documents that will remove, subordinate or satisfy any mortgages, deeds of trusts, liens or other encumbrances affecting the Property.

5. Upon receipt of this Letter Agreement evidencing Lessor's acceptance of the terms herein, Lessee shall submit this Letter Agreement to its property committee. If the Letter Agreement is approved by the property committee, Lessee shall prepare a Lease Amendment that incorporates the terms and conditions described in this Letter Agreement. In connection therewith, the parties acknowledge and agree that this Letter Agreement is intended to summarize the terms and conditions to be included in the Lease Amendment. Upon receipt of the Lease Amendment, Lessor hereby agrees to execute the Lease Amendment without any unreasonable delay.

6. Irrespective of whether the transaction contemplated by this Letter Agreement is consummated, Lessor and Lessee each will pay its own out-of-pocket expenses.

7. Notwithstanding anything to the contrary contained herein, Lessee has the complete right to terminate this Letter Agreement for any or no reason at any time prior to full execution of the Lease Amendment, without damages.

8. Lessor represents and warrants that Lessor is duly authorized and has the full power, right and authority to enter into this Letter Agreement and to perform all of its obligations under this Letter Agreement and to execute and deliver all documents, including but not limited to the Lease Amendment, required by this Letter Agreement. From the date of this Letter Agreement through the date that Lessor executes the Lease Amendment, Lessor shall use its best efforts to ensure that the foregoing representations and warranties shall remain true and correct and Lessor shall promptly notify Lessee if any representation or warranty is or possibly may not be true or correct. Lessor's representations, warranties and covenants shall survive following the full execution of the Lease Amendment.

If this Letter Agreement accurately sets forth our understanding regarding the foregoing, please so indicate by signing and returning to the undersigned the enclosed copy of this letter.

Lessor:
Town of York, Maine

By: _____

Name: _____

Title: _____

Date: _____

Lessor:

By: _____

Name: _____

Title: _____

Date: _____

Lessee:
Pinnacle Towers LLC, a Delaware limited liability company

By: _____

Name: Rhonda Lullo

Title: Land Acquisition Manager

Date: _____

CROWN CASTLE INTERNATIONAL

301 North Cattlemen Road
Suite 200
Sarasota, FL 34232

Tel: 941 364.8886
Fax: 724 416.6465
www.crowncastle.com

February 28, 2008

Town of York, Maine
Mr. Michael J. Sullivan
Director Parks and Recreation
186 York Street
York, ME 03909
(207) 797-7536

RE: **Business Unit #: 870703**
Site Name: **York (Mt. Agamenticus)**

Dear Mr. Sullivan

This binding letter agreement ("Letter Agreement") sets forth the agreement that is to be memorialized between Pinnacle Towers LLC, a Delaware limited liability company ("Lessee") and The Town of York, Maine, a municipality ("Lessor"), by which Lessor and Lessee will enter into a new agreement ("New Lease") for a parcel of land located in the City of Cape Neddick, County of York, State of Maine, as more particularly described in Exhibit 1.

The New Lease shall automatically succeed in time, right and interest to the current lease agreement by and between The Town of York, Maine ("owner") and Metromedia Paging Services, Inc., June 15, 1984, which was assigned to Pinnacle Towers LLC, f/k/a Pinnacle Towers, Inc. ("lessor") ("Lease").

For and in consideration of One Hundred Dollars ($100.00) paid by Lessee to Lessor, the parties agree as follows:

1. Lessor and Lessee will enter into a new agreement to the Lease ("Lease"), mutually acceptable in form and substance, in substantially the same format as attached Exhibit 2. Such term of this agreement will be for an initial term of five (5) years with one (1) additional five year term. Each term shall be automatic.

2. In addition to that described above, the Lease will further provide:

   a. the commencement date of the agreement shall be the date in which the Lease is fully executed by both parties;

   b. the initial monthly lease rate shall be Two Thousand Four Hundred Dollars ($2,400.00) paid monthly in advance;

   c. the lease rate will be adjusted annually, on the anniversary date, by an amount equal to 3%;

3. Upon receipt of this Letter Agreement evidencing Lessor's acceptance of the terms herein, Lessee shall submit this Letter Agreement to its Capital Committee. Following approval by the Capital Committee, Lessee shall prepare the Lease Amendment and Lessor shall execute the same without any unreasonable delay.

4. Irrespective of whether the transaction contemplated by this Letter Agreement is consummated, Lessor and Lessee each will pay their own out-of-pocket expenses.

5. Notwithstanding anything to the contrary contained herein, Lessee has the complete right to terminate this Letter Agreement and not proceed to closing for any or no reason at any time prior to closing.

6. Lessor represents and warrants as of the date of this Letter Agreement that Lessor is duly authorized and has the full power, right and authority to enter into this Letter Agreement and to perform all of its obligations under this Letter Agreement and to execute and deliver all documents, including but not limited to the Lease Amendment, required by this Letter Agreement.

If this Letter Agreement accurately sets forth our understanding regarding the foregoing, please so indicate by signing and returning to the undersigned the enclosed copy of this letter.

LESSOR:
The Town of York, Maine,
a municipality

By: Michael Sullivan

Name: Michael Sullivan

Title: Lessor - Parks & Recreation Dir.

LESSEE:
Pinnacle Towers Asset Holdings LLC, a
Delaware Limited Liability Company

By: _____

Name: Scott Tonnesen

Title: Portfolio Manager

ORIGINAL

COMMUNICATIONS SITE GROUND LEASE AGREEMENT

Site Name: Mt. Agamenticus, York, Maine

This Communications Site Ground Lease Agreement ("Agreement") is entered into as of this 18th day of JULY, 2008, by and between Pinnacle Towers LLC, a Delaware limited liability company ("Lessee"), and The Town of York, Maine, a municipality, having a principal place of business at 186 York Street, York, Maine 03909 ("Lessor").

Lessor is the owner of land having a street address of 511 Mountain Road, located in the Town of York, State of Maine, and hereafter referred to as the "Property". The Property is more fully described on Exhibit A attached hereto and made a part of this Agreement.

In consideration of the mutual covenants contained herein and for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Lease**. Lessor agrees to lease to Lessee real property consisting of approximately 13,627 square feet of land, all of which is more fully described and/or shown on Exhibit B, together with an easement for tower guy anchors, a nonexclusive easement for access thereto, and a grant of easement to the appropriate utility company (Central Maine Power Co. and/or Verizon.) or other source of electric and telephone facilities for such utilities (collectively hereinafter referred to as the "Premises"). Lessor shall maintain the Property so as not to interfere with the Lessee's use thereof and rights under this Agreement; provided, however, Lessee shall be responsible for all utilities and snow and litter removal.

2. **Use of Premises**. (a) Lessee agrees to use or sublease the Premises for the installation, operation, repair, replacement, and maintenance of communications related equipment including, without limitation, radio equipment cabinets, associated antennas, mounting equipment, an existing 135 ft. tower, associated footings, anchors and foundations for that existing tower, telephone, electric and radio cables and other transmission lines, and an existing building measuring approximately 18 feet 3 inches long by 18 feet 3 inches wide (collectively the "Improvements"). All of Lessee's or sublessee's equipment or other property attached to or otherwise brought onto the Premises shall at all times remain personal property of the Lessee or sublessee, shall not be considered fixtures, and, at Lessee's option, may be removed by Lessee at any time during the Term (defined below); (b) Lessor agrees to cooperate with Lessee, at Lessee's expense, in making application for and obtaining any local, state or federal licenses, permits and any other approvals which may be required to allow Lessee use of the Premises. However, nothing contained herein shall be construed to limit the jurisdiction of the Town of York to review and consider any future applications, in accordance with applicable municipal ordinances, nor shall anything contained herein be construed as a commitment by Lessor, in its capacity as a municipality and not in its capacity as Lessor hereunder, to grant any permit or license; any board or commission of Lessor shall evaluate and act on any such application the same as though Lessor had not executed this Agreement; (c) Lessee shall have the right to make other improvements, alterations appropriate for Lessee's use. All improvements made by Lessee shall be at Lessee's sole cost and expense. Lessee agrees to perform all improvements in a good and workmanlike

manner. Notwithstanding the foregoing, Lessee may not replace the existing 135 foot tower located within the Premises without first obtaining Lessor's consent, which shall not be unreasonably withheld, conditioned, or delayed; (d) Lessor agrees to provide to Lessee, Lessee's employees, subcontractors or agents or any sublessee's employees, subcontractors or agents twenty-four (24) hour, seven (7) day a week access to the Premises without charge to Lessee. Lessee agrees to repair any damage to the access road caused by Lessee or persons acting under Lessee; (e) It is acknowledged that the above building and tower is the same Facility previously owned by Lessee, formerly known as Pinnacle Towers Inc. prior to a state of Delaware conversion on April 4, 2004, under a lease dated June 15, 1984 and recorded in the York County Register of Deeds in Book 3587, Page 188 ("Lease"). The Lease expired on June 15, 2005. No expansion of existing building or tower shall be allowed.

3. **Term**. The term of this Agreement (the "Initial Term") is five (5) years, commencing on the date ("Commencement Date") both Lessee and Lessor have executed this Agreement. This Agreement will be automatically renewed for one (1) additional term ("Renewal Term") of five (5) years, unless either party provides the other notice of intention not to renew not less than 180 days prior to the expiration of the Initial Term. Upon expiration or termination of this Agreement, Lessee shall remove its Improvements and restore the Premises to substantially its original condition, ordinary wear and tear excepted.

4. **Rent**. See Exhibit D. Rent payments shall be payable to Lessor at the address set forth above.

5. **Insurance**. Lessee, at its sole cost and expense shall provide and maintain, during the Term, no less than One Million and 00/100 Dollars ($1,000,000.00) of single limit liability insurance as well as any worker's compensation insurance required by applicable state law. Said insurance shall cover Lessee, its employees or agents, against any liability which may arise as a direct result of the actions by Lessee, its employees or agents upon the Premises in connection with Lessee's construction, installation, and/or operation of the Improvements as described herein. Lessee shall name Lessor as an additional insured on Lessee's insurance policy and provide Lessor with an Insurance Certificate within thirty (30) days of the Commencement Date and each year thereafter. Each party hereby waives its right of recovery against the other for any loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery against the other party in connection with any damage covered by such policy.

6. **Title and Quiet Possession**. Lessor represents and agrees: (a) that it has the right to enter into this Agreement; (b) that the person signing this Agreement has the authority to sign; and (c) that Lessee is entitled to the quiet possession of the Premises throughout the Initial Term and the Renewal Term for the purposes intended so long as Lessee is not in default beyond the expiration of any applicable cure period. The obligations contained in this paragraph shall survive expiration or earlier termination of this Agreement.

7. **Assignment**. Lessee shall have the right to assign or transfer this Agreement or sublet all or any portion of the Premises without the prior written consent of Lessor. Lessee has the further right to pledge or encumber its interest in this Agreement.

8. **Removal of Obstructions**. Lessee has the right to remove obstructions from the Property, including but not limited to

vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Premises or the easements. Lessee shall dispose of any materials removed.

9. Hazardous Substances and Hazardous Wastes.

(A) Lessee's Obligation and Indemnity. Lessee shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Substances or Hazardous Wastes on or from the Premises in any manner prohibited by law. Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee.

(B) Lessor's Obligation and Indemnity. Lessor shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Substances or Hazardous Wastes on or from the Property or Premises in any manner prohibited by law. To the extent permitted by law, Lessor shall indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Substances or Hazardous Wastes on the Property or Premises unless caused by Lessee or persons acting under Lessee.

(C) Definitions. As used herein, "Hazardous Substance" shall have the same definition as contained in the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 *et seq.* and regulations promulgated pursuant thereto, and "Hazardous Wastes" shall have the same definition as contained in the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 *et seq.* and regulations promulgated pursuant thereto.

10. Default and Right to Cure.

(A) Notice of Default; Cure Period. If either party is in default under this Agreement for a period of (i) 10 days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (ii) 30 days following receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30 day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such 30 day period and proceeds with due diligence to fully cure the default.

(B) Consequences of Default. In the event that either party is in default beyond the applicable periods set forth above, the non-defaulting party may, at its option, upon written notice: (i) terminate the Agreement, vacate the Premises and be relieved from all further obligations under this Agreement; (ii) perform the obligation(s) of defaulting party specified in such notice, in which case any expenditures reasonably made by non-defaulting party in so doing shall be deemed paid for the account of the defaulting party and the defaulting party agrees to reimburse the non-defaulting party for said expenditures upon demand; (iii) sue for injunctive relief, and/or sue for specific

performance, and/or sue for damages, and/or set-off from Rent any amount reasonably expended by the non-defaulting party as a result of such default.

11. Sale of Property. If Lessor sells all or part of the Property of which the Premises is a part, such sale shall be under and subject to this Agreement.

12. Hold Harmless. To the extent permitted by law, each party shall indemnify and defend the other party against, and hold the other party harmless from, any claim of liability or loss from personal injury or property damage arising from the use and occupancy of the Premises or Property by such indemnifying party, its employees, contractors, servants or agents, except to the extent such claims are caused by the intentional misconduct or negligent acts or omissions of the other party, its employees, contractors, servants or agents.

13. Mortgages. This Agreement, Lessee's leasehold interest and the easements shall be subordinate to any mortgage given by Lessor which currently encumbers the Premises, provided that any mortgagee shall recognize the validity of this Agreement in the event of foreclosure. in the event that the Premises is or shall be encumbered by such a mortgage, Lessor shall obtain and furnish to Lessee a non-disturbance agreement for each such mortgage, in recordable form. If Lessor fails to provide any non-disturbance agreement Lessee, may withhold and accrue, without interest, the Rent until such time as Lessee receives all such documentation.

14. Notices. Unless otherwise provided herein, any notice of demand required to be given herein shall be given by certified or registered mail, return receipt requested or reliable overnight courier to the address of Lessee and Lessor set forth in the initial paragraph of this Agreement. Lessee and Lessor may designate a change of notice address by giving written notice to the other party.

15. Taxes. Lessee and Lessor agree to execute any form or application necessary to create a new tax lot on the Premises and, if established, be solely responsible for all taxes attributable to the Premises.

16. Interference. During the term of this Agreement, Lessor, its successors and assigns, will not grant any ground lease, license, or easement with respect to any property adjacent to the Premises: (a) for any of the uses contemplated in Section 2 herein; or (b) if such lease, license, or easement would detrimentally impact Lessee's communications facilities or the use thereof. Lessor shall not cause or permit the construction of radio or communications towers on the Premises or on any other property of Lessor adjacent or contiguous to or in the immediate vicinity of the Premises, except for towers constructed by Lessee. Each of the covenants made by Lessor in this Section is a covenant running with the land for the benefit of the Premises.

17. Memorandum of Agreement. Lessee may file a Memorandum of Lease Agreement in the form attached hereto as Exhibit C in the county office where the Facility is located. Neither party may record this Agreement.

18. General Provisions.

(a) This Agreement shall be governed by the laws of the State of Maine.

(b) All Riders and Exhibits attached hereto are made a material part of this Agreement.

(c) If any provision of this Agreement is deemed invalid or nonenforceable, the remainder of this Agreement shall remain in force and to the fullest extent as permitted by law.

(d) This Agreement and all terms and conditions contained herein shall run with the Facility and inure to the benefit of and be binding upon Lessor and Lessee and each of their respective heirs, executors, administrators, successors and permitted assigns.

(e) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and which together shall constitute one and the same instrument.

19. Exhibits. Attached hereto are the following exhibits.

(a) Exhibit A - Description of Land.
(b) Exhibit B - Description of Premises.
(c) Exhibit C - Memorandum of Lease.
(d) Exhibit D- Rent Schedule

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR:

Town of York,
a municipality

By: Robert G. Yandow
Name: Robert G. Yandow
Title: Town Manager

LESSEE:

Pinnacle Towers LLC,
a Delaware limited liability company

By: Global Signal Services LLC,
a Delaware limited liability company
Its Manager

By:
Name: R.Christopher Mooney
Title: Director - Land Acquisition Operations

EXHIBIT A

(1 of 2)

DESCRIPTION OF PROPERTY

Site ID No.: 870703

The Property is described and/or depicted as follows:
Site Address: Mountain Road, Cape Neddick, ME

A certain tract or parcel of land with the buildings & improvements thereon, located north and east of but not adjacent to Agamenticus Road, Town of York, County of York, State of Maine, depicted on a plan entitled "ALTA/ACSM Land Title Survey for Pinnacle Towers Project, Site No. 46, Site Name: York/Mt. Agamenticus", more particularly described as follows:

BEGINNING at the northerly corner of the herein described leased parcel, said point being N 14° 52' 37" W a distance of 72.41' from the center of an existing tower, thence running S 31° 27' 00" W a distance of 35.00 feet to a point; thence running N 58° 33' 00" W a distance of 49.25 feet to a point; thence running S 31° 27' 00" W a distance of 30.00 feet to a point; thence running S 58° 33' 000" E a distance of 49.25 feet to a point; thence running S 31° 27' 00" W a distance of 35.00 feet to a point; thence running S 58° 33' 00" E a distance of 65.36 feet to a point; thence running S 01° 27' 00" W a distance of 51.72 feet to a point; thence running S 88° 33' 00" E a distance of 30.00 feet to a point; thence running N 01° 27' 00" E a distance of 34.40 feet to a point; thence running N 3° 27' 00" E a distance of 100.00 feet to a point; thence running N 61° 27' 00" E a distance of 27.23 feet to a point; thence running N 54° 30'00" W a distance of 33.36 feet to a point; thence running S 61° 27' 00" W a distance of 29.95 feet to a point; thence running N 58° 33' 00" W a distance of 65.35 feet to the point of BEGINNING.

EXHIBIT B
DESCRIPTION OF PREMISES

Site ID No.: 870703

The Premises is described and/or depicted as follows:

Sketch of Site:

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____

Subject: Recent Natural Defense Resource Council Report on Pollution at Maine Beaches, Specifically Short Sands Beach.

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

Discussion: Selectman Macdonald has requested a discussion regarding the recent Natural Resource Defense Council report regarding pollution at Maine Beaches, specifically Short Sands Beach. Attached is a copy of the recent article from *Fosters.com.*

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____

From THH Jr.
FYI

This is a printer friendly version of an article from www.fosters.com
To print this article open the file menu and choose Print.

Back

Article published Jun 28, 2013

Report cites 3 local Maine beaches for high bacteria levels

PORTLAND, Maine — A new beach water safety report shows three local Maine beaches continuing to struggle with high bacteria levels.

This year's Testing the Waters report reveals that 11 percent of water samples taken from 71 Maine beaches in 2012 exceeded the state's daily maximum bacterial standard of 104 colonies/100 ml. The local beaches with the greatest percentage of samples exceeding the standard were: Riverside (Ogunquit) in York County; Short Sands Beach in York County; and Crescent Beach (Kittery) in York County. Also on that list were: Goodies Beach in Knox County; Laite Beach in Knox County; and Ferry Beach (Scarborough) in Cumberland County.

The 23rd annual Testing the Waters: A Guide to Water Quality at Vacation Beaches report from the Natural Resources Defense Council (NRDC) ranks Maine 27th out of 30 coastal states for beach water quality. Environment Maine released the report today at Portland's East End Beach and called on federal and state officials to do more to protect Maine beachgoers from dangerous water quality. Speakers included NRDC, Friends of Casco Bay, Allagash Brewing Company, and a Portland physician, who all joined the call to clean up Maine's beaches.

"A day at the beach shouldn't turn into a night in the hospital," stated Emily Figdor, director of Environment Maine. "Maine beaches are summer playgrounds for local families, and they draw visitors from around the world. We need to do everything we can to clean up the sewage and contaminated runoff that put Maine beaches and beachgoers at risk. It will take action by our leaders in Augusta and Washington to be successful."

Knox County had the highest rate of water samples exceeding the health standard at 30 percent, followed by Waldo at 17 percent, Lincoln at 13 percent, Hancock at 12 percent, York at 10 percent, Cumberland at 9 percent, and Sagadahoc at 3 percent.

"As a doctor, I can tell you that beach water bacterial contamination is a serious health threat," stated Rosie Davis, a physician from Portland. "And as a mom, I can tell you that my beach bag includes a pail and shovel for sand castles, not a water testing kit. Parents and doctors want standards in place that reasonably protect public health and a reporting system we can trust to tell us when the water isn't safe. But right now the EPA says it's OK for 1 in 28 people to get sick with illness like diarrhea, nausea, or vomiting when they go to the beach. That's simply unacceptable."

Beach water pollution is known to cause a range of waterborne illnesses in swimmers, including stomach flu, skin rashes, ear and eye infections, hepatitis, and neurological disorders. There were a total of 194 beach closings or advisory days in 2012, an increase of 73 percent from the 112 days in 2011. Elevated bacteria levels were responsible for 92 percent of the closing/advisory days and 8 percent were pre-emptive due to heavy rainfall.

"The water in this area was a big reason that Allagash founder Rob Tod chose Portland as a place to start a brewery," said Dee Dee Germain with Allagash Brewing Company. "In brewing, the chemical makeup and quality of your water is incredibly important. Beer is actually more than 90 percent water. There is also the quality of life and access to all of the amenities being close to the water provides. Investing and innovating in how we reduce storm water run-off is an investment in Maine's economic future and in the health of our children and grandchildren. We hope that Congress and the White House will join us in this effort."
The federal funding that supports Maine's beach water monitoring program is currently in limbo. President Obama's fiscal year 2014 budget suggests eliminating funding for a federal grant program under the BEACH Act that Maine and many other states rely upon to fund their monitoring programs.

"Maine's tourism and fishing industries combined bring well over a billion dollars a year into Maine's economy," said Will Everitt of Friends of Casco Bay. "If we don't invest in our future and clean up our water, we will see more sewage overflows, more swimmers getting sick, and our natural resource based economy will falter. Maine people deserve a more comprehensive beach testing and reporting program so everyone in the state will know if their beaches are safe."

The Testing the Waters report for Maine revealed some success stories and some persistent problem areas. There was good news in the town of Camden, which received funding from the Maine Coastal Program to improve its monitoring and public outreach program. The increased monitoring led to the discovery of an illicit sewer cross-connection to a storm drain that empties to the Megunticook River. It was repaired within one week of discovery.
Four beach management areas — Goodies, Goose Rocks, East End, and Riverside-Ogunquit — accounted for 36 percent of the reported beach action days in 2012. Higher than normal rainfall in 2012 is considered one of the culprits. Runoff pollution contributes to bacteria loads at these locations through factors such as storm drains that empty directly onto beaches, a high percentage of impervious ground cover, and the proximity of urbanized areas.

"Our nation's seashores continue to suffer from storm water runoff and sewage pollution that can make people sick and harm coastal economies," stated Melissa Waage of the Natural Resources Defense Council. "Luckily, today more than ever, we know that much of this filth is preventable, and we can turn the tide against water pollution. By establishing better beach water quality standards and putting untapped 21st century solutions in place — we can make a day at the beach as carefree as it should be, and safeguard America's vital tourism economies."
In addition to calling for a more comprehensive and adequately funded monitoring effort in Maine, Testing the Waters highlights two critical actions that the Environmental Protection Agency (EPA) can take to protect people at the beach. First, because polluted runoff is the biggest known source of beach water pollution, EPA should strengthen and rigorously enforce national standards for polluted storm water to reduce runoff using innovative green infrastructure solutions. Second, EPA should reconsider its new recreational beach water quality criteria, which leave beachgoers inadequately protected and unnecessarily exposed to bacteria, viruses, and parasites that can make them sick.

"We're calling on state and federal officials to help Maine clean up our beach water," said Figdor. "We need a comprehensive monitoring and notification system to protect kids and families; we need new rules that help communities reduce storm water runoff; and we need standards for water quality that adequately protect human health. State lawmakers and Maine's delegation to Washington can and should play an important role in making beach water safety a priority in the year ahead. Our health and our economy depend on it." Foster's Daily Democrat sought comment from the York Chamber of Commerce about the findings but the chamber's Business Manager, Holly Roberts, was unavailable for comment.

NRDC's report also includes an updated, mobile-friendly Zip code searchable map of more than 6,000 beaches nationwide, making it easier than ever for users to check important water quality, monitoring, closing and swimming advisory information at their local beaches. Find it here: http://www.nrdc.org/beaches.

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Pedestrian Crosswalk at Cape Neddick Beach	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

Discussion: Selectman Macdonald has requested this agenda item for discussion and possible action. This item first came up at the June 24th meeting but was not listed on the meeting agenda.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Greater York Recreational Complex Site Proposal	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

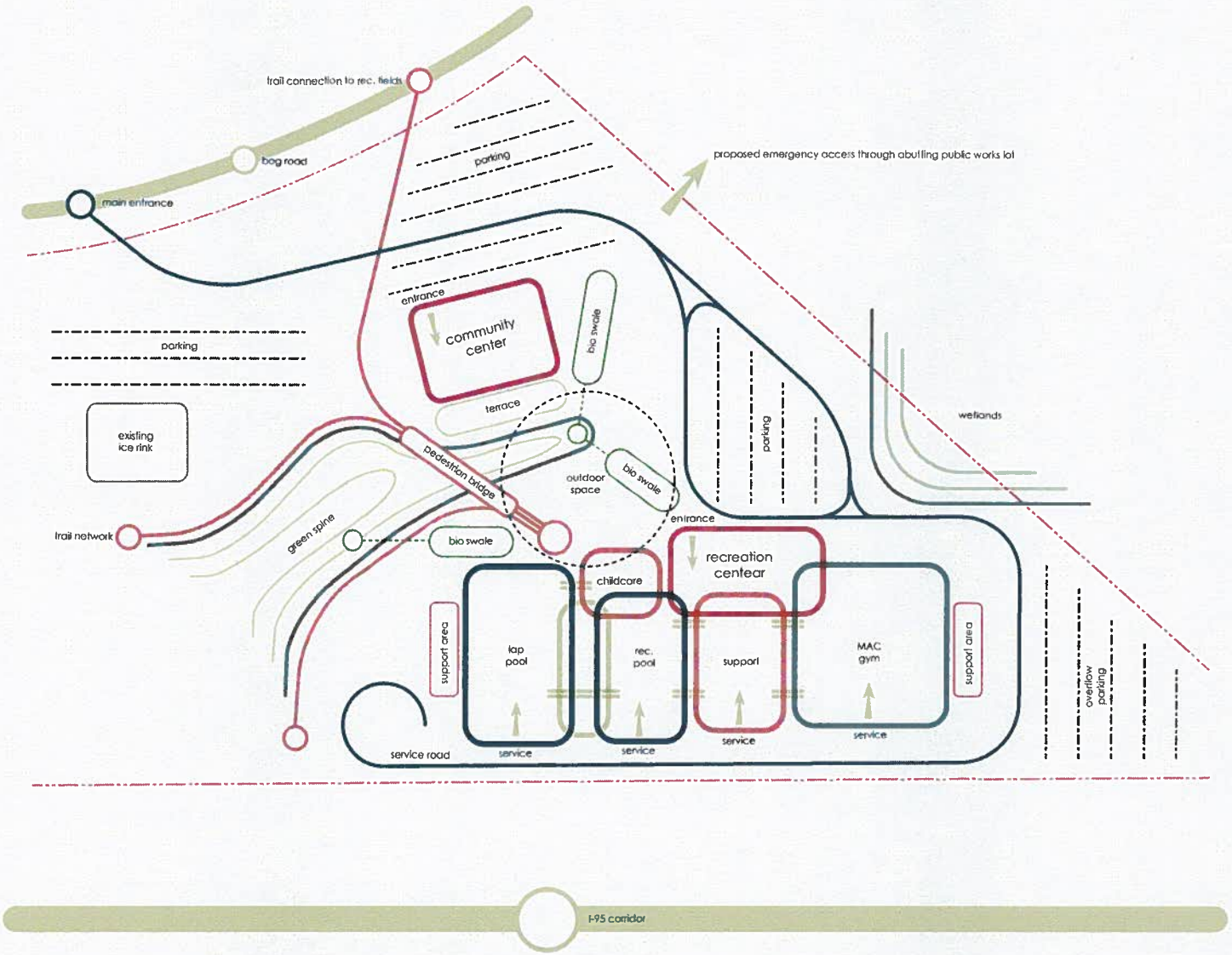
Discussion: Representatives from the Greater York Recreational Complex have asked to be on the agenda to present a site proposal to the Board of Selectmen. Their proposal consists of marketing their project with a possible location on town owned property on Bog Road. The proposed site is behind the Bog Road Skating Rink. See attached information supplied by the Greater York Recreational Complex.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____



LASSEL
ARCHITECTS PA

York Recreational Complex

Concept Diagram

Date: 06/03/13

Proposed Components of the Recreation Center

- Recreation pool with slide, zero entry, and current
- 6 Lane competition lap pool
- Game Room
- Fitness Center
- Aerobic Dance Studio
- Child-watch Room
- Family Locker Rooms
- Special Events Room (rental space)
- Multi-purpose Gymnasium to accommodate basketball, tennis, & volley ball
- Indoor Walking Track

Proposed Components of the York Community Center

- Adult Lounge/Senior Center (over 50)
- Industrial Kitchen
- Parks & Recreation Enrichment Class Rooms
- Community Meeting Rooms
- Small Stage
- Wood Floor Studio
- Arts Classrooms
- York Parks and Recreation Offices
- Storage

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: June 20, 2013	**Type of Action:**
Date Action Requested: June 24, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Revenue Sharing Reductions for FY14	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

Discussion: When the Town's proposed FY14 operating budget was being crafted there was some uncertainty about the status of municipal revenue sharing. For the past three years the Town has budgeted between $455,000 and $475,000 for revenue sharing but has received, on the average, $506,903. Additionally, many members of the newly elected legislature stated publically that they wanted the state to fully fund revenue sharing at the 5% level rather than the 3.5% level which would mean additional revenue for the Town. By way of explanation, the State of Maine is, by law, supposed to allocate 5% of all income and sales tax revenues to a revenue sharing pool which is then distributed to all Maine communities. Historically, the legislature has raided the revenue sharing pool when funds are needed so the annual distribution was less than the required 5%. The past few years approximately 3.5% of sales and income taxes were allocated to the revenue sharing pool. Based on the past three year's receipts and the potential for restoration of revenue sharing at the 5% level, which would add approximately $200,000 in FY14, the revenue sharing projection for FY14 was set at $505,000.

Prior to the proposed FY14 operating budget being delivered to the Budget Committee; Governor LePage proposed a biennial budget that, among other things, eliminated revenue sharing. At that time it appeared unlikely that revenue sharing would be eliminated so the operating budget was submitted to the Budget Committee on the premise that adjustments could be made at a later time if necessary.

During the legislative session there were a number of iterations of proposed state budgets with the Democrats and Republicans having vastly different versions. In the end, the Appropriations Committee entertained proposals by the Committee's Democratic members and Republican members before formalizing the committee recommendations. The budget that went to the full legislature from the Appropriations Committee reduced revenue sharing in FY14 from a total of $95 million to $65 million, a 33% reduction. This budget was approved by both the House and the Senate and was sent to the Governor. The Governor had stated that he would veto the bill, which he ultimately did. The veto was then subject to a successful override in both the House and the Senate.

As a result of the reduction in revenue sharing in the approved state budget for FY14, the Town of York is facing a deficit of $208,690 in projected revenues. At the same time, it is anticipated that the Town will realize approximately $45,000 in savings as a result of two retirements (police Captain and HR Director) and one resignation (Finance Director). This leaves a deficit of approximately $163,690.

There are three options available to the Board of Selectmen to address this deficit:

- Increase the amount to be raised by taxes by $163,690. This will result in a .04 increase in the tax rate. If the Board of Selectmen chooses this option, the owner of a home valued at $300,000 would see an increase of $12.00 for FY14; the owner of a home valued at $400,000 would see an increase of $16.00; and the owner of a home valued at $500,000 would see an increase of $20.00. The Town Assessor has indicated to me that he believes the total taxable valuation will increase by $8M-$10M which should lower the total tax rate by approximately .02 per $1,000.
- Reduce the voter approved operating budget by $163,690. Should the Board of Selectmen choose this option, there will be no alternative to a reduction in personnel and/or services and/or a reduction in a larger budget like the paving account. Department operating budgets are already thin and there is not much that can be made up by "nickel and diming" individual budgets. Should the Board want to pursue this option I will have further information available for discussion.
- Consider a combination of increasing the amount to be raised by taxes and a reduction in operating budgets.

We will need to finalize an approach to the Revenue Sharing deficit very soon. The Assessor will be in a position to file the Municipal Valuation Return, which contains the tax rate calculation, with Maine Revenue services this month. Additionally, the Assessor's Certification of Assessment which contains the Net Assessment for Commitment will be filed with the Town Clerk and Tax Collector. If budget cuts need to be made, we would need to make the cuts now in order to realize savings during the fiscal year.

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

Prepared By: Robert B. Yandow Reviewed By: _____

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____

Subject: Appointment of Wendy Anderson as Finance Director

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION: Approve Appointment

PROPOSED MOTION: I move to approve the Town Manager's recommendation to appoint Wendy Anderson as Finance Director for the Town of York.

Discussion: As you know, Tracy Roy resigned as Finance Director for the Town of York to take a position with the City of Augusta. The Town advertised to fill the position and a series of interviews were conducted with selected applicants. As a result of the recruitment process, Wendy Anderson, a York resident, has been selected for appointment to the position.

Wendy has been working part-time in the Finance office for approximately ten months and we have had the opportunity to observe her work. She has worked well with Tracy Roy and with Jennie McCann who is filling in as interim Finance Director.

Wendy holds a Bachelor of Science Degree in Accounting and has experience in all phases of accounting to include auditing of financial statements. Wendy is familiar with our financial procedures and will receive additional assistance from Jennie McCann on a temporary basis during the transition.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert B. Yandow

Reviewed By: _____

(16)

Wendy Anderson
136 Birch Hill Road
York, Maine 03909
207-438-9444
wanders7@maine.rr.com

EXPERIENCE

9/12- Present Town of York
Staff Accountant
*Reconcile various accounts/Post to GL & assist Finance Director where needed.

3/09 – Present Families First of the Greater Seacoast – A Community Health Center
Accounting Specialist
*Responsible for analyzing data from various systems and transferring that data to G/L System.
*Prepare monthly reports for department supervision/managers. Explain account variances.
*Manage employee records in HR & Payroll systems.
*Track staff earned time/sick time/holiday time & communicate with supervision.
*Liaison between outside flex account administrator and staff.
*Make changes to staff insurances as needed in HR and Payroll systems.
*Prepare biweekly payroll. Reconcile benefit accounts between payroll, GL and Insurance statements.

1998 – 2008 Birch Hill Family Child Care - Owner/Operator
Responsible for all aspects of running a child care business including bookkeeping and tax return preparation, hiring, developing curriculum and child care.

1997 Media One – Staff Accountant
Responsibilities: Reconciling and maintaining ledgers for various cities and towns in the North East receiving cable television service from Media One for corporate headquarters in Portsmouth NH.

1996 Brewster, Coburn, Ouellette and Bridge CPA's – Staff Accountant
Responsibilities: General ledger and financial statement preparation for a variety of clients including for profit and non profit, auditing and personal & corporate tax return preparation.

1989 – 1995 Richard Donhauser, CPA – Staff Accountant
Responsibilities: Auditing various types of enterprises and applying GAAP. General ledger and financial statement preparation for a variety of clients, accounts, payroll and payroll tax preparation for clients with 1 to 100 employees, quarterly payroll tax return preparation, personal and corporate income tax return preparation.

EDUCATION

Bachelor of Science Degree in Accounting from NH College (now Southern NH University)
Associates Degree in Management from Plymouth State College

SOFTWARE

Sage MIP, Peachtree, MAS90, Quick Books, Excel, Word & Other industry software

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Appointments to York Harbor Board	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION: I move to approve the reappointment of David Gittens to the York Harbor Board and the appointment of Matthew Donnell to the York Harbor Board.

Discussion: David Gittens, Co-Chairman of the York Harbor Board, has advised that his term on the York Harbor Board has expired and he has requested that he be reappointed. Mr. Gittens also requested that Matthew Donnell be appointed to the Harbor Board as a replacement for his father, Jeff Donnell, who has indicated that he does not want to be reappointed.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____
Subject: Redemption Request: Tax Map 0027, Lot 0006-002 – 445 Ridge Road	

TO: BOARD OF SELECTMEN

FROM: Melissa M. Avery

RECOMMENDATION: To allow the redemption of Tax Map 0027, Lot 0006-002; 445 Ridge Road

PROPOSED MOTION: I move to approve the redemption of Tax Map 0027, Lot 0006-002; 445 Ridge Road, 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 August 23, 2013.

Discussion: Please see attached Memo for details.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____ Reviewed By: Robert B. Gardner

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

May 31, 2013

Roger R. Norton III
PO Box 1155
York Beach, Maine 03910

RE: **Tax Foreclosure Redemption**

- Map 0027 Lot 0006-002 – 445 Ridge Road

Dear Roger:

Please note I am in receipt of your letter dated April 26, 2013 noting your request to redeem the above property.

I am currently processing your redemption request with intent to schedule it to be heard before the York Board of Selectmen at an upcoming meeting either on June 10 or June 24, 2013. I will send you a letter to confirm this date the week prior to the meeting.

The Finance Director provided the attached outstanding taxes due the Town totaling **$10,468.16** which includes a $200 administrative fee involved in the foreclosure disposition process. Please note this figure may have added interest applied depending on the date of payment. The Board of Selectmen customarily approves a redemption request to be paid in full by **60-days** from the approval/meeting date. If you feel you need additional time, please provide to me in writing the exact amounts with exact dates for which you intend to make these payments.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Melissa M Avery

Melissa M. Avery
Assistant to the Town Manager
186 York Street
York, Maine 03909
(207)363-1000
mmavery@yorkmaine.org

TO: Board of Selectman
FROM: Melissa M. Avery
DATE: May 31, 2013
RE: Tax Foreclosure Redemption: Map 0027-Lot 0006-002; 445 Ridge Road

Roger R. Norton III, former property owners of property identified as Tax Map 0027, Lot 0006-002, located at 445 Ridge Road in York, Maine, request to redeem this property for which the Town has a tax lien for Fiscal Years 2011 and 2012. The Town foreclosed on this property as of January 18, 2013 for non-payment of the FY2011 tax lien.

We are recommending to the Selectman that Roger R. Norton III be allowed to redeem this property providing the following conditions are met:

Condition #1 – Roger R. Norton III pay all current taxes, interest and lien costs owed, which totals $10,268.16 as of August 23, 2013.

Condition #2 – Roger R. Norton III 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 – Roger R. Norton III shall pay in full, to the Town of York, all current taxes, interest, administrative costs and lien costs, which total **$10,468.16** by no later than **August 23, 2013**. (Please note that this figure will have additional interest due on the date payment is made if after that date)

Parcel Information

Map-Lot
0027-0006-002

Owner(s)
Roger R. Norton Jr. and Mary T. Norton

Party Requesting Redemption
Roger R. Norton, III

Size of Lot
1.49 Acres

Assessed Value
$340,400

Description of Foreclosure Action
The Town has filed a tax lien on this property for the Fiscal Years 2011, 2012. The FY2011 lien matured and was foreclosed on January 18, 2013

Taxes Owed
The total amount of taxes, interest and lien costs owed is $10,268.16 as of August 23, 2013; which breaks down as follows:

FY2011	$3,582.13
FY2012	$3,515.99
FY2013	$3,170.04

Summary | Detail | Notes | Payment Plan

Access

- (●) Tax Map # 0027 0006 0002
- ( ) Linked to Tax Map # 0027 0006 0002
- ( ) Parcels Linked to Tax Map # 0027 0006 0002
- ( ) NORTON ROGER R JR/MARY T
- ( ) Linked to NORTON ROGER R JR/MARY T

Filters

Year

Sub System

[x] Active A/R

[ ] Hide zero balance

Late Charges

As of Date 8/23/2013

[x] Display

[x] Keep Setting

Daily Interest Amount $1.75

Bill Number	Billed	Adjusted Bill	Interest	Fee	Adjustment	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	Up T
RE7013	$2,948.08	$72.79					$3,020.87	$149.17	$3,170.04	$1,510.44	$1,510.43	
RE7015	$3,279.01						$3,279.01	$236.98	$3,515.99	$3,279.01		
RE7035	$3,138.48			$8.75			$3,147.23	$434.90	$3,582.13	$3,147.23		
TT124770	$2,761.90		$468.96			$3,230.86	$0.00	$0.00	$0.00	$0.00		
TT113858	$2,812.53		$526.21	$8.54		$3,347.28	$0.00	$0.00	$0.00	$0.00		
TT35625	$1,852.17		$109.72			$1,961.89	$0.00	$0.00	$0.00	$0.00		
TT35624	$2,407.30		$535.29			$2,942.59	$0.00	$0.00	$0.00	$0.00		
TT35622	$989.88		$198.02		($8.94)	$1,178.96	$0.00	$0.00	$0.00	$0.00		
	$20,189.35		$1,838.20	$17.29	($8.94)	$12,661.58	$9,447.11	$821.05	$10,268.16	$7,936.68	$1,510.43	

Refresh | Search

Town of York

Tax Map # 0027 0006 0002

Parcel Id 1988
445 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1010 Single Fam MDL0	**Property Type**	1 Residential
Tax Code	2123 2123	**Size Total**	1.49 Acres
FY	2013		

Tax Assessment

CURRENT YEAR INFO 2013

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
$205,600	$107,700	$313,300	9.96000	$3,120.47	$3,020.87

PRIOR YEAR INFO 2012

Land Value	Improvements	Total Value	Total Taxes
$232,700	$107,700	$340,400	$3,089.24

A/R Inquiry

TT (Posted) 11/28/2012

Bill Number 2013 RE7013 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,474.04	$36.40							$1,510.44
2 nd	$1,474.04	$36.39							$1,510.43
	$2,948.08	**$72.79**							**$3,020.87**
								5/1/2013 - Late Charges:	**$83.13**
								Total Due:	**$3,104.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/21/2012	1 st	Billed	$1,474.04	$1,474.04		Posted
8/21/2012	2 nd	Billed	$1,474.04	$2,948.08	$2,948.08	Posted
11/28/2012	1 st	Adjusted Bill	$36.40	$2,984.48		Posted
11/28/2012	2 nd	Adjusted Bill	$36.39	$3,020.87	$72.79	Posted

A/R Inquiry

Bill Number 2012 RE7015 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,279.01								$3,279.01
								5/1/2013 - Late Charges:	**$169.44**
								Total Due:	**$3,448.45**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/19/2012		Transferred Principal	$3,089.24	$3,089.24		Posted
7/19/2012		Transferred Principal	$189.77	$3,279.01		Posted

Bill Number 2011 RE7035 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,138.48			$8.75					$3,147.23
								5/1/2013 - Late Charges:	**$370.26**
								Total Due:	**$3,517.49**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/18/2011		Transferred Principal	$2,956.59	$2,956.59		Posted
7/18/2011		Transferred Principal	$181.89	$3,138.48		Posted
12/4/2012		Fee	$5.75	$3,144.23		Posted
12/4/2012		Fee	$3.00	$3,147.23		Posted

Town of York

Tax Map # 0027 0006 0002

Parcel Id 1988
445 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1010 Single Fam MDL0	**Property Type**	1 Residential
Tax Code	2123 2123	**Size Total**	1.49 Acres
FY	2013		

Bill Number 2010 TT124770 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,761.90		$468.96					$3,230.86	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
6/14/2010	1 st	Transferred Principal	$2,761.90	$2,761.90		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$40.08	$2,801.98		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$138.09	$2,940.07		Posted
8/16/2011		Interest	$290.79	$3,230.86		Posted
8/16/2011		Payment	($3,230.86)	$0.00		Posted

Bill Number 2009 TT113858 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,812.53		$526.21	$8.54				$3,347.28	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/16/2009	1 st	Transferred Principal	$2,812.53	$2,812.53		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$45.62	$2,858.15		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$200.67	$3,058.82		Posted
5/25/2010	1 st	Interest	$268.99	$3,327.81		Posted
5/25/2010	1 st	Payment	($2,391.19)	$936.62		Posted
5/25/2010	1 st	Payment	($200.67)	$735.95		Posted
5/25/2010	1 st	Payment	($268.99)	$466.96		Posted
5/25/2010	1 st	Payment	($45.62)	$421.34		Posted
12/13/2010		Fee	$5.54	$426.88		Posted
12/13/2010		Fee	$3.00	$429.88		Posted
1/18/2011		Interest	$10.93	$440.81		Posted
1/18/2011		Payment	($440.81)	$0.00		Posted

Bill Number 2003 TT35625 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,852.17		$109.72					$1,961.89	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/10/2003	1 st	Interest	$18.75	$18.75		Posted
7/10/2003	1 st	Transferred Principal	$1,852.17	$1,870.92		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$37.84	$1,908.76		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$53.13	$1,961.89		Posted
7/10/2003	1 st	Payment	($1,852.17)	$109.72		Posted
7/10/2003	1 st	Payment	($53.13)	$56.59		Posted
7/10/2003	1 st	Payment	($18.75)	$37.84		Posted
7/10/2003	1 st	Payment	($37.84)	$0.00		Posted

Bill Number 2002 TT35624 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,407.30		$535.29					$2,942.59	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/26/2002	1 st	Interest	$309.91	$309.91		Posted
7/26/2002	1 st	Transferred Principal	$2,407.30	$2,717.21		Posted

Town of York

Tax Map # 0027 0006 0002

Parcel Id 1988
445 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1010 Single Fam MDL0	**Property Type**	1 Residential
Tax Code	2123 2123	**Size Total**	1.49 Acres
FY	2013		

7/26/2002	1 st	Transferred (Int./Pen.)	$37.36	$2,754.57	Posted
7/26/2002	1 st	Transferred (Int./Pen.)	$188.02	$2,942.59	Posted
7/26/2002	1 st	Payment	($2,407.30)	$535.29	Posted
7/26/2002	1 st	Payment	($188.02)	$347.27	Posted
7/26/2002	1 st	Payment	($309.91)	$37.36	Posted
7/26/2002	1 st	Payment	($37.36)	$0.00	Posted

Bill Number 2000 TT35622 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$989.88		$198.02			($8.94)		$1,178.96	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/14/2000	1 st	Interest	$101.19	$101.19		Posted
7/14/2000	1 st	Transferred Principal	$989.88	$1,091.07		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$52.84	$1,143.91		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$43.99	$1,187.90		Posted
7/14/2000	1 st	Payment	($989.88)	$198.02		Posted
7/14/2000	1 st	Payment	($43.99)	$154.03		Posted
7/14/2000	1 st	Payment	($101.19)	$52.84		Posted
7/14/2000	1 st	Payment	($43.90)	$8.94		Posted
7/14/2000	1 st	Adjustment	($8.94)	$0.00		Posted

Balance:	**$6,426.24**
5/1/2013 - Total Late Charges:	**$539.70**
Total Due:	**$6,965.94**

STATE OF MAINE
NOTICE OF IMPENDING AUTOMATIC FORECLOSURE
Title 36, MRSA Section 943

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU WILL LOSE YOUR PROPERTY UNLESS YOU PAY YOUR REAL ESTATE LIEN, INTEREST AND COSTS.

NORTON ROGER R JR/MARY T
PO BOX 226
YORK BEACH ME 03910-0226

December 04, 2012

MAP: 0027 0006 0002

Account No. RE

LOCATION: 445 RIDGE ROAD
AR_ID: 168667

You are the party named on a Real Estate Lien certificate filed July 18, 2011 and recorded in York County Registry of Deeds, Book 1706 , Page 85. This filing has created a Real Estate lien Mortgage on the real estate described therein.

On , 1/18/2013 the Real Estate lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire.

IF THE REAL ESTATE LIEN FORECLOSES,
THE TOWN OF YORK WILL
OWN YOUR PROPERTY

If you cannot pay the property taxes you owe, please contact 207-363-1004 to discuss this notice.

****
IF YOU ARE A DEBTOR IN BANKRUPTCY,
THIS NOTICE DOES NOT APPLY TO YOU,
****

Tracy Roy, Deputy Treasurer
Town of York
December 04, 2012

Amount Due

Lien Amount	$3,138.48
Lien Cost	$0.00
Interest	$286.34
Fee	$3.00
Cert Mail Fee	$5.75
Total Due	$3,433.57

Doc# 2012031222
Bk 16368 Pg 925
Received York SS
07/19/2012 11:46AM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 16, 2011, hereby certify that a tax of $3,097.99, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R JR/MARY T
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0027 0006 0002
Account: RE
Book: 1706 Page: 85
Location: 445 RIDGE ROAD

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $136.27 which has been added to and has become part of said tax, a total of $3,234.26 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R JR/MARY T and sending certified mail, return receipt requested, to the last known address on the Monday, June 18, 2012, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00		
Recording and Discharging Lien	$ 26.00		
Certified Mail - Return Receipt Requested	$ 5.75		
Total Additional Costs	$ 44.75	Total Due:	$ 3,279.01

York, ss
State of Maine
Thursday, July 19, 2012

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A Avery

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012

Doc# 2011027401
Bk 16128 Pg 616
Received York SS
07/18/2011 1:19PM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 17, 2010, hereby certify that a tax of $2,965.18, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R JR/MARY T
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0027 0006 0002 AR_ID: 60396
Account: RE
Book: 1706 Page: 85
Location: 445 RIDGE ROAD

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $128.71 which has been added to and has become part of said tax, a total of $3,093.89 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R JR/MARY T and sending certified mail, return receipt requested, to the last known address on the Wednesday, June 15, 2011, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00
Recording and Discharging Lien.....	$ 26.00
Certified Mail - Return Receipt Requested.....	$ 5.59
Total Additional Costs	$ 44.59

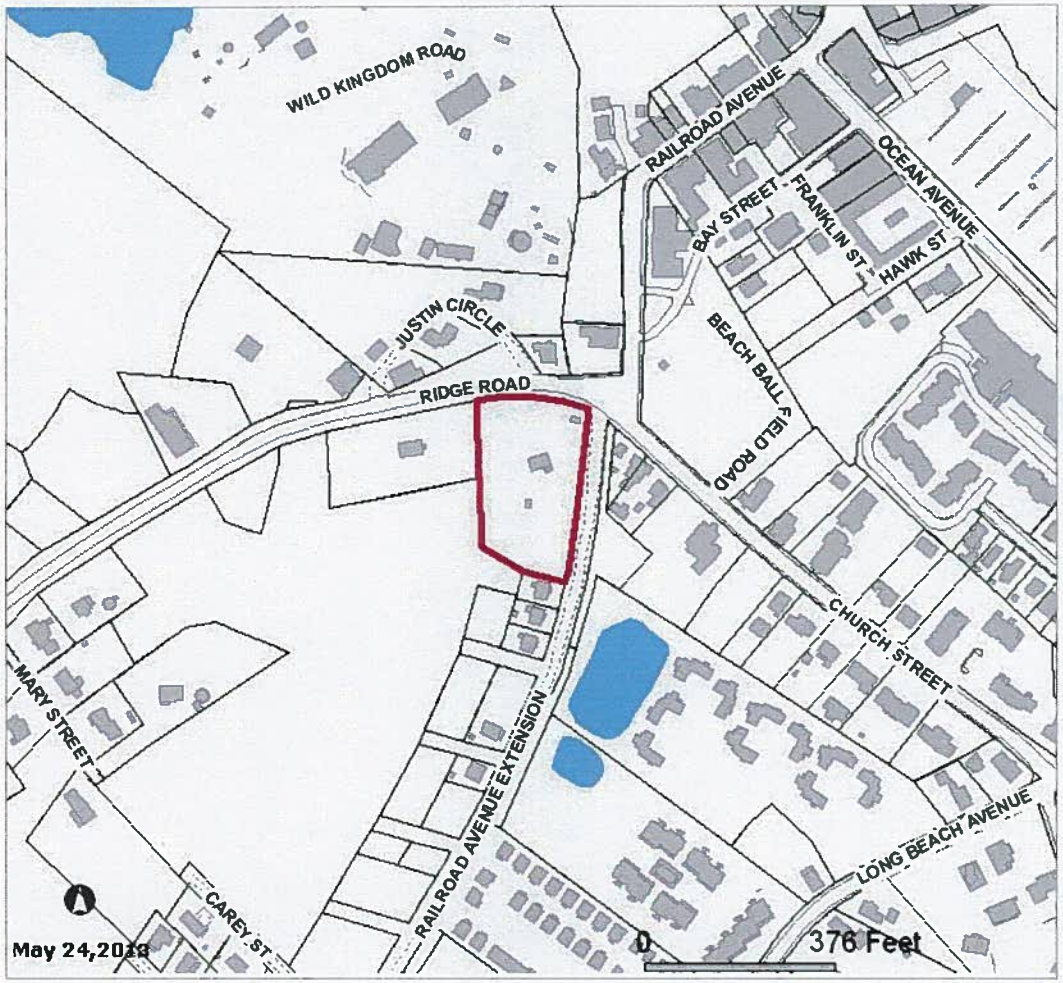
Total Due: $ 3,138.48

York, ss
State of Maine
Monday, July 18, 2011

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A Avery

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012



GIS Map Print
445 Ridge Road

Subject Property Data

Parcel ID	140-477-001
Old Parcel ID	0027-0006
Owner Name	NO N E TELEPHONE OPERATIONS LLC
Prop Location	1 RAILROAD AVE EXT
Co-Owner	
Owner Addr	PO BOX 1509
Owner City	BANGOR, ME 04401
Land Area (Acres)	0
Land Value	0
Building Value	37700
Total Value	37700

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.

RECEIVED
APR 29 2013
mmA

April 26, 2013

Roger (Rusty) R. Norton III, Personal Representative
P.O. Box 1155
York Beach, ME 03910

RE: Lien Certificate Items:
445 Ridge Road – AR_ID 168667
448 Ridge Road – AR_ID 170202
26 Walnut Street – AR_ID 168913
2 Railroad Ave Ext. AR_ID 170286

Attn: Tracy Roy, Deputy Treasurer, York, ME OR To Whom It May Concern:

My name is Roger (Rusty) R. Norton, III and I am recently designated as the personal representative (PR) for all matters related to the Norton Estate, its heirs and assigns.

It has come to my recent attention that the aforementioned parcels above, have received a filing (real estate lien certificate) tantamount to a creating a RE lien Mortgage.

I am therefore noticing the appropriate authority at the York Town Hall that I request a full and complete redemption of each of the four properties referenced above, for payment of lien amount(s), interest, fee(s) and miscellaneous costs as per notice(s) dated 12-4-12 (herein enclosed, please find a copy of said notices).

I've instructed Jim Nadeau, of JN & Associates, York ME to assist me in administering and coordinating the process by which I "redeem" each of these properties for the Norton Estate in full and in the most expedient manner possible.

He has full authorization to act as my agent to complete this task. Please contact him at 207-337-3687 to determine what steps are necessary to resolve this matter.

Thank you, in advance, for your assistance.

Sincerely,

Roger R Norton III

Roger R. Norton, III
Cc: Jim Nadeau, JN & Associates – jimn@maine.rr.com
David Ballou, Esq., Ballou & Bedell

Melissa M. Avery

From: Mary-Anne Szeniawski
Sent: Wednesday, May 01, 2013 10:29 AM
To: Melissa M. Avery; Stephen H. Burns
Subject: RE: Redemptions

Follow Up Flag: Follow up
Flag Status: Completed

Missy,
The only property that raises a flag to me is the 11 Shore Road, formerly owned by Julie Petrone. I believe she is affiliated with the Rivers/Obrien/LAO properties. Do you know if any of those parties owe the town anything, ie monies for a culvert, signs, building permits and the like? If so, perhaps if there is a tie, those debts could be paid. It might take some digging also and not be worth the while.

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

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From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

Thanks!
Missy ☺

____Melissa M. Avery____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909

Melissa M. Avery

From: Stephen H. Burns
Sent: Tuesday, May 07, 2013 3:52 PM
To: Melissa M. Avery
Cc: Jennie McCann; Mary-Anne Szeniawski; Robert G. Yandow; Amber Harrison
Subject: RE: Redemptions

Hi Missy,

From a code enforcement perspective, I'm OK with all but one of the proposed redemptions. The one exception is 4 Trafton Mill Road (Map 0096 Lot 0034). There is a letter in the file from Mark Badger, Assistant CEO, dated 12/20/2001 which flags an illegal subdivision. I have no direct knowledge of the circumstances associated with that letter. I don't know if it was ever resolved. However, my review of the file indicates it remains an open issue. I could be mistaken because CEO record-keeping back then wasn't a strength, but until proven otherwise I recommend the Town retain ownership.

I'm not positive as to your next step in these processes. Probably for the lot in question you can forward my e-mail to the party seeking to redeem the lot and they can make their case with the CEO here today.

Sound good?

Thanks!

Steve

Stephen H. Burns
Community Development Director
Town of York, Maine
186 York Street, York, ME 03909
e: sburns@yorkmaine.org
p: (207) 363-1007

From: Melissa M. Avery
Sent: Tuesday, May 07, 2013 2:47 PM
To: Stephen H. Burns
Subject: FW: Redemptions

Afternoon!

Any headway on the Roger Norton Redemptions (445 Ridge, 448 Ridge, 26 Walnut, 2 Railroad Ext)? When Jim Nadeau talked with Jennie he has said he expected them to be on the next Selectmen's Agenda, she told him she cant guarantee that happening, and to be honest without Jennie here, I don't know that I'm 100% on what the next step is! I have all the Tax Lien paperwork from Jennie, so I think I just need approvals from you and Mary-Anne and then it goes in front of the Board?

Not a problem if you haven't gotten to it yet, I know things are crazy down there right now ☺
Missy

From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

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: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____

Subject: Redemption Request: Tax Map 0094, Lot 0084 – 448 Ridge Road

TO: **BOARD OF SELECTMEN**

FROM: Melissa M. Avery

RECOMMENDATION: To allow the redemption of Tax Map 0094, Lot 0084; 448 Ridge Road

PROPOSED MOTION: I move to approve the redemption of Tax Map 0094 Lot 0084; 448 Ridge Road, 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 August 23, 2013.

Discussion: Please see attached Memo for details.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____ Reviewed By: Robert B. Yandow

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

May 31, 2013

Roger R. Norton III
PO Box 1155
York Beach, Maine 03910

RE: **Tax Foreclosure Redemption**

- Map 0094 Lot 0084 – 448 Ridge Road

Dear Roger:

Please note I am in receipt of your letter dated April 26, 2013 noting your request to redeem the above property.

I am currently processing your redemption request with intent to schedule it to be heard before the York Board of Selectmen at an upcoming meeting either on June 10 or June 24, 2013. I will send you a letter to confirm this date the week prior to the meeting.

The Finance Director provided the attached outstanding taxes due the Town totaling **$5,047.87** which includes a $200 administrative fee involved in the foreclosure disposition process. Please note this figure may have added interest applied depending on the date of payment. The Board of Selectmen customarily approves a redemption request to be paid in full by **60-days** from the approval/meeting date. If you feel you need additional time, please provide to me in writing the exact amounts with exact dates for which you intend to make these payments.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Melissa M Avery

Melissa M. Avery
Assistant to the Town Manager
186 York Street
York, Maine 03909
(207)363-1000
mmavery@yorkmaine.org

TO: Board of Selectman
FROM: Melissa M. Avery
DATE: May 31, 2013
RE: Tax Foreclosure Redemption: Map 0094-Lot 0084; 448 Ridge Road

Roger R. Norton III, former property owners of property identified as Tax Map 0094, Lot 0084, located at 448 Ridge Road in York, Maine, request to redeem this property for which the Town has a tax lien for Fiscal Years 2011 and 2012. The Town foreclosed on this property as of January 18, 2013 for non-payment of the FY2011 tax lien.

We are recommending to the Selectman that Roger R. Norton III be allowed to redeem this property providing the following conditions are met:

Condition #1 – Roger R. Norton III pay all current taxes, interest and lien costs owed, which totals $4,847.87 as of August 23, 2013.

Condition #2 – Roger R. Norton III 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 – Roger R. Norton III shall pay in full, to the Town of York, all current taxes, interest, administrative costs and lien costs, which total **$5,047.87** by no later than **August 23, 2013**. (Please note that this figure will have additional interest due on the date payment is made if after that date)

Parcel Information

Map-Lot
0094-0084

Owner(s)
Roger R. Norton Jr.

Party Requesting Redemption
Roger R. Norton, III

Size of Lot
.13 Acres

Assessed Value
$145,300

Description of Foreclosure Action
The Town has filed a tax lien on this property for the Fiscal Years 2011, 2012; The FY11 lien matured and was foreclosed on January 18, 2013

Taxes Owed
The total amount of taxes, interest and lien costs owed is $4,847.87 as of August 23, 2013; which breaks down as follows:

FY2011	$1,933.09
FY2012	$1,857.06
FY2013	$1,057.72

Summary | Detail | Notes | Payment Plan

Access

- (•) Tax Map # 0094 0084
- ( ) Linked to Tax Map # 0094 0084
- ( ) Parcels Linked to Tax Map # 0094 0084
- ( ) NORTON ROGER JR
- ( ) Linked to NORTON ROGER JR

Filters

Year

Sub System

[x] Active A/R

[ ] Hide zero balance

Late Charges

As of Date 8/23/2013

[x] Display

[x] Keep Setting

Daily Interest Amount $0.82

Bill Number	Billed	Adjusted Bill	Interest	Fee	Adjustment	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	Up To 1st I
RE7009	$983.66	$24.29					$1,007.95	$49.77	$1,057.72	$503.98	$503.97	$55
RE7012	$1,733.62						$1,733.62	$123.44	$1,857.06	$1,733.62		$1,85
RE7032	$1,693.17			$8.75			$1,701.92	$231.17	$1,933.09	$1,701.92		$1,93
TT129026	$1,481.77		$274.94	$8.59		$1,765.30	$0.00	$0.00	$0.00	$0.00		
TT118059	$1,635.48		$329.61	$8.54		$1,973.63	$0.00	$0.00	$0.00	$0.00		
TT64493	$468.43		$53.48			$521.91	$0.00	$0.00	$0.00	$0.00		
TT64492	$803.70		$103.21		($28.10)	$878.81	$0.00	$0.00	$0.00	$0.00		
TT64491	$719.10		$99.71			$818.81	$0.00	$0.00	$0.00	$0.00		
	$9,850.98		$967.93	$25.88	($37.04)	$6,388.55	$4,443.49	$404.38	$4,847.87	$3,939.52	$503.97	

Refresh | Search

Town of York

Tax Map # 0094 0084

Parcel Id 6589
448 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1300 RES ACLNDV	**Property Type**	1 Residential
Tax Code	8524 8524	**Size Total**	5663 Square Feet
FY	2013		

Tax Assessment

CURRENT YEAR INFO 2013

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
$101,200	$0	$101,200	9.96000	$1,007.95	$1,007.95

PRIOR YEAR INFO 2012

Land Value	Improvements	Total Value	Total Taxes
$145,300	$26,800	$172,100	$1,609.14

A/R Inquiry

TT (Posted) 11/28/2012

Bill Number 2013 RE7009 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$491.83	$12.15							$503.98
2 nd	$491.83	$12.14							$503.97
	$983.66	**$24.29**							**$1,007.95**
								5/1/2013 - Late Charges:	**$27.74**
								Total Due:	**$1,035.69**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/21/2012	1 st	Billed	$491.83	$491.83		Posted
8/21/2012	2 nd	Billed	$491.83	$983.66	$983.66	Posted
11/28/2012	1 st	Adjusted Bill	$12.15	$995.81		Posted
11/28/2012	2 nd	Adjusted Bill	$12.14	$1,007.95	$24.29	Posted

A/R Inquiry

Bill Number 2012 RE7012 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,733.62								$1,733.62
								5/1/2013 - Late Charges:	**$88.26**
								Total Due:	**$1,821.88**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/19/2012		Transferred Principal	$1,609.14	$1,609.14		Posted
7/19/2012		Transferred Principal	$124.48	$1,733.62		Posted

Bill Number 2011 RE7032 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,693.17			$8.75					$1,701.92
								5/1/2013 - Late Charges:	**$196.81**
								Total Due:	**$1,898.73**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/18/2011		Transferred Principal	$1,571.57	$1,571.57		Posted
7/18/2011		Transferred Principal	$121.60	$1,693.17		Posted
12/4/2012		Fee	$5.75	$1,698.92		Posted
12/4/2012		Fee	$3.00	$1,701.92		Posted

Town of York

Tax Map # 0094 0084

Parcel Id 6589
448 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1300 RES ACLNDV	**Property Type**	1 Residential
Tax Code	8524 8524	**Size Total**	5663 Square Feet
FY	2013		

Bill Number 2010 TT129026 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,481.77		$274.94	$8.59				$1,765.30	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
6/14/2010	1 st	Transferred Principal	$1,481.77	$1,481.77		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$34.54	$1,516.31		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$74.09	$1,590.40		Posted
8/16/2011		Interest	$156.01	$1,746.41		Posted
8/16/2011		Payment	($1,398.19)	$348.22		Posted
10/25/2011		Fee	$5.59	$353.81		Posted
10/25/2011		Fee	$3.00	$356.81		Posted
12/9/2011		Interest	$10.30	$367.11		Posted
12/9/2011		Payment	($367.11)	$0.00		Posted

Bill Number 2009 TT118059 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,635.48		$329.61	$8.54				$1,973.63	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/16/2009	1 st	Transferred Principal	$1,635.48	$1,635.48		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$40.08	$1,675.56		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$116.69	$1,792.25		Posted
5/25/2010	1 st	Interest	$156.42	$1,948.67		Posted
5/25/2010	1 st	Payment	($1,250.09)	$698.58		Posted
5/25/2010	1 st	Payment	($116.69)	$581.89		Posted
5/25/2010	1 st	Payment	($156.42)	$425.47		Posted
5/25/2010	1 st	Payment	($40.08)	$385.39		Posted
12/13/2010		Fee	$5.54	$390.93		Posted
12/13/2010		Fee	$3.00	$393.93		Posted
1/18/2011		Interest	$16.42	$410.35		Posted
1/18/2011		Payment	($410.35)	$0.00		Posted

Bill Number 2003 TT64493 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$468.43		$53.48					$521.91	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/10/2003	1 st	Interest	$2.20	$2.20		Posted
7/10/2003	1 st	Transferred Principal	$468.43	$470.63		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$37.84	$508.47		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$13.44	$521.91		Posted
7/10/2003	1 st	Payment	($468.43)	$53.48		Posted
7/10/2003	1 st	Payment	($13.44)	$40.04		Posted
7/10/2003	1 st	Payment	($2.20)	$37.84		Posted
7/10/2003	1 st	Payment	($37.84)	$0.00		Posted

Bill Number 2002 TT64492 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$803.70		$103.21			($28.10)		$878.81	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Town of York

Tax Map # 0094 0084

Parcel Id 6589
448 RIDGE ROAD
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1300 RES ACLNDV	**Property Type**	1 Residential
Tax Code	8524 8524	**Size Total**	5663 Square Feet
FY	2013		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/26/2002	1 st	Interest	$3.08	$3.08		Posted
7/26/2002	1 st	Transferred Principal	$803.70	$806.78		Posted
7/26/2002	1 st	Transferred (Int./Pen.)	$37.36	$844.14		Posted
7/26/2002	1 st	Transferred (Int./Pen.)	$62.77	$906.91		Posted
7/26/2002	1 st	Payment	($803.70)	$103.21		Posted
7/26/2002	1 st	Payment	($62.77)	$40.44		Posted
7/26/2002	1 st	Payment	($3.08)	$37.36		Posted
7/26/2002	1 st	Payment	($9.26)	$28.10		Posted
7/26/2002	1 st	Adjustment	($28.10)	$0.00		Posted

Bill Number 2001 TT64491 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$719.10		$99.71					$818.81	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/26/2001	1 st	Interest	$10.74	$10.74		Posted
7/26/2001	1 st	Transferred Principal	$719.10	$729.84		Posted
7/26/2001	1 st	Transferred (Int./Pen.)	$36.68	$766.52		Posted
7/26/2001	1 st	Transferred (Int./Pen.)	$52.29	$818.81		Posted
7/26/2001	1 st	Payment	($719.10)	$99.71		Posted
7/26/2001	1 st	Payment	($52.29)	$47.42		Posted
7/26/2001	1 st	Payment	($10.74)	$36.68		Posted
7/26/2001	1 st	Payment	($36.68)	$0.00		Posted

Bill Number 2000 TT64490 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$332.05		$106.98			($8.94)		$430.09	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/14/2000	1 st	Interest	$39.38	$39.38		Posted
7/14/2000	1 st	Transferred Principal	$332.05	$371.43		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$52.84	$424.27		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$14.76	$439.03		Posted
7/14/2000	1 st	Payment	($332.05)	$106.98		Posted
7/14/2000	1 st	Payment	($14.76)	$92.22		Posted
7/14/2000	1 st	Payment	($39.38)	$52.84		Posted
7/14/2000	1 st	Payment	($43.90)	$8.94		Posted
7/14/2000	1 st	Adjustment	($8.94)	$0.00		Posted

Balance:	**$3,435.54**
5/1/2013 - Total Late Charges:	**$285.07**
Total Due:	**$3,720.61**

Doc# 2012031391
Bk 16369 Pg 94
Received York SS
07/19/2012 11:46AM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 16, 2011, hereby certify that a tax of $1,617.89, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER JR
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0094 0084
Account: RE
Book: 7274 Page: 329
Location: 448 RIDGE ROAD

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $70.98 which has been added to and has become part of said tax, a total of $1,688.87 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER JR and sending certified mail, return receipt requested, to the last known address on the Monday, June 18, 2012, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00		
Recording and Discharging Lien	$ 26.00		
Certified Mail - Return Receipt Requested	$ 5.75		
Total Additional Costs	$ 44.75	Total Due:	$ 1,733.62

York, ss
State of Maine
Thursday, July 19, 2012

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A Avery

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012

Doc# 2011027622
Bk 16128 Pg 837
Received York SS
07/18/2011 1:19PM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 17, 2010, hereby certify that a tax of $1,580.16, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER JR
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0094 0084 AR_ID: 104825
Account: RE
Book: 7274 Page: 329
Location: 448 RIDGE ROAD

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $68.42 which has been added to and has become part of said tax, a total of $1,648.58 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER JR and sending certified mail, return receipt requested, to the last known address on the Wednesday, June 15, 2011, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00
Recording and Discharging Lien.....	$ 26.00
Certified Mail - Return Receipt Requested.....	$ 5.59
Total Additional Costs	$ 44.59

Total Due: $ 1,693.17

York, ss
State of Maine
Monday, July 18, 2011

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012

STATE OF MAINE
NOTICE OF IMPENDING AUTOMATIC FORECLOSURE
Title 36, MRSA Section 943

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU WILL LOSE YOUR PROPERTY UNLESS YOU PAY YOUR REAL ESTATE LIEN, INTEREST AND COSTS.

NORTON ROGER JR
PO BOX 226
YORK BEACH ME 03910-0226

December 04, 2012

MAP: 0094 0084

Account No. RE

LOCATION: 448 RIDGE ROAD
AR_ID: 170202

You are the party named on a Real Estate Lien certificate filed July 18, 2011 and recorded in York County Registry of Deeds, Book 7274 , Page 329. This filing has created a Real Estate lien Mortgage on the real estate described therein.

On , 1/18/2013 the Real Estate lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire.

IF THE REAL ESTATE LIEN FORECLOSES,
THE TOWN OF YORK WILL
OWN YOUR PROPERTY

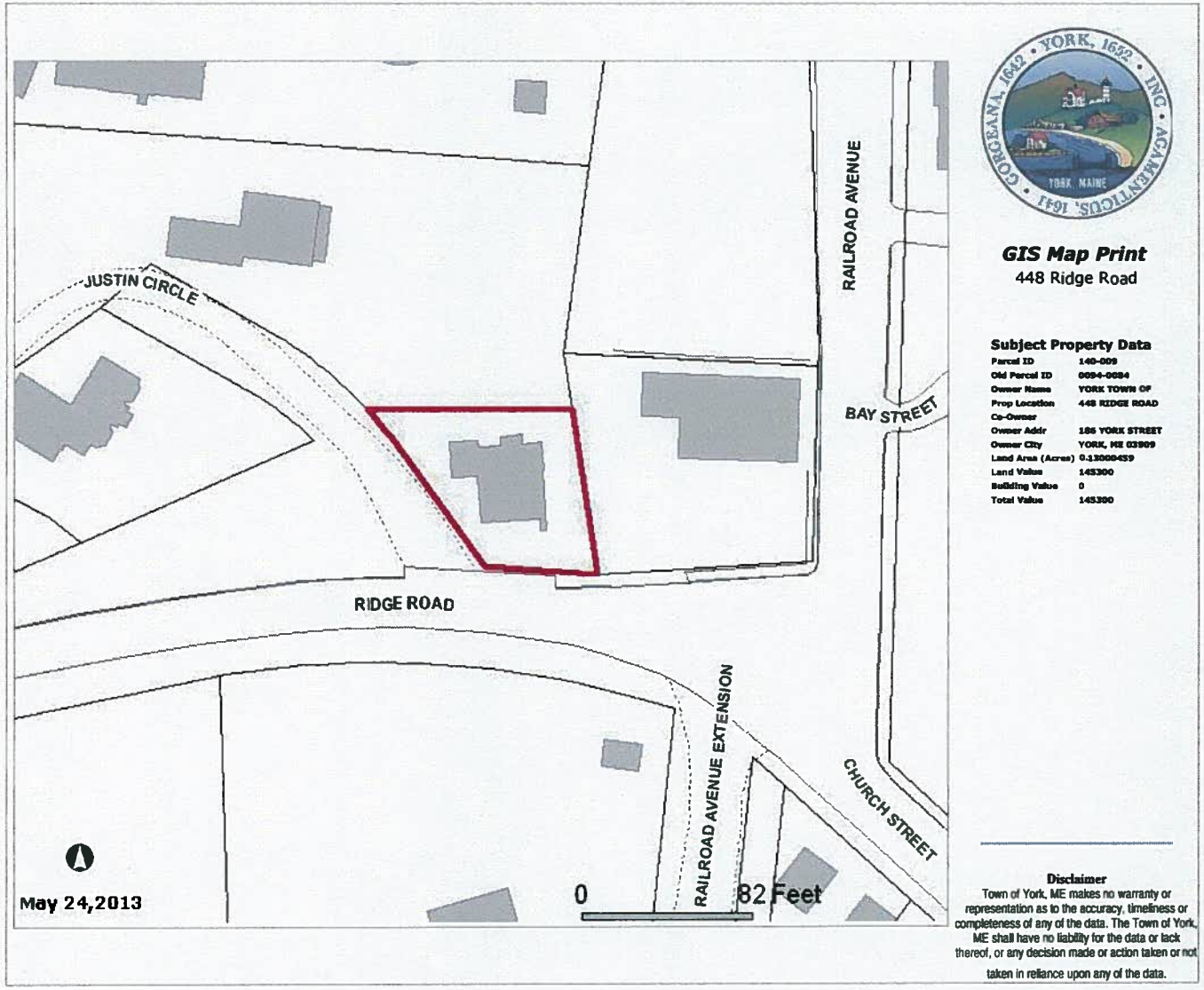
If you cannot pay the property taxes you owe, please contact 207-363-1004 to discuss this notice.

****
IF YOU ARE A DEBTOR IN BANKRUPTCY,
THIS NOTICE DOES NOT APPLY TO YOU.
****

Tracy Roy, Deputy Treasurer
Town of York
December 04, 2012

Amount Due

Lien Amount	$1,693.17
Lien Cost	$0.00
Interest	$152.21
Fee	$3.00
Cert Mail Fee	$5.75
Total Due	$1,854.13



GIS Map Print
448 Ridge Road

Subject Property Data

Parcel ID	140-009
Old Parcel ID	0094-0084
Owner Name	YORK TOWN OF
Prop Location	448 RIDGE ROAD
Co-Owner	
Owner Addr	186 YORK STREET
Owner City	YORK, ME 03909
Land Area (Acres)	0.13000459
Land Value	145300
Building Value	0
Total Value	145300

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.

RECEIVED
APR 29 2013
mma

April 26, 2013

Roger (Rusty) R. Norton III, Personal Representative
P.O. Box 1155
York Beach, ME 03910

RE: Lien Certificate Items:
445 Ridge Road – AR_ID 168667
448 Ridge Road – AR_ID 170202
26 Walnut Street – AR_ID 168913
2 Railroad Ave Ext. AR_ID 170286

Attn: Tracy Roy, Deputy Treasurer, York, ME OR To Whom It May Concern:

My name is Roger (Rusty) R. Norton, III and I am recently designated as the personal representative (PR) for all matters related to the Norton Estate, its heirs and assigns.

It has come to my recent attention that the aforementioned parcels above, have received a filing (real estate lien certificate) tantamount to a creating a RE lien Mortgage.

I am therefore noticing the appropriate authority at the York Town Hall that I request a full and complete redemption of each of the four properties referenced above, for payment of lien amount(s), interest, fee(s) and miscellaneous costs as per notice(s) dated 12-4-12 (herein enclosed, please find a copy of said notices).

I've instructed Jim Nadeau, of JN & Associates, York ME to assist me in administering and coordinating the process by which I "redeem" each of these properties for the Norton Estate in full and in the most expedient manner possible.

He has full authorization to act as my agent to complete this task. Please contact him at 207-337-3687 to determine what steps are necessary to resolve this matter.

Thank you, in advance, for your assistance.

Sincerely,

Roger R Norton III

Roger R. Norton, III
Cc: Jim Nadeau, JN & Associates – jimn@maine.rr.com
David Ballou, Esq., Ballou & Bedell

Melissa M. Avery

From: Mary-Anne Szeniawski
Sent: Wednesday, May 01, 2013 10:29 AM
To: Melissa M. Avery; Stephen H. Burns
Subject: RE: Redemptions

Follow Up Flag: Follow up
Flag Status: Completed

Missy,
The only property that raises a flag to me is the 11 Shore Road, formerly owned by Julie Petrone. I believe she is affiliated with the Rivers/Obrien/LAO properties. Do you know if any of those parties owe the town anything, ie monies for a culvert, signs, building permits and the like? If so, perhaps if there is a tie, those debts could be paid. It might take some digging also and not be worth the while.

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

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From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

Thanks!
Missy ☺

____Melissa M. Avery____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909

Melissa M. Avery

From: Stephen H. Burns
Sent: Tuesday, May 07, 2013 3:52 PM
To: Melissa M. Avery
Cc: Jennie McCann; Mary-Anne Szeniawski; Robert G. Yandow; Amber Harrison
Subject: RE: Redemptions

Hi Missy,

From a code enforcement perspective, I'm OK with all but one of the proposed redemptions. The one exception is 4 Trafton Mill Road (Map 0096 Lot 0034). There is a letter in the file from Mark Badger, Assistant CEO, dated 12/20/2001 which flags an illegal subdivision. I have no direct knowledge of the circumstances associated with that letter. I don't know if it was ever resolved. However, my review of the file indicates it remains an open issue. I could be mistaken because CEO record-keeping back then wasn't a strength, but until proven otherwise I recommend the Town retain ownership.

I'm not positive as to your next step in these processes. Probably for the lot in question you can forward my e-mail to the party seeking to redeem the lot and they can make their case with the CEO here today.

Sound good?

Thanks!

Steve

Stephen H. Burns
Community Development Director
Town of York, Maine
186 York Street, York, ME 03909
e: sburns@yorkmaine.org
p: (207) 363-1007

From: Melissa M. Avery
Sent: Tuesday, May 07, 2013 2:47 PM
To: Stephen H. Burns
Subject: FW: Redemptions

Afternoon!

Any headway on the Roger Norton Redemptions (445 Ridge, 448 Ridge, 26 Walnut, 2 Railroad Ext)? When Jim Nadeau talked with Jennie he has said he expected them to be on the next Selectmen's Agenda, she told him she cant guarantee that happening, and to be honest without Jennie here, I don't know that I'm 100% on what the next step is! I have all the Tax Lien paperwork from Jennie, so I think I just need approvals from you and Mary-Anne and then it goes in front of the Board?

Not a problem if you haven't gotten to it yet, I know things are crazy down there right now ☺
Missy

From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

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: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____
Subject: Redemption Request: Tax Map 0030, Lot 0033-D – 26 Walnut Street	

TO: BOARD OF SELECTMEN

FROM: Melissa M. Avery

RECOMMENDATION: To allow the redemption of Tax Map 0030, Lot 0033-D; 26 Walnut Street

PROPOSED MOTION: I move to approve the redemption of Tax Map 0030 Lot 0033-D; 26 Walnut Street, 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 August 23, 2013.

Discussion: Please see attached Memo for details.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____ Reviewed By: Robert B. Yandow

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

May 31, 2013

Roger R. Norton III
PO Box 1155
York Beach, Maine 03910

RE: **Tax Foreclosure Redemption**

- Map 0030 Lot 0033-D – 26 Walnut Street

Dear Roger:

Please note I am in receipt of your letter dated April 26, 2013 noting your request to redeem the above property.

I am currently processing your redemption request with intent to schedule it to be heard before the York Board of Selectmen at an upcoming meeting either on June 10 or June 24, 2013. I will send you a letter to confirm this date the week prior to the meeting.

The Finance Director provided the attached outstanding taxes due the Town totaling **$5,72.80** which includes a $200 administrative fee involved in the foreclosure disposition process. Please note this figure may have added interest applied depending on the date of payment. The Board of Selectmen customarily approves a redemption request to be paid in full by **60-days** from the approval/meeting date. If you feel you need additional time, please provide to me in writing the exact amounts with exact dates for which you intend to make these payments.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Melissa M Avery

Melissa M. Avery
Assistant to the Town Manager
186 York Street
York, Maine 03909
(207)363-1000
mmavery@yorkmaine.org

TO: Board of Selectman
FROM: Melissa M. Avery
DATE: May 31, 2013
RE: Tax Foreclosure Redemption: Map 0030-Lot 0033-D; 26 Walnut Street

Roger R. Norton III, former property owners of property identified as Tax Map 0030, Lot 0033-D, located at 26 Walnut Street in York, Maine, request to redeem this property for which the Town has a tax lien for Fiscal Years 2011 and 2012. The Town foreclosed on January 18, 2013 for non-payment of the FY2011 tax lien.

We are recommending to the Selectman that Roger R. Norton III be allowed to redeem this property providing the following conditions are met:

Condition #1 – Roger R. Norton III pay all current taxes, interest and lien costs owed, which totals $5,523.80 as of August 23, 2013.

Condition #2 – Roger R. Norton III 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 – Roger R. Norton III shall pay in full, to the Town of York, all current taxes, interest, administrative costs and lien costs, which total **$5,723.80** by no later than **August 23, 2013**. (Please note that this figure will have additional interest due on the date payment is made if after that date)

Parcel Information

Map-Lot
0030-0033-D

Owner(s)
Roger R. Norton Jr.

Party Requesting Redemption
Roger R. Norton, III

Size of Lot
.09 Acres

Assessed Value
$156,500

Description of Foreclosure Action
The Town has filed a tax lien on this property for the Fiscal Years 2011 and 2012. The FY11 lien matured and was foreclosed on January 18, 2013

Taxes Owed
The total amount of taxes, interest and lien costs owed is $5,523.80 as of February 12, 2013; which breaks down as follows:

FY2011	$1,979.68
FY2012	$1,908.41
FY2013	$1,635.71

Summary | Detail | Notes | Payment Plan

Access

- (•) Tax Map # 0030 0033 D
- ( ) Linked to Tax Map # 0030 0033 D
- ( ) Parcels Linked to Tax Map # 0030 0033 D
- ( ) NORTON ROGER R SR HRS
- ( ) Linked to NORTON ROGER R SR HRS

Filters

Year

Sub System

[x] Active A/R

[ ] Hide zero balance

Late Charges

As of Date 8/23/2013

[x] Display

[x] Keep Setting

Daily Interest Amount $0.93

Sub System	Bill Number	Billed	Adjusted Bill	Interest	Fee	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	Up T
Real Property Tax	RE7014	$1,521.18	$37.56				$1,558.74	$76.97	$1,635.71	$779.37	$779.37	
Tax Title	RE7016	$1,781.45					$1,781.45	$126.96	$1,908.41	$1,781.45		
Tax Title	RE7036	$1,734.00			$8.75		$1,742.75	$236.93	$1,979.68	$1,742.75		
Tax Title	TT130167	$1,518.66		$315.30	$8.59	$1,842.55	$0.00	$0.00	$0.00	$0.00		
Tax Title	TT119222	$1,462.02		$284.54	$8.54	$1,755.10	$0.00	$0.00	$0.00	$0.00		
Tax Title	TT70418	$388.50		$36.87	$5.00	$430.37	$0.00	$0.00	$0.00	$0.00		
		$8,405.81		$636.71	$30.88	$4,028.02	$5,082.94	$440.86	$5,523.80	$4,303.57	$779.37	

Refresh | Search

Town of York

Tax Map # 0030 0033 D

Parcel Id 2571

26 WALNUT STREET

NORTON ROGER R SR HRS Since Apr 1920

PO BOX 226

YORK BEACH ME 03910

Class	1300 RES ACLNDV	**Property Type**	1 Residential
Tax Code	2964 2964	**Size Total**	3920 Square Feet
FY	2013		

Tax Assessment

CURRENT YEAR INFO 2013

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
$156,500	$0	$156,500	9.96000	$1,558.74	$1,558.74

PRIOR YEAR INFO 2012

Land Value	Improvements	Total Value	Total Taxes
$177,000	$0	$177,000	$1,654.95

A/R Inquiry

TT (Posted) 11/28/2012

Bill Number 2013 RE7014 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$760.59	$18.78							$779.37
2 nd	$760.59	$18.78							$779.37
	$1,521.18	**$37.56**							**$1,558.74**
								5/1/2013 - Late Charges:	**$42.89**
								Total Due:	**$1,601.63**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/21/2012	1 st	Billed	$760.59	$760.59		Posted
8/21/2012	2 nd	Billed	$760.59	$1,521.18	$1,521.18	Posted
11/28/2012	1 st	Adjusted Bill	$18.78	$1,539.96		Posted
11/28/2012	2 nd	Adjusted Bill	$18.78	$1,558.74	$37.56	Posted

A/R Inquiry

Bill Number 2012 RE7016 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,781.45								$1,781.45
								5/1/2013 - Late Charges:	**$90.77**
								Total Due:	**$1,872.22**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/19/2012		Transferred Principal	$1,654.95	$1,654.95		Posted
7/19/2012		Transferred Principal	$126.50	$1,781.45		Posted

Bill Number 2011 RE7036 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,734.00			$8.75					$1,742.75
								5/1/2013 - Late Charges:	**$201.71**
								Total Due:	**$1,944.46**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/18/2011		Transferred Principal	$1,610.70	$1,610.70		Posted
7/18/2011		Transferred Principal	$123.30	$1,734.00		Posted
12/4/2012		Fee	$5.75	$1,739.75		Posted
12/4/2012		Fee	$3.00	$1,742.75		Posted

Town of York

Tax Map # 0030 0033 D

Parcel Id 2571
26 WALNUT STREET
NORTON ROGER R SR HRS Since Apr 1920
PO BOX 226
YORK BEACH ME 03910

Class	1300 RES ACLNDV	**Property Type**	1 Residential
Tax Code	2964 2964	**Size Total**	3920 Square Feet
FY	2013		

Bill Number 2010 TT130167 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,518.66		$315.30	$8.59				$1,842.55	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
6/14/2010	1 st	Transferred Principal	$1,518.66	$1,518.66		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$34.54	$1,553.20		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$75.93	$1,629.13		Posted
10/25/2011		Fee	$5.59	$1,634.72		Posted
10/25/2011		Fee	$3.00	$1,637.72		Posted
12/9/2011		Interest	$204.83	$1,842.55		Posted
12/9/2011		Payment	($1,842.55)	$0.00		Posted

Bill Number 2009 TT119222 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,462.02		$284.54	$8.54				$1,755.10	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/16/2009	1 st	Transferred Principal	$1,462.02	$1,462.02		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$40.08	$1,502.10		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$104.31	$1,606.41		Posted
5/25/2010	1 st	Interest	$139.83	$1,746.24		Posted
5/25/2010	1 st	Payment	($1,317.78)	$428.46		Posted
5/25/2010	1 st	Payment	($104.31)	$324.15		Posted
5/25/2010	1 st	Payment	($139.83)	$184.32		Posted
5/25/2010	1 st	Payment	($40.08)	$144.24		Posted
12/13/2010		Fee	$5.54	$149.78		Posted
12/13/2010		Fee	$3.00	$152.78		Posted
1/18/2011		Interest	$0.32	$153.10		Posted
1/18/2011		Payment	($153.10)	$0.00		Posted

Bill Number 2005 TT70418 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$388.50		$36.87	$5.00				$430.37	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/17/2005	1 st	Transferred Principal	$388.50	$388.50		Posted
8/17/2005	1 st	Transferred (Int./Pen.)	$19.84	$408.34		Posted
8/17/2005	1 st	Transferred (Int./Pen.)	$13.61	$421.95		Posted
9/17/2005	1 st	Fee	$5.00	$426.95		Posted
10/3/2005	1 st	Interest	$3.42	$430.37		Posted
10/3/2005	1 st	Payment	($388.50)	$41.87		Posted
10/3/2005	1 st	Payment	($13.61)	$28.26		Posted
10/3/2005	1 st	Payment	($3.42)	$24.84		Posted
10/3/2005	1 st	Payment	($24.84)	$0.00		Posted

Balance:	**$3,524.20**
5/1/2013 - Total Late Charges:	**$292.48**
Total Due:	**$3,816.68**

STATE OF MAINE
NOTICE OF IMPENDING AUTOMATIC FORECLOSURE
Title 36, M.R.S.A. Section 943

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU WILL LOSE YOUR PROPERTY UNLESS YOU PAY YOUR REAL ESTATE LIEN, INTEREST AND COSTS.

NORTON ROGER R SR HRS
PO BOX 226
YORK BEACH ME 03910

November 02, 2011

MAP: 0030 0033 D

Account No. RE

LOCATION: 26 WALNUT STREET

AR_ID: 46705

You are the party named on a Real Estate Lien certificate filed on June 15, 2010 and recorded in Book 1 , Page 1 in the York County Registry of Deeds. This filing has created a Real Estate lien Mortgage on the real estate described therein.

On , 12/15/2011, the Real Estate lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire.

IF THE REAL ESTATE LIEN FORECLOSES,
THE TOWN OF YORK WILL
OWN YOUR PROPERTY.

If you cannot pay the property taxes you owe, please contact me to discuss this notice.

****
IF YOU ARE A DEBTOR IN BANKRUPTCY,
THIS NOTICE DOES NOT APPLY TO YOU.
****

Tracy Roy, Deputy Treasurer
Town of York
11/2/2011 12:00:00AM

NOTICE: The municipality has a policy, pursuant to 36 M.R.S.A. § 906, to apply all payments to the oldest outstanding tax obligation. Contact the Treasurer if you are uncertain of teh status of the taxes on the property referred to in the tax lien certificate described above.

STATE OF MAINE
NOTICE OF IMPENDING AUTOMATIC FORECLOSURE
Title 36, MRSA Section 943

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU WILL LOSE YOUR PROPERTY UNLESS YOU PAY YOUR REAL ESTATE LIEN, INTEREST AND COSTS.

NORTON ROGER R SR HRS
PO BOX 226
YORK BEACH ME 03910

December 04, 2012

MAP: 0030 0033 D

Account No. RE

LOCATION: 26 WALNUT STREET

AR_ID: 168913

You are the party named on a Real Estate Lien certificate filed July 18, 2011 and recorded in York County Registry of Deeds, Book 1 , Page 1. This filing has created a Real Estate lien Mortgage on the real estate described therein.

On , 1/18/2013 the Real Estate lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire.

IF THE REAL ESTATE LIEN FORECLOSES,
THE TOWN OF YORK WILL
OWN YOUR PROPERTY

If you cannot pay the property taxes you owe, please contact 207-363-1004 to discuss this notice.

****
IF YOU ARE A DEBTOR IN BANKRUPTCY,
THIS NOTICE DOES NOT APPLY TO YOU,
****

Tracy Roy, Deputy Treasurer
Town of York
December 04, 2012

Amount Due

Lien Amount	$1,734.00
Lien Cost	$0.00
Interest	$156.00
Fee	$3.00
Cert Mail Fee	$5.75
Total Due	$1,898.75

Doc# 2012031237
Bk 16368 Pg 940
Received York SS
07/19/2012 11:46AM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 16, 2011, hereby certify that a tax of $1,663.70, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R SR HRS
PO BOX 226
YORK BEACH ME 03910

As owner/s thereof, and described as follows:

Map Lot: 0030 0033 D
Account: RE
Book: 1 Page: 1
Location: 26 WALNUT STREET

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $73.00 which has been added to and has become part of said tax, a total of $1,736.70 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R SR HRS and sending certified mail, return receipt requested, to the last known address on the Monday, June 18, 2012, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00		
Recording and Discharging Lien	$ 26.00		
Certified Mail - Return Receipt Requested	$ 5.75		
Total Additional Costs	$ 44.75	Total Due:	$ 1,781.45

York, ss
State of Maine
Thursday, July 19, 2012

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A Avery

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012

Doc# 2011027416
Bk 16128 Pg 631
Received York SS
07/18/2011 1:19PM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 17, 2010, hereby certify that a tax of $1,619.29, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R SR HRS
PO BOX 226
YORK BEACH ME 03910

As owner/s thereof, and described as follows:

Map Lot: 0030 0033 D AR_ID: 66109
Account: RE
Book: 1 Page: 1
Location: 26 WALNUT STREET

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $70.12 which has been added to and has become part of said tax, a total of $1,689.41 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R SR HRS and sending certified mail, return receipt requested, to the last known address on the Wednesday, June 15, 2011, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski
Tax Collector
York, Maine

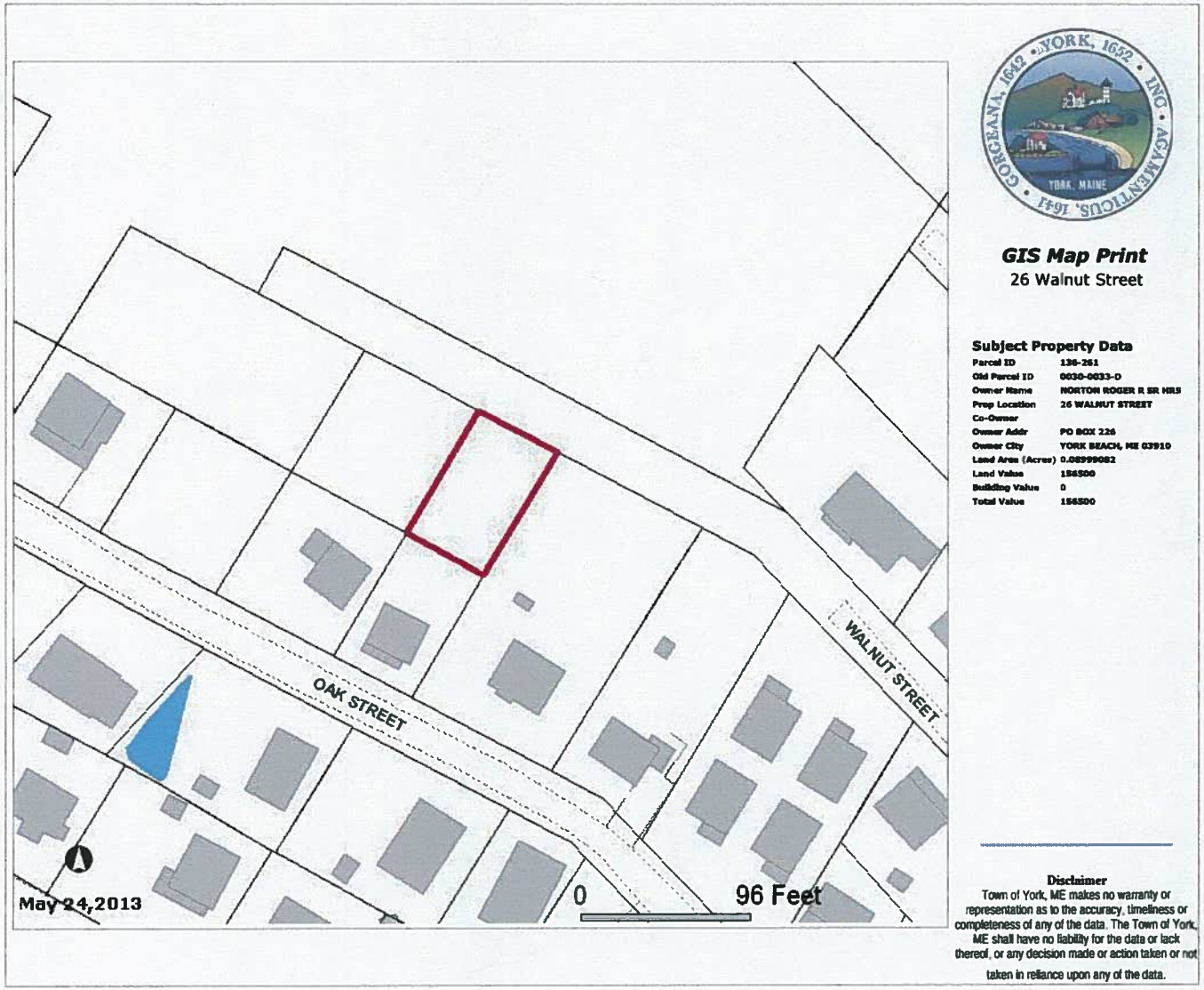
Additional Costs	$ 13.00
Recording and Discharging Lien.....	$ 26.00
Certified Mail - Return Receipt Requested.....	$ 5.59
Total Additional Costs	$ 44.59

Total Due: $ 1,734.00

York, ss
State of Maine
Monday, July 18, 2011

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012



GIS Map Print
26 Walnut Street

Subject Property Data

Parcel ID	136-261
Old Parcel ID	0030-0033-D
Owner Name	NORTON ROGER R SR HRS
Prop Location	26 WALNUT STREET
Co-Owner	
Owner Addr	PO BOX 226
Owner City	YORK BEACH, ME 03910
Land Area (Acres)	0.08999082
Land Value	156500
Building Value	0
Total Value	156500

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.

RECEIVED
APR 29 2013
mma

April 26, 2013

Roger (Rusty) R. Norton III, Personal Representative
P.O. Box 1155
York Beach, ME 03910

RE: Lien Certificate Items:
445 Ridge Road – AR_ID 168667
448 Ridge Road – AR_ID 170202
26 Walnut Street – AR_ID 168913
2 Railroad Ave Ext. AR_ID 170286

Attn: Tracy Roy, Deputy Treasurer, York, ME OR To Whom It May Concern:

My name is Roger (Rusty) R. Norton, III and I am recently designated as the personal representative (PR) for all matters related to the Norton Estate, its heirs and assigns.

It has come to my recent attention that the aforementioned parcels above, have received a filing (real estate lien certificate) tantamount to a creating a RE lien Mortgage.

I am therefore noticing the appropriate authority at the York Town Hall that I request a full and complete redemption of each of the four properties referenced above, for payment of lien amount(s), interest, fee(s) and miscellaneous costs as per notice(s) dated 12-4-12 (herein enclosed, please find a copy of said notices).

I've instructed Jim Nadeau, of JN & Associates, York ME to assist me in administering and coordinating the process by which I "redeem" each of these properties for the Norton Estate in full and in the most expedient manner possible.

He has full authorization to act as my agent to complete this task. Please contact him at 207-337-3687 to determine what steps are necessary to resolve this matter.

Thank you, in advance, for your assistance.

Sincerely,

Roger R. Norton III

Roger R. Norton, III
Cc: Jim Nadeau, JN & Associates – jimn@maine.rr.com
David Ballou, Esq., Ballou & Bedell

Melissa M. Avery

From: Mary-Anne Szeniawski
Sent: Wednesday, May 01, 2013 10:29 AM
To: Melissa M. Avery; Stephen H. Burns
Subject: RE: Redemptions

Follow Up Flag: Follow up
Flag Status: Completed

Missy,
The only property that raises a flag to me is the 11 Shore Road, formerly owned by Julie Petrone. I believe she is affiliated with the Rivers/Obrien/LAO properties. Do you know if any of those parties owe the town anything, ie monies for a culvert, signs, building permits and the like? If so, perhaps if there is a tie, those debts could be paid. It might take some digging also and not be worth the while.

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

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From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

Thanks!
Missy ☺

____Melissa M. Avery____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909

Melissa M. Avery

From: Stephen H. Burns
Sent: Tuesday, May 07, 2013 3:52 PM
To: Melissa M. Avery
Cc: Jennie McCann; Mary-Anne Szeniawski; Robert G. Yandow; Amber Harrison
Subject: RE: Redemptions

Hi Missy,

From a code enforcement perspective, I'm OK with all but one of the proposed redemptions. The one exception is 4 Trafton Mill Road (Map 0096 Lot 0034). There is a letter in the file from Mark Badger, Assistant CEO, dated 12/20/2001 which flags an illegal subdivision. I have no direct knowledge of the circumstances associated with that letter. I don't know if it was ever resolved. However, my review of the file indicates it remains an open issue. I could be mistaken because CEO record-keeping back then wasn't a strength, but until proven otherwise I recommend the Town retain ownership.

I'm not positive as to your next step in these processes. Probably for the lot in question you can forward my e-mail to the party seeking to redeem the lot and they can make their case with the CEO here today.

Sound good?

Thanks!

Steve

Stephen H. Burns
Community Development Director
Town of York, Maine
186 York Street, York, ME 03909
e: sburns@yorkmaine.org
p: (207) 363-1007

From: Melissa M. Avery
Sent: Tuesday, May 07, 2013 2:47 PM
To: Stephen H. Burns
Subject: FW: Redemptions

Afternoon!

Any headway on the Roger Norton Redemptions (445 Ridge, 448 Ridge, 26 Walnut, 2 Railroad Ext)? When Jim Nadeau talked with Jennie he has said he expected them to be on the next Selectmen's Agenda, she told him she cant guarantee that happening, and to be honest without Jennie here, I don't know that I'm 100% on what the next step is! I have all the Tax Lien paperwork from Jennie, so I think I just need approvals from you and Mary-Anne and then it goes in front of the Board?

Not a problem if you haven't gotten to it yet, I know things are crazy down there right now ☺
Missy

From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

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: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____

Subject: Redemption Request: Tax Map 0027, Lot 0006-A – 2 Railroad Avenue Extension

TO: **BOARD OF SELECTMEN**

FROM: Melissa M. Avery

RECOMMENDATION: To allow the redemption of Tax Map 0027, Lot 0006-A; 2 Railroad Avenue Extension

PROPOSED MOTION: I move to approve the redemption of Tax Map 0027 Lot 0006-A; 2 Railroad Avenue Extension, 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 August 23, 2013.

Discussion: Please see attached Memo for details.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____ Reviewed By: Robert B. Gardner

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

May 31, 2013

Roger R. Norton III
PO Box 1155
York Beach, Maine 03910

RE: **Tax Foreclosure Redemption**

- Map 0027 Lot 0006-A – 2 Railroad Avenue Extension

Dear Roger:

Please note I am in receipt of your letter dated April 26, 2013 noting your request to redeem the above property.

I am currently processing your redemption request with intent to schedule it to be heard before the York Board of Selectmen at an upcoming meeting either on June 10 or June 24, 2013. I will send you a letter to confirm this date the week prior to the meeting.

The Finance Director provided the attached outstanding taxes due the Town totaling **$744.42** which includes a $200 administrative fee involved in the foreclosure disposition process. Please note this figure may have added interest applied depending on the date of payment. The Board of Selectmen customarily approves a redemption request to be paid in full by **60-days** from the approval/meeting date. If you feel you need additional time, please provide to me in writing the exact amounts with exact dates for which you intend to make these payments.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Melissa M Avery

Melissa M. Avery
Assistant to the Town Manager
186 York Street
York, Maine 03909
(207)363-1000
mmavery@yorkmaine.org

TO: Board of Selectman
FROM: Melissa M. Avery
DATE: May 31, 2013
RE: Tax Foreclosure Redemption: Map 0027-Lot 0006-A; 2 Railroad Avenue Ext.

Roger R. Norton III, former property owners of property identified as Tax Map 0027, Lot 0006-A, located at 2 Railroad Avenue Extension in York, Maine, request to redeem this property for which the Town has a tax lien for Fiscal Years 2011 and 2012. The Town foreclosed on January 18, 2013 for non-payment of the FY2011 tax lien.

We are recommending to the Selectman that Roger R. Norton III be allowed to redeem this property providing the following conditions are met:

Condition #1 – Roger R. Norton III pay all current taxes, interest and lien costs owed, which totals $544.42 as of August 23, 2013.

Condition #2 – Roger R. Norton III 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 – Roger R. Norton III shall pay in full, to the Town of York, all current taxes, interest, administrative costs and lien costs, which total **$744.42** by no later than **August 23, 2013**. (Please note that this figure will have additional interest due on the date payment is made if after that date)

Parcel Information

Map-Lot
0027-0006-A

Owner(s)
Roger R. Norton Jr.

Party Requesting Redemption
Roger R. Norton, III

Size of Lot
.69 Acres

Assessed Value
$17,800

Description of Foreclosure Action
The Town has filed a tax lien on this property for the Fiscal Years 2011, 2012 and 2013. The FY11 lien matured and was foreclosed on January 18, 2013

Taxes Owed
The total amount of taxes, interest and lien costs owed is $544.42 as of August 23, 2013; which breaks down as follows:

FY2011	$211.45
FY2012	$202.32
FY2013	$130.65

Summary | Detail | Notes | Payment Plan

Access

- (•) Tax Map # 0027 0006 A
- ( ) Linked to Tax Map # 0027 0006 A
- ( ) Parcels Linked to Tax Map # 0027 0006 A
- ( ) NORTON ROGER R JR
- ( ) Linked to NORTON ROGER R JR

Filters

Year

Sub System

[x] Active A/R

[ ] Hide zero balance

Late Charges

As of Date 8/23/2013

[x] Display

[x] Keep Setting

Daily Interest Amount $0.09

Bill Number	Billed	Adjusted Bill	Interest	Fee	Adjustment	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	Up To 1st Due
RE7012	$121.50	$3.00					$124.50	$6.15	$130.65	$62.25	$62.25	$68.40
RE7014	$192.13						$192.13	$10.19	$202.32	$192.13		$202.32
RE7034	$184.23			$8.75			$192.98	$18.47	$211.45	$192.98		$211.45
TT124764	$118.40		$58.47			$176.87	$0.00	$0.00	$0.00	$0.00		
TT113852	$119.77		$74.51	$8.54		$202.82	$0.00	$0.00	$0.00	$0.00		
TT35582	$52.27		$39.87			$92.14	$0.00	$0.00	$0.00	$0.00		
TT35580	$142.80		$62.03			$204.83	$0.00	$0.00	$0.00	$0.00		
TT35579	$65.94		$63.59		($8.94)	$120.59	$0.00	$0.00	$0.00	$0.00		
	$997.04		$298.47	$17.29	($8.94)	$797.25	$509.61	$34.81	$544.42	$447.36	$62.25	

Refresh | Search

Town of York

Tax Map # 0027 0006 A

Parcel Id 6732

2 RAILROAD AVE EXT

YORK TOWN OF Since Jan 2013

186 YORK STREET

YORK ME 03909

Class	1320 RES ACLNUD	**Property Type**	1 Residential
Tax Code	8712 8712	**Size Total**	30056 Square Feet
FY	2013		

Tax Assessment

CURRENT YEAR INFO 2013

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
$12,500	$0	$12,500	9.96000	$124.50	$124.50

PRIOR YEAR INFO 2012

Land Value	Improvements	Total Value	Total Taxes
$14,200	$0	$14,200	$132.77

A/R Inquiry

TT (Posted) 11/28/2012

Bill Number 2013 RE7012 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$60.75	$1.50							$62.25
2 nd	$60.75	$1.50							$62.25
	$121.50	**$3.00**							**$124.50**
								5/1/2013 - Late Charges:	**$3.43**
								Total Due:	**$127.93**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/21/2012	1 st	Billed	$60.75	$60.75		Posted
8/21/2012	2 nd	Billed	$60.75	$121.50	$121.50	Posted
11/28/2012	1 st	Adjusted Bill	$1.50	$123.00		Posted
11/28/2012	2 nd	Adjusted Bill	$1.50	$124.50	$3.00	Posted

A/R Inquiry

Bill Number 2012 RE7014 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$192.13								$192.13
								5/1/2013 - Late Charges:	**$7.28**
								Total Due:	**$199.41**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/19/2012		Transferred Principal	$132.77	$132.77		Posted
7/19/2012		Transferred Principal	$59.36	$192.13		Posted

Bill Number 2011 RE7034 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$184.23			$8.75					$192.98
								5/1/2013 - Late Charges:	**$15.73**
								Total Due:	**$208.71**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/18/2011		Transferred Principal	$125.58	$125.58		Posted
7/18/2011		Transferred Principal	$58.65	$184.23		Posted
12/4/2012		Fee	$5.75	$189.98		Posted
12/4/2012		Fee	$3.00	$192.98		Posted

Town of York

Tax Map # 0027 0006 A

Parcel Id 6732
2 RAILROAD AVE EXT
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1320 RES ACLNUD	**Property Type**	1 Residential
Tax Code	8712 8712	**Size Total**	30056 Square Feet
FY	2013		

Bill Number 2010 TT124764 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$118.40		$58.47					$176.87	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
6/14/2010	1 st	Transferred Principal	$118.40	$118.40		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$40.08	$158.48		Posted
6/14/2010	1 st	Transferred (Int./Pen.)	$5.92	$164.40		Posted
8/16/2011		Interest	$12.47	$176.87		Posted
8/16/2011		Payment	($176.87)	$0.00		Posted

Bill Number 2009 TT113852 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$119.77		$74.51	$8.54				$202.82	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/16/2009	1 st	Transferred Principal	$119.77	$119.77		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$51.16	$170.93		Posted
7/16/2009	1 st	Transferred (Int./Pen.)	$8.55	$179.48		Posted
5/25/2010	1 st	Interest	$11.45	$190.93		Posted
5/25/2010	1 st	Payment	($61.61)	$129.32		Posted
5/25/2010	1 st	Payment	($8.55)	$120.77		Posted
5/25/2010	1 st	Payment	($11.45)	$109.32		Posted
5/25/2010	1 st	Payment	($51.16)	$58.16		Posted
12/13/2010		Fee	$5.54	$63.70		Posted
12/13/2010		Fee	$3.00	$66.70		Posted
1/18/2011		Interest	$3.35	$70.05		Posted
1/18/2011		Payment	($70.05)	$0.00		Posted

Bill Number 2003 TT35582 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$52.27		$39.87					$92.14	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/10/2003	1 st	Interest	$0.53	$0.53		Posted
7/10/2003	1 st	Transferred Principal	$52.27	$52.80		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$37.84	$90.64		Posted
7/10/2003	1 st	Transferred (Int./Pen.)	$1.50	$92.14		Posted
7/10/2003	1 st	Payment	($52.27)	$39.87		Posted
7/10/2003	1 st	Payment	($1.50)	$38.37		Posted
7/10/2003	1 st	Payment	($0.53)	$37.84		Posted
7/10/2003	1 st	Payment	($37.84)	$0.00		Posted

Bill Number 2001 TT35580 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$142.80		$62.03					$204.83	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/26/2001	1 st	Interest	$14.97	$14.97		Posted
7/26/2001	1 st	Transferred Principal	$142.80	$157.77		Posted

Town of York

Tax Map # 0027 0006 A

Parcel Id 6732
2 RAILROAD AVE EXT
YORK TOWN OF Since Jan 2013
186 YORK STREET
YORK ME 03909

Class	1320 RES ACLNUD	**Property Type**	1 Residential
Tax Code	8712 8712	**Size Total**	30056 Square Feet
FY	2013		

7/26/2001	1 st	Transferred (Int./Pen.)	$36.68	$194.45	Posted
7/26/2001	1 st	Transferred (Int./Pen.)	$10.38	$204.83	Posted
7/26/2001	1 st	Payment	($142.80)	$62.03	Posted
7/26/2001	1 st	Payment	($10.38)	$51.65	Posted
7/26/2001	1 st	Payment	($14.97)	$36.68	Posted
7/26/2001	1 st	Payment	($36.68)	$0.00	Posted

Bill Number 2000 TT35579 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$65.94		$63.59			($8.94)		$120.59	$0.00
								5/1/2013 - Late Charges:	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
7/14/2000	1 st	Adjustment	$1.12	$1.12		Posted
7/14/2000	1 st	Interest	$7.82	$8.94		Posted
7/14/2000	1 st	Transferred Principal	$65.94	$74.88		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$52.84	$127.72		Posted
7/14/2000	1 st	Transferred (Int./Pen.)	$2.93	$130.65		Posted
7/14/2000	1 st	Payment	($65.94)	$64.71		Posted
7/14/2000	1 st	Payment	($2.93)	$61.78		Posted
7/14/2000	1 st	Payment	($7.82)	$53.96		Posted
7/14/2000	1 st	Payment	($43.90)	$10.06		Posted
7/14/2000	1 st	Adjustment	($10.06)	$0.00		Posted

Balance:	**$385.11**
5/1/2013 - Total Late Charges:	**$23.01**
Total Due:	**$408.12**

STATE OF MAINE
NOTICE OF IMPENDING AUTOMATIC FORECLOSURE
Title 36, MRSA Section 943

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU WILL LOSE YOUR PROPERTY UNLESS YOU PAY YOUR REAL ESTATE LIEN, INTEREST AND COSTS.

NORTON ROGER R JR
PO BOX 226
YORK BEACH ME 03910-0226

December 04, 2012

MAP: 0027 0006 A

Account No. RE

LOCATION: 2 RAILROAD AVE EXT
AR_ID: 170286

You are the party named on a Real Estate Lien certificate filed July 18, 2011 and recorded in York County Registry of Deeds, Book 7274 , Page 329. This filing has created a Real Estate lien Mortgage on the real estate described therein.

On , 1/18/2013 the Real Estate lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire.

IF THE REAL ESTATE LIEN FORECLOSES,
THE TOWN OF YORK WILL
OWN YOUR PROPERTY

If you cannot pay the property taxes you owe, please contact 207-363-1004 to discuss this notice.

****
IF YOU ARE A DEBTOR IN BANKRUPTCY,
THIS NOTICE DOES NOT APPLY TO YOU,
****

Tracy Roy, Deputy Treasurer
Town of York
December 04, 2012

Amount Due

Lien Amount	$184.23
Lien Cost	$0.00
Interest	$12.16
Fee	$3.00
Cert Mail Fee	$5.75
Total Due	$205.14

Doc# 2011027402
Bk 16128 Pg 617
Received York SS
07/18/2011 1:19PM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 17, 2010, hereby certify that a tax of $134.17, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R JR
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0027 0006 A
Account: RE
Book: 7274 Page: 329
Location: 2 RAILROAD AVE EXT

AR_ID: 106195

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $5.47 which has been added to and has become part of said tax, a total of $139.64 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R JR and sending certified mail, return receipt requested, to the last known address on the Wednesday, June 15, 2011, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski
Tax Collector
York, Maine

Additional Costs	$ 13.00
Recording and Discharging Lien.....	$ 26.00
Certified Mail - Return Receipt Requested.....	$ 5.59
Total Additional Costs	$ 44.59

Total Due: $ 184.23

York, ss
State of Maine
Monday, July 18, 2011

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012

(348)

Doc# 2012031223
Bk 16368 Pg 926
Received York SS
07/19/2012 11:46AM
Debra L. Anderson
Register of Deeds

TAX COLLECTOR'S LIEN CERTIFICATE
STATE OF MAINE

I, Mary-Anne Szeniawski, Tax Collector of the municipality of York, Maine, in the county of York, said taxes having been duly and legally committed to me on the Tuesday, August 16, 2011, hereby certify that a tax of $141.52, duly and legally assessed to Real Estate in said municipality as assessed against:

NORTON ROGER R JR
PO BOX 226
YORK BEACH ME 03910-0226

As owner/s thereof, and described as follows:

Map Lot: 0027 0006 A
Account: RE
Book: 7274 Page: 329
Location: 2 RAILROAD AVE EXT

* The above maps being on file at the York Town Hall, 186 York Street, York, Maine 03909, as of this date*

Together with Interest of $5.86 which has been added to and has become part of said tax, a total of $147.38 remains unpaid; that a lien is claimed on said Real Estate, above described, to secure the payment of the said tax; that a demand for payment of said tax has been made of the said NORTON ROGER R JR and sending certified mail, return receipt requested, to the last known address on the Monday, June 18, 2012, a notice in writing signed by me stating the amount of said tax, describing the Real Estate on which said tax is assessed, alleging that a lien is claimed on said Real Estate to secure the payment of said tax, and of said notice, in accordance with the provisions of Title 36, M.R.S.A., sections of 942 and 943 as amended.

Mary-Anne Szeniawski

Mary-Anne Szeniawski
Tax Collector
York, Maine

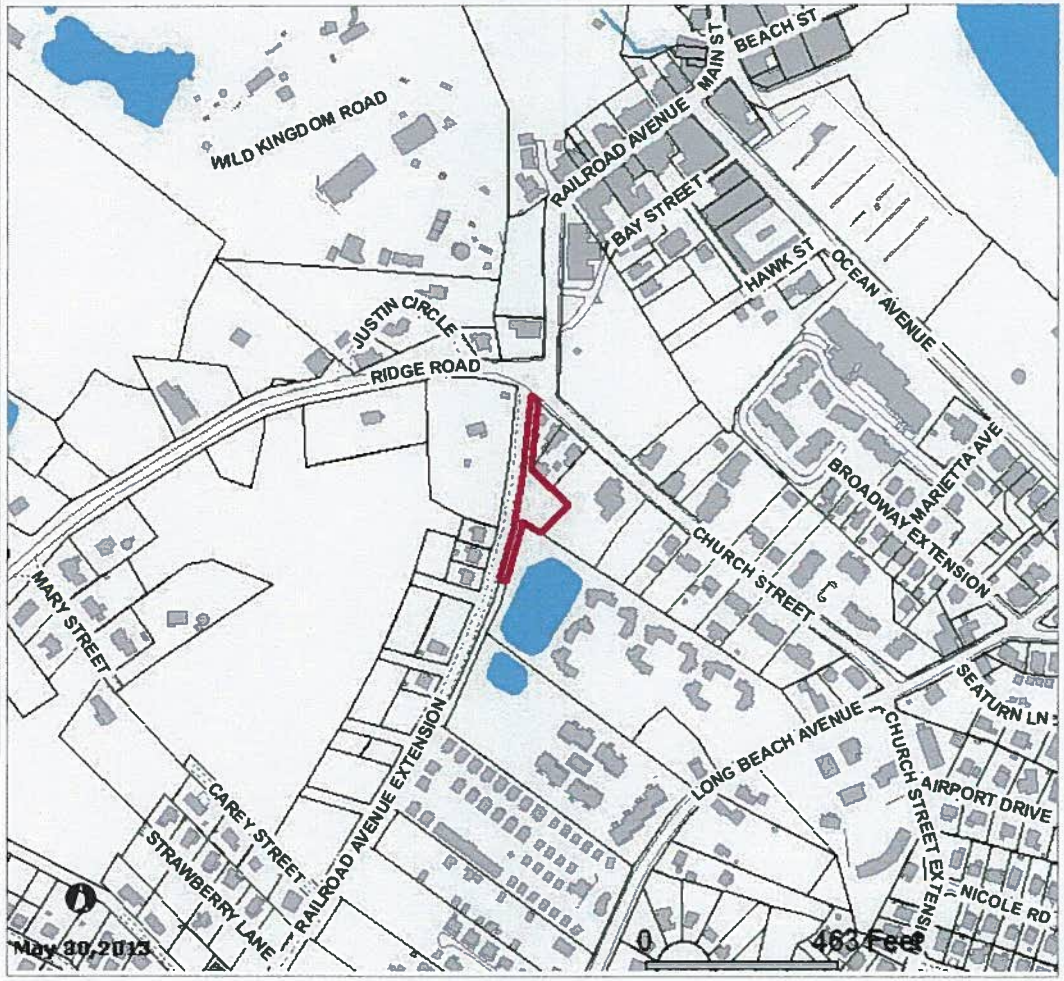
Additional Costs	$ 13.00		
Recording and Discharging Lien	$ 26.00		
Certified Mail - Return Receipt Requested	$ 5.75		
Total Additional Costs	$ 44.75	Total Due:	$ 192.13

York, ss
State of Maine
Thursday, July 19, 2012

Then personally appeared the above subscribed Mary-Anne Szeniawski, Tax Collector, and acknowledged the forgoing instrument to be her free act and deed in her said capacity.

Melissa A. Avery

Melissa A. Avery
Notary Public
Commission Expires December 29, 2012



GIS Map Print

2 Railroad Avenue Extension

Subject Property Data

Parcel ID	140-475
Old Parcel ID	0027-0006-A
Owner Name	YORK TOWN OF
Prop Location	2 RAILROAD AVE EXT
Co-Owner	
Owner Addr	186 YORK STREET
Owner City	YORK, ME 03909
Land Area (Acres)	0.68999082
Land Value	17800
Building Value	0
Total Value	17800

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.

RECEIVED
APR 29 2013
mmA

April 26, 2013

Roger (Rusty) R. Norton III, Personal Representative
P.O. Box 1155
York Beach, ME 03910

RE: Lien Certificate Items:
445 Ridge Road – AR_ID 168667
448 Ridge Road – AR_ID 170202
26 Walnut Street – AR_ID 168913
2 Railroad Ave Ext. AR_ID 170286

Attn: Tracy Roy, Deputy Treasurer, York, ME OR To Whom It May Concern:

My name is Roger (Rusty) R. Norton, III and I am recently designated as the personal representative (PR) for all matters related to the Norton Estate, its heirs and assigns.

It has come to my recent attention that the aforementioned parcels above, have received a filing (real estate lien certificate) tantamount to a creating a RE lien Mortgage.

I am therefore noticing the appropriate authority at the York Town Hall that I request a full and complete redemption of each of the four properties referenced above, for payment of lien amount(s), interest, fee(s) and miscellaneous costs as per notice(s) dated 12-4-12 (herein enclosed, please find a copy of said notices).

I've instructed Jim Nadeau, of JN & Associates, York ME to assist me in administering and coordinating the process by which I "redeem" each of these properties for the Norton Estate in full and in the most expedient manner possible.

He has full authorization to act as my agent to complete this task. Please contact him at 207-337-3687 to determine what steps are necessary to resolve this matter.

Thank you, in advance, for your assistance.

Sincerely,

Roger R. Norton III

Roger R. Norton, III
Cc: Jim Nadeau, JN & Associates – jimn@maine.rr.com
David Ballou, Esq., Ballou & Bedell

Melissa M. Avery

From: Mary-Anne Szeniawski
Sent: Wednesday, May 01, 2013 10:29 AM
To: Melissa M. Avery; Stephen H. Burns
Subject: RE: Redemptions

Follow Up Flag: Follow up
Flag Status: Completed

Missy,
The only property that raises a flag to me is the 11 Shore Road, formerly owned by Julie Petrone. I believe she is affiliated with the Rivers/Obrien/LAO properties. Do you know if any of those parties owe the town anything, ie monies for a culvert, signs, building permits and the like? If so, perhaps if there is a tie, those debts could be paid. It might take some digging also and not be worth the while.

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

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From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

Thanks!
Missy ☺

____ Melissa M. Avery ____
Assistant to the Town Manager
Town of York, Maine
186 York Street, York, ME 03909

Melissa M. Avery

From: Stephen H. Burns
Sent: Tuesday, May 07, 2013 3:52 PM
To: Melissa M. Avery
Cc: Jennie McCann; Mary-Anne Szeniawski; Robert G. Yandow; Amber Harrison
Subject: RE: Redemptions

Hi Missy,

From a code enforcement perspective, I'm OK with all but one of the proposed redemptions. The one exception is 4 Trafton Mill Road (Map 0096 Lot 0034). There is a letter in the file from Mark Badger, Assistant CEO, dated 12/20/2001 which flags an illegal subdivision. I have no direct knowledge of the circumstances associated with that letter. I don't know if it was ever resolved. However, my review of the file indicates it remains an open issue. I could be mistaken because CEO record-keeping back then wasn't a strength, but until proven otherwise I recommend the Town retain ownership.

I'm not positive as to your next step in these processes. Probably for the lot in question you can forward my e-mail to the party seeking to redeem the lot and they can make their case with the CEO here today.

Sound good?

Thanks!

Steve

Stephen H. Burns
Community Development Director
Town of York, Maine
186 York Street, York, ME 03909
e: sburns@yorkmaine.org
p: (207) 363-1007

From: Melissa M. Avery
Sent: Tuesday, May 07, 2013 2:47 PM
To: Stephen H. Burns
Subject: FW: Redemptions

Afternoon!

Any headway on the Roger Norton Redemptions (445 Ridge, 448 Ridge, 26 Walnut, 2 Railroad Ext)? When Jim Nadeau talked with Jennie he has said he expected them to be on the next Selectmen's Agenda, she told him she cant guarantee that happening, and to be honest without Jennie here, I don't know that I'm 100% on what the next step is! I have all the Tax Lien paperwork from Jennie, so I think I just need approvals from you and Mary-Anne and then it goes in front of the Board?

Not a problem if you haven't gotten to it yet, I know things are crazy down there right now ☺
Missy

From: Melissa M. Avery
Sent: Wednesday, May 01, 2013 10:16 AM
To: Stephen H. Burns; Mary-Anne Szeniawski
Cc: Melissa M. Avery
Subject: Redemptions

Hello!

I have a few redemptions coming up, and I am told to let you two know about them and you would let me know if they are ok in your eyes to be redeemed. What information do you need from me?

Here are the addresses:
445 Ridge Road
448 Ridge Road
26 Walnut Street
2 Railroad Avenue Extension
11 Shore Road
20 Triple Oaks Road
4 Trafton Mill Road

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: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular _X_ **Work Session**	☐ **Other:** _____
Subject: Request for Proposals for Legal Services	

TO: Board of Selectmen

FROM: Robert G. Yandow, Town Manager

RECOMMENDATION:

PROPOSED MOTION:

Discussion: Selectman Macdonald has requested discussion and possible action regarding the issuance of a Request for Proposals for legal services.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: Robert G. Yandow Reviewed By: _____

AGENDA ITEM NUMBER: ____

REQUEST FOR ACTION BY BOARD OF SELECTMEN

Date Submitted: July 5, 2013	**Type of Action:**
Date Action Requested: July 8, 2013	☐ **Procedural** ☒ **Formal Action**
Regular X **Work Session** __	☐ **Other:** _____
Subject: Special Event Permit Application: New England Classic Tour de Cure	

TO: **BOARD OF SELECTMEN**

FROM: Devon Bettinson

RECOMMENDATION: Approve Permit Application

PROPOSED MOTION: I move to approve the Special Event Permit for New England Classic Tour de Cure for Sunday July 14th, 2013 at 9:00am.

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

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

Prepared By: _____ Reviewed By: Robert B. Yandow

Town of York, Maine
Special Event Permit Application

This application for a special event permit is hereby presented to the York Town Manager, 186 York Street, York, ME 03909.

Date: ___7/1/13___

Name of Event: ____New England Classic Tour de Cure_____

Type of Event: ___Bicycle charity ride_____

Organization Name: _____American Diabetes Association_____Phone #:_888.342.2383 ext 3456___

Organization Address: __10 Speen Street, 2nd floor___City__Framingham__ State: _MA_ Zip: 01701

Applicant Name: _Ryan Williams_____ Phone #:__888.342.2383 ext 3456____

Applicant Address: _139 Abby Lane___City:__Portland____ State: ME_ Zip: 04103

Contact Name for Day of Event:__Ryan Williams_____ Contact Phone #__same___

Date of Event: __7/14/13_____ Day of Week: ___Sunday_____

Starting Time: ___9AM_____ Ending Time: ___11AM_____

Assembly Area: ____Parking lot (2-3 spaces) at Sohier Park/Nubble _____

Dispersal Area: __same_____

Event Route:

L	Onto Bridge Street
Straight	Bridge Street becomes Walker Street
L	Onto Wentworth Street/103
R	Onto Whipple Road/103
R	Onto Whipple Road/103 - CAUTION ROAD CONSTRUCTION
R	Onto Barrel Lane
R	Onto York Street/1A
R	Onto Nubble Road
Checkpoint	Onto Sohier Park Rd. Nubble Light
R	Onto Nubble Rd
Brief L	Becomes Broadway
R then Brief L	US 1A (Ocean Ave)
R then L	Follow US 1A (Main St)

Approximate Number of Persons Attending (If more than 500, Insurance coverage needed) _150 cyclists, 15 volunteers_____

For Town Use Only:

Reviewed by:

Department	**Initials**
Police Department	Szeniawski 7/3/13
Public Works	Lessard 7/3/13
Parks/Recreation	Sullivan 7/2/13
Village Fire	Apgar 7/2/13
York Beach Fire	Bridges 7/2/13
Code Enforcement	Burns 7/2/13
York Ambulance	Prince 7/5/13

Special Conditions: Better Identification of cyclists for safety purposes (Bridges) Have Safety vehicles following and provide contact numbers should an issue come up (Szeniawski).

Town Manager

Date

Devon Bettinson

From: Leslie Hinz
Sent: Tuesday, July 02, 2013 4:11 PM
To: Devon Bettinson
Subject: RE: The special event

Hi Devon,

I have no issues with this application.

Leslie

From: Devon Bettinson
Sent: Tuesday, July 02, 2013 12:00 PM
To: Leslie Hinz
Subject: The special event

Sorry here is the attachment.

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Devon Bettinson

From: David Apgar
Sent: Tuesday, July 02, 2013 4:21 PM
To: Devon Bettinson
Subject: RE: Special Event Application- July 14th

Village Fire approval.

David Apgar
Deputy Fire Chief
York Village Fire Dept
Fire Inspector
207-451-8258

From: Devon Bettinson
Sent: Tuesday, July 02, 2013 11:40 AM
To: Dean Lessard; Charles J. Szeniawski; David Apgar; David K. Bridges; Dean Lessard; Ellen Prince; Michael J. Sullivan; Stephen H. Burns
Cc: Devon Bettinson
Subject: Special Event Application- July 14th

Hello,

Attached is a special event application for the New England Classic Tour de Cure. The event date is July 14th. If you could review this as soon as possible that would great!

Stay Dry,
Devon

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Devon Bettinson

From: David K. Bridges
Sent: Tuesday, July 02, 2013 11:24 PM
To: Devon Bettinson
Cc: David K. Bridges
Subject: Re: Special Event Application- July 14th

I watched the last Selectmen's meeting in reference to safe operation with cyclists. I didn't appreciate the comment about Chief Bridges requesting bike flags. I believe bike safety is very important and brightly colored clothes are not enough when the cyclists are in heavy traffic like Long Beach Ave. I also believe the Town of York needs to make a standardized set of requirements for everyone hosting these types of events. Dave

Sent from my iPhone. Dave

On Jul 2, 2013, at 11:40 AM, "Devon Bettinson" <dbettinson@yorkmaine.org> wrote:

> Hello,
>
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>
> Stay Dry,
> Devon
>
> _____
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> <New England Classic Tour de Cure.pdf>

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Devon Bettinson

From: Michael J. Sullivan
Sent: Tuesday, July 02, 2013 5:05 PM
To: Devon Bettinson; Dean Lessard; Charles J. Szeniawski; David Apgar; David K. Bridges; Dean Lessard; Ellen Prince; Stephen H. Burns
Subject: RE: Special Event Application- July 14th

Parks and Recreation recommends approval. We have approved the rest stop at Sohier Park

Michael J. Sullivan, Director
Parks and Recreation

Town of York, Maine
186 York Street
York, Maine 03909
(207) 363-1040
msullivan@yorkmaine.org

From: Devon Bettinson
Sent: Tuesday, July 02, 2013 11:40 AM
To: Dean Lessard; Charles J. Szeniawski; David Apgar; David K. Bridges; Dean Lessard; Ellen Prince; Michael J. Sullivan; Stephen H. Burns
Cc: Devon Bettinson
Subject: Special Event Application- July 14th

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Devon

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Devon Bettinson

From: Stephen H. Burns
Sent: Wednesday, July 03, 2013 8:03 AM
To: Devon Bettinson
Subject: Re: Special Event Application- July 14th

Devon,

I have no code issues with this event.

Steve

Stephen H. Burns
Community Development Director
Town of York, Maine
186 York St., York, ME 03909
(207) 363-1007

Sent from my iPad

On Jul 2, 2013, at 11:40 AM, "Devon Bettinson" <dbettinson@yorkmaine.org> wrote:

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>
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Devon Bettinson

From: Dean Lessard
Sent: Wednesday, July 03, 2013 9:56 AM
To: Devon Bettinson
Cc: Timothy DePerrio
Subject: RE: Special Event Application- July 14th

Hi Devon
I don't anticipate any DPW issues with this event. DPW recommends approval.

Thanks
Dean

Dean A. Lessard, P.E. | *Director of Public Works*
Town of York, Maine Department of Public Works
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: Devon Bettinson
Sent: Tuesday, July 02, 2013 11:40 AM
To: Dean Lessard; Charles J. Szeniawski; David Apgar; David K. Bridges; Dean Lessard; Ellen Prince; Michael J. Sullivan; Stephen H. Burns
Cc: Devon Bettinson
Subject: Special Event Application- July 14th

Hello,

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Devon

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Devon Bettinson

From: Charles J. Szeniawski
Sent: Wednesday, July 03, 2013 4:17 PM
To: Devon Bettinson
Subject: RE: Special Event- July 14th

As long as they have there safety vehicles following and provide contact numbers should an issue arrive we will be allset with it.

Lieutenant Charles J. Szeniawski
Commander, Patrol Division
Town of York, Maine Police Department
36 Main Street, York, ME 03909-6244
i: www.yorkpolice.org
e: cszeniawski@yorkpolice.org
p: (207) 363-1031, Ext. 104
f: (207) 361.6818

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From: Devon Bettinson
Sent: Wednesday, July 03, 2013 2:46 PM
To: Charles J. Szeniawski
Subject: Special Event- July 14th

Attached is a special event application for New England Classic tour de cure for July 14th. Just let me know when you've had a chance to review.

-Devon

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Devon Bettinson

From: Ellen Prince [ellenprince@gmail.com]
Sent: Friday, July 05, 2013 11:58 AM
To: Devon Bettinson
Subject: Re: Special Event July 14th

Yes, sorry, it's fine!

Ellen

On Fri, Jul 5, 2013 at 11:21 AM, Devon Bettinson <dbettinson@yorkmaine.org> wrote:

Good Morning,

Hope you had a happy 4th of July!

Attached is the application for a special event for The New England Classic Tour de Cure for July 14th. Sorry to be persistent about this special event, but there is only the meeting on Monday before the event is suppose to take place. Just let me know when you've had a chance to review! Thank you and stay cool.

-Devon

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--
Ellen Prince
Asst. Chief
York Ambulance Association, Inc.
15 Salisbury Ave.
P.O. Box 238
York, ME 03909-0238
Phone: 207-363-4403
Fax: 207-363-2041