

This is the only email I can find about the MET in my work on personal email.

I removed my fivetowns email, and had emailed Tom about disabling it (or whatever he does).

**From:** Robin McIntosh [mailto:appledore.drm@gmail.com]  
**Sent:** Tuesday, June 6, 2017 10:10 AM  
**To:** Kristin Collins <kcollins@islandinstitute.org>  
**Subject:** do you have a moment to talk?

Looking to talk "off the record" about MET for a couple of minutes and tell you about a conversation I've had with a developer... would like to hear your opinion

Robin McIntosh

P.O. Box 367

Camden, ME 04843

207-236-9702

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: MET  
Date: June 7, 2017 at 10:06 AM  
To: Wyatt McConnell wpmccconnell@gmail.com  
Cc: Elizabeth Noble enoble@gmail.com

That is exactly what I talked about with the board leadership this AM. We may very well do that. We have a pretty good plan for next week's discussion. Don't have time to explain it all right now though!

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Superintendent  
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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

On Wed, Jun 7, 2017 at 5:14 AM, Wyatt McConnell <[wpmccconnell@gmail.com](mailto:wpmccconnell@gmail.com)> wrote:

Doubt this is doable/desirable, but anyway to propose a second addendum bond to be voted on in November to cover converting MET to admin? Let the voters show us whether or not they're actually willing to pony up to save it.

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: fyi  
Date: June 7, 2017 at 10:42 AM  
To: SAD Board sad.board@fivetowns.net

I have asked Lynda Clancey to publish this letter in the Pen Bay Pilot.

Thanks,  
Maria

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Libby.PenBayPil  
ot.docx

From: **Keith Rose** keith.rose@fivetowns.net

Subject: Re: Last Week!

Date: June 7, 2017 at 7:00 PM

To: Maria Libby maria.libby@fivetowns.net

Cc: Wyatt McConnell wpmccconnell@gmail.com, Elizabeth Noble enoble@gmail.com, Jaime Stone jaime.stone@fivetowns.net, Matthew Smith matthew.smith@fivetowns.net, Lyman Mackenzie mlcronin@gmail.com, Abraham Dugal abedugal@gmail.com, Castle, Diana D diana.castle@bankofamerica.com, Emily Lusher emlusher@gmail.com

I would suggest that after a positive vote, signs replace the current ones with the message "Thanks for supporting our schools".

They could be reused in the future after the budget vote.

On Wed, Jun 7, 2017 at 12:07 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

I envision people standing on Knowlton Street (above the main entrance) and in the main drive off Rt 90 holding signs, but not doing more. A reminder is all we need. Just Vote 2Day would work. They will know why we are there, and if they don't, a reminder to vote is always helpful anyway!

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On Wed, Jun 7, 2017 at 12:02 PM, Wyatt McConnell <[wpmccconnell@gmail.com](mailto:wpmccconnell@gmail.com)> wrote:

I'd like to clarify exactly how we envision the folks with signs on Tuesday panning out. Where exactly do we propose having these folks - like right at the drop off spot or further out on the main driveway? Is the intention to simply hold signs reminding folks this is election day or were we expecting more?

I do have some concerns - just putting myself in the shoes of a Kindergarten parent (next year for me) taking my child who is likely already anxious into the school...especially if I'm opposed to the bond. Not to mention that with the misinformation that the entire campaign was funded by tax-payer money our presence might...lead to confrontation. Not sure I'm comfortable doing that.

I'm more comfortable with the idea of having folks standing on the main driveway with signs that read something generic like "VOTE 2DAY!!!!", etc. than something middle school specific or something that could be disruptive to the student drop-off process.

Thoughts?

On Mon, Jun 5, 2017 at 10:17 AM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

I agree that we need people at both the Elementary and Middle Schools at pick up and drop off on Tuesday next week. I wonder if PTA would help with this. I think signs should say,  
VOTE  
on the New Middle School  
TODAY

Jaime, can you check with PTA to see if they would help with signs and people?

Also, I am not friends with Jestin Merchant on FB, but he posted a letter to vote NO based on the MET demolition. If anyone is friends with him, it might be helpful to respond.

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On Mon, Jun 5, 2017 at 9:48 AM, Elizabeth Noble <[enoble@gmail.com](mailto:enoble@gmail.com)> wrote:

At this point, there's not much we can do except get people to GO VOTE!!! I really think it will come down to who votes - we need to get our supporters to the polls.

Someone made an excellent suggestion this weekend - that we should have people stationed at the schools and the pre-school reminding people to go vote. At pick up and drop off if possible. Nothing works better than a personal reminder/reminder.



school reminding people to go vote. At pick up and drop off if possible. Nothing works better than a personal reminder/guilt trip.

We have 100 bumper stickers we can put on signs around town that say - VOTE TODAY.

Any other ideas? I'm thinking we should put it on the Camden Rockport need a new school page. We're going to need some volunteers possibly.

--  
Keith J. Rose  
Director of Operations and Maintenance  
Five Town CSD/MSAD 28  
[207-236-7800](tel:207-236-7800) ext. 265  
Fax: [207-236-7810](tel:207-236-7810)  
Cell: [207-691-3041](tel:207-691-3041)

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From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Agenda  
Date: June 7, 2017 at 2:49 PM  
To: **Marcia Dietrich** marcia.dietrich@fivetowns.net  
Cc: **Matt Dailey** matt.dailey@fivetowns.net

This is the agenda for the June 21 meeting/workshop.

Sent from my iPhone

On Jun 7, 2017, at 1:06 PM, Marcia Dietrich <marcia.dietrich@fivetowns.net> wrote:

When we were discussing the agenda, I think we forgot that if our project passes, the board will need to form a building committee. Perhaps we could add an item under the approval of the votes for the project such as 11a. possible formation of a building committee

It would be great to get advice from Oak Point as to size charge, composition,, etc.

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Middle school  
Date: June 7, 2017 at 12:05 PM  
To: Sally Merrill sallya@roadrunner.com

Hi Sally,

Sorry it has taken me so long to respond - I was away and have been swamped since I got back! I wish I could assure you that the entry way will be modified, but I can't necessarily do that. I know we will take a look at the design again and we will undoubtedly modify parts of it. I am in agreement that an overdone entry is unnecessary, but there are many with other opinions who feel that the entry should convey light and space and a feeling of inspiration. We listened to the community input in our forums this spring and this was the design they liked - particularly the entry way. I can assure you that I will work hard to be conservative about costs, from materials to any embellishments. I fully understand it is my responsibility to minimize tax impact while building a quality facility. If MET is torn down, we also want to incorporate the facade into the new building, and that is likely to cost a little extra, but again, this would be addressing a strong community desire as well. It is hard with so many competing interests. Know that I am tuned in to the variety of community needs, will be biased toward minimizing costs, and always do thorough and thoughtful work. Hopefully that will be assurance enough to get your support and encourage others to vote yes.

It was nice seeing you in the crowd during the march through town - big day for your granddaughter and Doug!

Take care,  
Maria

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On Wed, May 31, 2017 at 12:46 PM, Sally Merrill <sallya@roadrunner.com> wrote:

How can I vote and encourage others to do the same but at the same time be assured that items like the glass atrium and high diagonal roof above it be replaced with a less expensive structure? Also any interior or exterior embellishments should be eliminated if cost effective.

I am not requesting a prison like 1900 style building but one as economical as possible without destroying the educational or support spaces.

i am feel a new school is the way to go as you convinced me a year or so ago.

Sally Merrill

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Middle school  
Date: June 7, 2017 at 12:05 PM  
To: Sally Merrill sallya@roadrunner.com

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It was nice seeing you in the crowd during the march through town - big day for your granddaughter and Doug!

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Sally Merrill



From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Upcoming Middle School vote  
Date: June 7, 2017 at 11:55 AM  
To: Peter Kalajian alnitak@zwi.net



There absolutely is Peter and I think you'd be a great addition to a building/energy committee. A difficulty we face is that our taxpayers are also very concerned about short term costs, so we have a fear that energy solutions with high upfront costs may be impossible. Nonetheless, we have a very committed and conscious administration, from the Facilities Director to me to the board, who would like nothing more than to have the greenest building possible. We know we will have to balance these costs with other needs and I am sure we will appreciate input and creative solutions. We have also discussed trying to target fundraising for alternative energy if needed. Many aspects of energy efficiency have been taken into consideration already.

Hope that helps - would love your support on the project,  
Maria

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On Wed, Jun 7, 2017 at 11:42 AM, Peter Kalajian <[alnitak@zwi.net](mailto:alnitak@zwi.net)> wrote:  
Hi Maria,

As you may know, I am vice-chair of the Camden Town Energy and Sustainability Committee. At our last meeting, we discussed whether or not to publicly advocate for a no vote on the school. We came to the conclusion that it would be counterproductive to weigh in at such a late date, but we do have real concerns about the carbon footprint of the new school, and are dismayed that there appears to be no integrated solar panels designed into it in the preliminary drawings. We are also concerned about the lack of clear language about lifecycle costs and building efficiency that should be part of any 21st century building project.

I'm writing this not on behalf of the committee, but as a citizen. I know that the committee would like to be deeply involved in the engineering and design of the building going forward and will advocate for a proper accounting of how small up-front costs towards maximizing insulation, passive solar gain, and air sealing would result in long-term savings in operating and maintenance costs.

As for my own vote, I would feel good about voting yes if I can get a commitment from you that there is still time and eagerness to include these important considerations in any final design. I'd be happy to sit on any oversight or advisory council that will be formed to make sure the building is designed and built to exacting energy efficiency standards.

Cheers,

Pete

From: **B Kehoe** [kehoe\\_brooke@yahoo.com](mailto:kehoe_brooke@yahoo.com)  
Subject: Re: CRMS building questions  
Date: June 8, 2017 at 3:08 PM  
To: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)

Maria,  
Thank you for quickly answering my questions.  
-Brooke

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On Wednesday, June 7, 2017, 5:25:25 PM EDT, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

Hi Brooke,  
Here are answers to your questions:

- 1) Current facility is approximately 120,000 sq. ft.
- 2) Proposed facility is approximately 83,500 sq ft.
- 3) The actual school proposal is nearly identical to the first one - a basic school design to accommodate 400 students. In the first round we didn't do any renderings and did not talk as specifically as we did this time around where things would be located and how they would fit together. We went that far this time because last time people mistook a basic 3D model of a 2D floor plan as the rendering and thought it looked like a prison. When we sought input from the community, we learned that it wasn't the school proposal that was the problem, it was the overall cost and lack of communication. The committee got a lot of input this round for the path forward (confirming a new school) and the renderings.
- 4) In neither the 2015 nor the 2017 proposal have we dug deeply into look at cutting costs in terms of materials, etc. In both cases, we told the architects that we wanted a basic building without extras. They developed a budget projection based on estimated costs for just that. We have not dug into the nitty gritty because that step would come once we know whether there is support for the project. We know \$26.3 million is the approximate cost for a basic building (and fields). When compared to recent projects around the state, that puts us at an average per square foot cost.
- 5) We need to find space for the HS alternative ed program and the central office and after doing extensive research for 8 months this year, evaluating nearly 20 options, we determined the least cost option was to build new instead of renting or renovating. The preferred location for that is the HS property. Knowing the community could not support yet another building at this time, we are going to arduously pursue grant money to build a net zero building. Zenith students may take this on as a major project - Project Based learning - next year. Another option is to renovate MET for this purpose if there are those in the community willing to help fund that as it is not a least cost option. We will see whether that seems like a viable option as discussions about the fate of MET continue.

Hope that helps,  
Maria

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On Wed, Jun 7, 2017 at 4:53 PM, B Kehoe <[kehoe\\_brooke@yahoo.com](mailto:kehoe_brooke@yahoo.com)> wrote:



Hi Maria,

I have a few questions:

This new building proposal looks almost identical in footprint & room distribution as the failed proposal.

1. What is the current sf size of CRMS?
2. What is the planned sf size of the new building? (Total SF, not just the footprint)
3. How is this newly proposed C.R.M.S. building different than the 2015 proposal (other than changing the exterior aesthetic)?
4. Since this current plan looks like the 2015 proposal: Where exactly did the school board 'sharpen its pencils' to reduce costs (other than eliminating MET)?
5. The practice field looks like the next logical place to build new administrative offices.... in what year do you plan on proposing that project?

Thank you!

-Brooke Kehoe, Rockport

From: **Kim Lincoln** KLincoln@courierpublicationsllc.com  
Subject: election letter  
Date: June 8, 2017 at 3:45 PM  
To: **Maria Libby** maria.libby@fivetowns.net

KL

Hi Maria,

Can you send me the piece you wrote for Pen Bay Pilot about the middle school? I'd like to include it in our online letters.

Thanks,

KIM

Kim Lincoln  
Editor  
The Camden Herald  
91 Camden St. Suite 403  
Rockland, ME 04841  
207-236-8511

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: letter to the editor  
Date: June 8, 2017 at 5:38 PM  
To: **Tori Manzi** tori.manzi@fivetowns.net

Tori,

I think it looks great. Please send to both Pen Bay Pilot and Village Soup. They are both still accepting letters!

Thanks again for all your support that continues beyond the board years!

Maria

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On Thu, Jun 8, 2017 at 2:56 PM, Tori Manzi <[tori.manzi@fivetowns.net](mailto:tori.manzi@fivetowns.net)> wrote:

Maria,

I wanted to add my thoughts on Pen Bay pilot. But I wanted you to look at it first because sometimes I say things that I shouldn't. It was much longer but I trimmed it down to try and get a few points across.

I appreciate it. Let me know your thoughts.

Tori

I moved to Camden specifically for the schools. I had graduated from a neighboring school district and gone away to college. When it was time for me to return with my young family it was never a question where I wanted to move. The reputation of the educational system was good then and its good now. I got involved in the schools first as a classroom volunteer, then with the PTA and then spent 18 years on the SAD 28 school board.

I come from a unique perspective of having intimate knowledge about what goes on in the schools as both a parent and a board member. I joined the board when what is now the Middle School was then the High School. The building had as many issues then as it does now. That is why we were able to get the State to fund the new High School. But the board patched up the "Middle School" and made some improvements so that grades 6 – 8 could use the facility...and shortly after the 5<sup>th</sup> grade was also moved into the building. And then parts of the building needed to be closed off for students because they weren't useable due to health and safety concerns. And more patches were put on the building and rooms and sections of the building reconfigured to meet the different needs of the students at the school. Through it all the administration along with the custodial staff and teaching staff did a great job of keeping the programming as unaffected as possible.

But the day to day lives of the students and staff at the middle school is being impacted by the building and we have been at a point for some years now where the board had to make some tough decisions. Do we keep putting band-aids on the building, do we do some major upgrades to the building, or do we tear down the current structure and build something that is more energy efficient, designed for middle school educational needs with spaces for more community use?

I understand that people are concerned about the cost of building new. People may argue that we wait to pay off the High School debt first, but at what cost. The state is currently paying a large part of the high school debt. The current middle school is inefficient in both size and energy use so we're paying for that. We're paying for repairs to a building that in simplest terms is not user friendly. I realize there are people who can't afford a tax increase for the schools. I believe we can't afford not to have one. We are a stronger community because of our support of the school district. Our teachers/staff are the roots of our school system. We need to give them an educational environment to help our students grow.

The new Camden Rockport Middle School will be a vibrant community resource. We can't afford not to support it.

Tori Manzi

Past Board Member SAD28

From: **Maria Libby** [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)  
Subject: Re: Invitation to MSAD #28 Board Meeting June 15, 6 p.m.  
Date: June 8, 2017 at 10:29 PM  
To: Elizabeth Noble [enoble@gmail.com](mailto:enoble@gmail.com)

The board leadership talked about coming up with criteria at the meeting that they would propose to any group who wants to develop a proposal. Matt thought the meeting could focus on criteria. I am sure it will also focus some on process. They may form a subcommittee. Matt wants to discuss the options with the board which is really the venue to do that - in an open public meeting. I am sure he will have the board have a good discussion before allowing any public comment. The criteria might be things like (1. The school district needs to retain control of the property. 2. The Zenith program and Central Office need to be housed in the building if it stays standing, etc.) I believe the only other viable option is for someone to take the building off the property.

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On Thu, Jun 8, 2017 at 10:24 PM, Elizabeth Noble <[enoble@gmail.com](mailto:enoble@gmail.com)> wrote:

We are going to need to be prepared for a number of people very eager to talk about MET if this thing passes. I think we should propose a formal process to vet possibilities. I don't know what that looks like. Or form a committee. Or task the building committee with first figuring out the cost of renovating MET alone. . . But we need a plan.

On Thu, Jun 8, 2017 at 10:21 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

This meeting start is being changed back to its original time of 7pm. Please arrive at the CRMS cafeteria by 7 if you would like to come to the recognition ceremony. There will be cake and lots of people because students are being recognized as well.

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On Thu, Jun 8, 2017 at 10:25 AM, Tina Swanson <[tina.swanson@fivetowns.net](mailto:tina.swanson@fivetowns.net)> wrote:

Dear CRMS Building Design and PR Committee Members:

The Board would like to invite you to the MSAD 28 Board meeting next week to recognize you for your excellent work. The Board will meet **Thursday, June 15 at 6 p.m. in the Camden-Rockport Middle School Cafeteria.**

Hope to see you then!

Best,

Tina

--

**Tina Richey Swanson**  
Executive Assistant to the Superintendent  
and School Boards  
Five Town CSD/MSAD #28  
7 Lions Lane  
Camden, ME 04843  
[tina.swanson@fivetowns.net](mailto:tina.swanson@fivetowns.net)  
[207-236-3358](tel:207-236-3358) ext. 318

From: **Elizabeth Noble** [enoble@gmail.com](mailto:enoble@gmail.com)  
Subject: Re: article  
Date: June 8, 2017 at 8:07 PM  
To: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)



Great! Thank you!

Keith's post, that Wyatt and I and Middle matters reposted is getting a lot of attention.

We're going to submit one more in the morning.

On Thu, Jun 8, 2017 at 5:39 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

Got my article in and reviewed one that former board member Tori Manzi is going to submit to both papers as well. Between mine, Tori's, and Keith's, that is three in one short hour!!!

Power of positive thinking.  
Maria

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From: **Wyatt McConnell** wpmccConnell@gmail.com

Subject: Emily's letter

Date: June 10, 2017 at 2:23 PM

To: **Matthew Smith** matthew.smith@fivetowns.net, **Maria Libby** Maria.Libby@fivetowns.net, **Jaime Stone** jamie.stone@fivetowns.net, **Emily LeBlanc** eleblanc2@yahoo.com



This was posted (and shared quite a bit) from Middle Matters page -- I just sent it off to Penbay to see if they can get it posted. It won't sway a single vote, but important to have it as part of the conversation:

Yesterday I cast my ballot in favor of the middle school bond. I cast this vote as a citizen concerned about fiscal responsibility, respecting our community's history and vision of the future, a mother of two children, but most of all as an advocate for students with special needs and someone deeply concerned about violence prevention and recovery. As a former school psychologist and a trauma survivor myself, I toured the current middle school with the perspective of children with mobility needs, anxiety or trauma history, and potential for bullying.

A renovation of the building could make it function for 20 years, but it will not address several important concerns regarding students, teachers, and community members who are differently abled, have anxiety, or a history of trauma. I have recently read about other proposals for modest renovation -- those, too, would be incapable of addressing my concerns.

Yes, the current building allows for a person using a wheelchair or other mobility aides to access the building; however, I question if they are able to have this access with dignity. The traffic flow for a person using assistive technology varies from that of their peers. These students are denied the same social interactions of their typically abled peers. Independence and self sufficiency, a critical piece of being a middle school student, is not an option for these students as they maneuver tight corners, blind hallways and multiple lifts and/or elevators to transition between classes. The current facility -- in any renovated form -- can at best meet the barest of minimum accessibility standards.

A new middle school would be constructed with universal design in mind, a building for ALL students with minimal elevation changes, larger hallways and doors, and elevators that are up to date and easily accessible. Differently abled students, teachers and community members are INCLUDED in the original plan, not thrown in as an afterthought. These universal design principles cannot be incorporated as a renovation of the existing structure without effectively rebuilding the entire thing.

The current building has several blind hallways and corridors that are not easily monitored. Staff makes a strong effort to be in the hallways during transitions and do attendance following each transition, but the sheer size of the building works against the effort to monitor students. The current administration and faculty have successfully created an environment that supports mutual respect and personal responsibility, but middle school is a time of strong social pressure coupled with still developing brains and impulse control. Poor decisions that can affect the future of several lives can be made in a short period of time. One of the best bully prevention methods is to ensure that

students are aware that they can be seen at ALL times. This is not possible in the current



students are aware that they can be seen at ALL times. This is not possible in the current building and the patch option does not address this issue. Although no recent incidents have been reported, alumni of the building can often cite nefarious behavior that occurred in those long blind hallways. It only takes one incident to harm a child and open the school to possible lawsuits. Even in the absence of incidents occurring in these blind hallways, a child with anxiety or a history of trauma could find these spaces threatening. School avoidance is a very real problem and is often the result of real or perceived threats to personal or psychological safety. Environment plays into this anxiety as these hallways provide students with a potential threat to their safety. I am not OK with waiting 20 years hoping that something bad does not happen, or allowing students to worry about what COULD happen to them. The new school design consolidates the learning spaces reducing travel time and unmonitored traffic areas.

Consolidating learning spaces allows for better communication and collaboration among staff both in general and special education. Planning time is at a premium, so quick check-ins with faculty peers ensures that teachers are up to date on students' progress and challenges, strategies or accommodations that may be effective, and ways that staff can work together on upcoming projects. Consolidating staff could lead to a better sense of community for the teachers which goes a long way in maintaining staff, ensuring student success and preventing teacher burn-out. All of our students, both general and special education, benefit from having administration, general and special education teachers across the grades communicating face to face on a regular basis.

Although the education benefits of building a new middle school may not warrant the 26 million dollar price tag; when factoring in the cost of renovating an old building with a 20 year life expectancy, the energy savings, and the potential to use the MET building to promote business in the area; the answer appears clear to me. Stop funneling money into a school that will never truly meet the needs of an important part of our education community and has areas that are structurally unsound. Vote YES on June 13 for a new middle school.

From: **Jaime Stone** [jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)  
Subject: Fwd: Help Get People to Vote!  
Date: June 12, 2017 at 3:04 PM  
To: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)

FYI.. PTA also sent this out

----- Forwarded message -----

From: **Camden Rockport PTA** <[camdenrockportpta@gmail.com](mailto:camdenrockportpta@gmail.com)>  
Date: Sun, Jun 11, 2017 at 9:41 AM  
Subject: Help Get People to Vote!  
To: Camden Rockport PTA <[camdenrockportpta@gmail.com](mailto:camdenrockportpta@gmail.com)>

Hello PTA Members!

Would you like to help remind people to vote on Tuesday? The PTA and the Middle School Building Campaign are looking for volunteers to stand near CRES and CRMS for about half an hour at drop-off and pick-up on Tuesday. Signs reading "Vote Today!" will be provided. This is just a friendly, neutral reminder to all parents to cast their ballot. Please contact Wyatt McConnell at [wpmcconnell@gmail.com](mailto:wpmcconnell@gmail.com) if you would like to be involved!

Thank you,  
Whitney River  
Volunteer Coordinator

--

Jaime Stone  
Principal  
Camden-Rockport Middle School

From: **Jaime Stone** [jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)

Subject: **Fwd: Tuesday Vote!**

Date: June 12, 2017 at 2:45 PM

To: **Maria Libby** [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net), **Chris Walker-Spencer** [chris.walker-spencer@fivetowns.net](mailto:chris.walker-spencer@fivetowns.net), **Robert Sampson** [robert.sampson@fivetowns.net](mailto:robert.sampson@fivetowns.net)

FYI

----- Forwarded message -----

From: **Camden-Rockport Middle School** <[crms.announcements@fivetowns.net](mailto:crms.announcements@fivetowns.net)>

Date: Mon, Jun 12, 2017 at 1:52 PM

Subject: Tuesday Vote!

To: "[jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)" <[jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)>

Dear Schooner Families,

As you're planning your calendar for this week please make time to VOTE on June 13th! We need your support in planning for the future of our school community.

I am so proud of the work we do each day to provide a quality education our children. Show your support for the work we do by going to the polls!

Sincerely,

Jaime --

Jaime Stone  
Principal  
Camden-Rockport Middle School

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--

Jaime Stone  
Principal  
Camden-Rockport Middle School

From: **Jaime Stone** [jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)  
Subject: Re: Tuesday Vote!  
Date: June 12, 2017 at 2:45 PM  
To: [beverlyscott](mailto:beverlyscott@myfairpoint.net) [beverlyscott@myfairpoint.net](mailto:beverlyscott@myfairpoint.net)  
Cc: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)

Thank you, Beverly for your support!

On Mon, Jun 12, 2017 at 2:26 PM, [beverlyscott](mailto:beverlyscott@myfairpoint.net) <[beverlyscott@myfairpoint.net](mailto:beverlyscott@myfairpoint.net)> wrote:  
Hi, Jaime.

You all certainly should have a beautiful new, functioning, up-to-date school. I hope the citizens will vote for this excellent plan without hesitation. You've done a great job getting the word out, explaining everything thoroughly, and reminding us to cast our votes. You can count on mine.

Big thanks, too for providing Zhenya with such fine help this term. Beth York is golden. I'm sure Krystal Catell will help Zhenya tremendously this summer, as well.

Sending all good wishes for these final days at school, and for a nourishing and well-deserved summer vacation.

Best,

Beverly

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Camden-Rockport Middle School <[crms.announcements@fivetowns.net](mailto:crms.announcements@fivetowns.net)>  
Date: 6/12/17 1:52 PM (GMT-05:00)  
To: [beverlyscott@myfairpoint.net](mailto:beverlyscott@myfairpoint.net)  
Subject: Tuesday Vote!

Dear Schooner Families,

As you're planning your calendar for this week please make time to VOTE on June 13th! We need your support in planning for the future of our school community.

I am so proud of the work we do each day to provide a quality education our children. Show your support for the work we do by going to the polls!

Sincerely,

Jaime --

Jaime Stone  
Principal  
Camden-Rockport Middle School

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--

Jaime Stone  
Principal  
Camden-Rockport Middle School

From: **Wyatt McConnell** wpmcconnell@gmail.com

Subject: Re: Vote reminders

Date: June 12, 2017 at 1:39 PM

To: **Jaime Stone** jaime.stone@fivetowns.net

Cc: **Matthew Smith** matthew.smith@fivetowns.net, **Maria Libby** maria.libby@fivetowns.net, **Elizabeth Noble** enoble@gmail.com



Thanks Jamie. My vote is just putting "vote today!" Boldly across the big signs and stickering a whole bunch of lawn signs with same (we will take care of this) We didn't have a whole lot of volunteers so Elizabeth and I would both be running between CRMS and CRES.

On Jun 12, 2017 1:30 PM, "Jaime Stone" <[jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)> wrote:

We have an e-mail that is going to all parents, Chris has already done this too, it has also gone to staff in my weekly update.

On Mon, Jun 12, 2017 at 10:42 AM, Elizabeth Noble <[enoble@gmail.com](mailto:enoble@gmail.com)> wrote:

Hi all,

We're trying to figure out the best way to get out the vote tomorrow. I think that having personal reminders from you all could go a long way. So basically just greeting parents at drop off and pick up and reminding people to vote. Nothing about how to vote - just that it's voting day.

We have some people lined up to hold signs that say vote today - but I'm not sure how much more effective that would be than just hanging signs that say vote today. But a personal reminder is much more effective.

Thoughts?

--

Jaime Stone

Principal

Camden-Rockport Middle School



From: **Connie Russell** crussell@samoset.com  
Subject: RE: summer retreat  
Date: June 12, 2017 at 10:16 AM  
To: **Maria Libby** maria.libby@fivetowns.net



Maria,

I will check with our catering office and get back to you. We will do something fun this year and surprise you too.

Congratulations on all the work you have put into the new school. It seems there is a lot of momentum this time around and I am crossing my fingers it will pass tomorrow.

Middle Matters!

Cornelius J. Russell  
*Regional General Manager*  
220 Warrenton Street | Rockport, ME | 04856  
207.593.1505 | [www.samosetresort.com](http://www.samosetresort.com)



Top 20 Resorts in New England – Conde Nast Traveler  
500 Best Hotels in the World – Travel + Leisure Certificate of Excellence  
Top 10 Destinations for Family Golf Trips – Golf Digest

**From:** Maria Libby [mailto:maria.libby@fivetowns.net]  
**Sent:** Monday, June 12, 2017 9:49 AM  
**To:** Connie Russell  
**Subject:** summer retreat

Hi Connie,

Great to see you last week - I am sure you were proud of Connor. I cannot believe he was a senior this year and I could not believe how tall he got! I hope Jacqueline had a great year at Gettysburg as well.

I wanted to follow up regarding our summer retreat. We would love to use the conference room at the Samoset for a day, have lunch at the pool (we will pay of course!), and then golf if possible. We have loved it every year we have been there and feel fortunate to have the opportunity. The day we are looking at is Thursday, July 27. Retreat from 8 - 3:30. Golf from 4:00 - 6:30 maybe? Whatever can work for the Samoset.

Let me know and we will work on details with the person you put us in touch with.

Thanks,  
Maria

Maria Libby  
Superintendent



Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

From: **Maria Libby** [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)  
Subject: Re: Election Party  
Date: June 13, 2017 at 11:29 PM  
To: Castle, Diana D [diana.castle@bankofamerica.com](mailto:diana.castle@bankofamerica.com)  
Cc: SAD Board [sad.board@fivetowns.net](mailto:sad.board@fivetowns.net), Abraham Dugal [abedugal@gmail.com](mailto:abedugal@gmail.com), Mackenzie Lyman [mlcronin@gmail.com](mailto:mlcronin@gmail.com)

The vote passed!!! 1947 in favor, 897 opposed.

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Tue, Jun 13, 2017 at 3:46 PM, Castle, Diana D <[diana.castle@bankofamerica.com](mailto:diana.castle@bankofamerica.com)> wrote:

I wish I could but I am in NYC. I voted before I left though. My in-laws just became citizens last week and were so excited to hear for this!!  
They sent me an email this morning!

-----Original Message-----

**From:** Maria Libby [[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Tuesday, June 13, 2017 03:40 PM Eastern Standard Time  
**To:** SAD Board; Abraham Dugal; Castle, Diana D; Mackenzie Lyman  
**Subject:** Election Party

Hi everyone,  
We are gathering tonight at 8:00 to await election results at The Vintage Room at 16 Bayview Street if you want to come down.  
Town clerks are calling me when the results are in.

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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(207)236-3358 ext. 4302  
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From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Congratulations!  
Date: June 13, 2017 at 11:09 PM  
To: Shawn Stockman sstockman01@hotmail.com



Thanks Shawn - sweet victory after hard battle!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Tue, Jun 13, 2017 at 11:08 PM, Shawn Stockman <[sstockman01@hotmail.com](mailto:sstockman01@hotmail.com)> wrote:

Wow, well done on the PR to get the school project passed! I know it was hard fought, but well worth the battle. Thank you for your tenacious pursuit of the right thing to do.

I really respect your willingness to take on the tough issues. Congrats.

Shawn

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Congrats  
Date: June 13, 2017 at 11:07 PM  
To: Michael Weatherwax wwax47@gmail.com

Thanks - so glad it passed. :)

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Tue, Jun 13, 2017 at 9:58 PM, Michael Weatherwax <[wwax47@gmail.com](mailto:wwax47@gmail.com)> wrote:

Congrats on the middle school vote - great job of getting the voters on board.

'Wax

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Congrats  
Date: June 14, 2017 at 7:42 AM  
To: Don White upie@myfairpoint.net

Thank you Don and sorry to see you leave the Select Board. You are a good man and I have appreciated your support and input along the way. I know the board also very much appreciated your willingness to livestream all those meetings! I hope to see you around town. Take care.

Maria Libby  
Superintendent  
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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

On Wed, Jun 14, 2017 at 5:31 AM, Don White <[upie@myfairpoint.net](mailto:upie@myfairpoint.net)> wrote:

Maria, Congrats to you and the Vision Team. Your hard work and dedication prevailed. Our excellent education system is very important to both Camden and Rockport and they came out and supported the Vision. Middle Matters.

Don

From: **Jaime Stone** [jaime.stone@fivetowns.net](mailto:jaime.stone@fivetowns.net)  
Subject: Re: Great News  
Date: June 14, 2017 at 9:33 AM  
To: Kristi Hardy-Gilson [kristi.hardy-gilson@fivetowns.net](mailto:kristi.hardy-gilson@fivetowns.net)  
Cc: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)



Thank you!

On Wed, Jun 14, 2017 at 7:35 AM, Kristi Hardy-Gilson <[kristi.hardy-gilson@fivetowns.net](mailto:kristi.hardy-gilson@fivetowns.net)> wrote:  
So happy for our students and district, congrats! And thanks for all of the hard work and heavy-lifting to make the Middle School Plan a go!

--  
Kristi Hardy-Gilson  
K-2 Multiage Teacher  
11 Children's Way  
Rockport, ME 04856  
236-7807

--  
Jaime Stone  
Principal  
Camden-Rockport Middle School



From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Congratulations!  
Date: June 14, 2017 at 1:07 PM  
To: Andrew Clement aclement@douglasdynamics.com

Thank you Andy. Yes, it felt great. :)

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Wed, Jun 14, 2017 at 9:25 AM, Andrew Clement <[aclement@douglasdynamics.com](mailto:aclement@douglasdynamics.com)> wrote:

Maria,

I just wanted to write and congratulate you and thank you for your leadership on getting the new Middle School approved. There are probably few times in a person career where you can wake up feel as good as you did today! Enjoy it and be proud. Our community appreciates your perseverance and commitment to this vital project.

Enjoy your day! You deserve it.

Andy Clement  
Zach and Jake's Dad  
Rockport, ME

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From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: Congrats  
Date: June 14, 2017 at 12:17 PM  
To: Shawn Carlson shawn.carlson@fivetowns.net



Thank you!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Wed, Jun 14, 2017 at 10:30 AM, Shawn Carlson <[shawn.carlson@fivetowns.net](mailto:shawn.carlson@fivetowns.net)> wrote:  
Great news for the middle school and district on the vote.

S

From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re:  
Date: June 14, 2017 at 11:10 PM  
To: David Perkins dperkins@perkinsolson.com



Thank you!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Wed, Jun 14, 2017 at 6:13 PM, David Perkins <[dperkins@perkinsolson.com](mailto:dperkins@perkinsolson.com)> wrote:

Congratulations on a great vote on the Middle School!! Dave

From: **Tyler Barter** tbarter@oakpoint.com  
Subject: RE: info  
Date: June 14, 2017 at 5:44 PM  
To: Maria Libby maria.libby@fivetowns.net

Good afternoon Maria,

Fantastic news yesterday, we're excited to begin the next phase of the project.

I will spend a little more time going through the details, but with the current construction market and time, you are looking at the MET being between 3.9 and 4.1 million dollars for the total project cost including all of the design fees, contingency etc. The building is roughly 24,000 sf counting all 3 floors so about \$168/sf +/- total. This is a fairly modest renovation. We would leave the lower level and second floor largely as classroom space. The first floor would be converted to the central office space under this plan.

Let me know if this is what you need for tomorrow night. As always, please feel free to call with questions.

Tyler

**TYLER G. BARTER** | Senior Architect, AIA, LEED AP BD+C  
TEL 207.283.0193 | FAX 207.283.4283  
[www.oakpoint.com](http://www.oakpoint.com) | [tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)



**OAK POINT**  
ASSOCIATES

architecture  
engineering  
planning

**P**

*Please consider the environment before printing this email.*

**From:** Maria Libby [mailto:maria.libby@fivetowns.net]  
**Sent:** Monday, June 12, 2017 5:21 PM  
**To:** Tyler Barter <tbarter@oakpoint.com>  
**Subject:** info

Is there anyway you can get this information for me (a decent estimate)

Updated renovation cost for MET (2017 dollars)  
Per square foot cost

I could use it Thursday night at the board meeting.

Thanks,  
Maria

Maria Libby  
Superintendent

MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
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*When a great ship is in harbor and moored, it is safe, there can be no doubt. **But that is not what great ships are built for.***



From: **Maria Libby** maria.libby@fivetowns.net  
Subject: Re: congratulations  
Date: June 14, 2017 at 11:09 PM  
To: Brad LaRoche larochebradford@gmail.com

Thank you Brad! Yes, I hear the work is now going to begin.... :)

Hope your semester has been everything you hoped it would be!

Maria

Maria Libby  
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On Wed, Jun 14, 2017 at 8:13 PM, Brad LaRoche <[larochebradford@gmail.com](mailto:larochebradford@gmail.com)> wrote:

Hi Maria,

I offer you big kudos on the planning, hard work, can-do attitude and resulting success of Tuesday's community vote. Indeed, your words and heartfelt explanations went a long way toward movement in the towns and school.

Now the real work begins, eh?

With a big smile,

Brad

*" Believe me, my young friend, there is NOTHING - absolutely nothing - half so much worth doing as simply messing about in boats."  
Wind in the Willows*

From: **Wyatt McConnell** [wpmccconnell@gmail.com](mailto:wpmccconnell@gmail.com)  
Subject: Re: Capital campaign  
Date: June 16, 2017 at 7:19 AM  
To: Maria Libby [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)  
Cc: Elizabeth Noble [enoble@gmail.com](mailto:enoble@gmail.com)



I could also be down with awesome playground fundraising

Fwiw, I got this from Owen last night - clearly Marci stopped listening after Matt D. Said there would have to be a vote to not demolish MET:

We have to vote not to tear it down. That is a quote from the chair of the school board. Do you understand why we were concerned. I trusted the things that you and Elizabeth told us.

I like many voted in favor giving the proposal a huge margin under the information that this was not going to happen

I replied: If they don't put up a bond to fund renovation, or if a reasonable proposal for use of the building comes forward and the don't put it up for vote, there's a problem. I have a very, very, very hard time seeing them not putting a 4 million bond on the November ballot after tonight's meeting.

On Jun 16, 2017 12:34 AM, "Maria Libby" <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

I think that is viable, relevant, high interest, and helpful. My guess is that there will also be energy around trying to raise money to do a really great playground that incorporates natural features. I will keep this in mind as we attempt to really get organized next week and then get back in touch with you.

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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On Thu, Jun 15, 2017 at 2:07 PM, Wyatt McConnell <[wpmccconnell@gmail.com](mailto:wpmccconnell@gmail.com)> wrote:

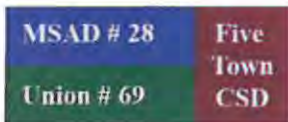
Hey Maria - I was just texting w/ Elizabeth about this. Pretty sure w/ her jumping on the school board she's going to have no interest in leading the charge. I would still be interested in certain scenarios -- particularly if the idea is to raise money for energy efficiency upgrades. I wouldn't be too interested if we're basically just attempting to offset the cost of the building -- meh, tax payers overwhelmingly approved it and can absolutely afford it so I'm not gonna blow a year of my life fighting to save Randy Stearns \$18.72. Some random thoughts:

- if we're focusing specifically on energy upgrades, we could probably set a pretty modest target -- a million dollars would go a long way. Would definitely cover the size solar array the current design would support and still leave plenty to help offset any additional costs for poop heat, etc. (or could be used to pay for poop heat even if its not more costly and provide a bit of flexibility in budget elsewhere to make sure project is completed as envisioned).

- energy issues are important to students -- much of camden conf. for change was energy related. Would be easy to harness actual middle school student work and energy to push the project forward. That kind of project I'd be pretty excited to get back to work for, and would absolutely tie into "the middle matters" theme.

Anywho...just some thoughts.

Wyatt



Maria Libby <maria.libby@fivetowns.net>

## Thank you

3 messages

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Mon, Jun 19, 2017 at 9:06 PM

So I am thinking maybe we should write a thank you to the community for supporting the bond. It might make sense to wait until after the Wed meeting - and also use it to give a little information on the process going forward. And maybe not mention MET . . .

What do you think?

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Mon, Jun 19, 2017 at 9:23 PM

I think that sounds like a grand idea and the timing is perfect after our meeting Wednesday. I put it on my calendar for Friday. It can be from me and the school board or just the school board. Either way I am happy to draft and you can review!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

On Mon, Jun 19, 2017 at 9:06 PM, Elizabeth Noble <enoble@gmail.com> wrote:

So I am thinking maybe we should write a thank you to the community for supporting the bond. It might make sense to wait until after the Wed meeting - and also use it to give a little information on the process going forward. And maybe not mention MET . . .

What do you think?

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

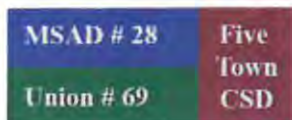
Mon, Jun 19, 2017 at 9:40 PM

Great!! Isn't there an exec session? Maybe we can mention it and see if the whole board wants to join. Otherwise, I think you is likely best.

I am around to help as need be :) But in my experience, you don't generally need much help with writing.

[Quoted text hidden]





Maria Libby <maria.libby@fivetowns.net>

## fyi - if 7/21 workshop isn't for public MET discussion, should spread the word

4 messages

Wyatt McConnell <wpmcconnell@gmail.com>

Mon, Jun 19, 2017 at 1:21 PM

To: Maria Libby <Maria.Libby@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>, matt.dailey@fivetowns.net

I thought the discussion of CRMS on 21st was a closed-door workshop, not regular school board meeting. This village soup article indicates otherwise and Eric Kangas is trying to rally folks interested in saving MET to attend:

<https://knox.villagesoup.com/mobile/p/future-of-mary-e-taylor-building-may-go-to-vote/1662171>

"Time has been allocated to continue the discussion of the MET building at the next school board meeting on Wednesday, June 21. The meeting will be held from 5:30 to 7 p.m. in the Bus Barn."

Matt Dailey <matt.dailey@fivetowns.net>

Mon, Jun 19, 2017 at 1:48 PM

To: Wyatt McConnell <wpmcconnell@gmail.com>

Cc: Maria Libby <Maria.Libby@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>

Hi Wyatt,

Thanks for the heads up. The meeting at 5:30 is a public meeting that anyone can attend. However, it is not a meeting where the fate of the MET building is being decided but rather a planning meeting for the new middle school construction project where, for example, the board will determine the size and makeup of the committee that will oversee the project. The only thing that might come out of the meeting on the 21st is the timeline for when decisions must be made about the building and a date for a possible workshop where the MET building is the focus. I wish Eric had been so fired up about the MET building back in early 2015.

Thanks

Matt

[Quoted text hidden]

Wyatt McConnell <wpmcconnell@gmail.com>

Mon, Jun 19, 2017 at 2:16 PM

To: Matt Dailey <matt.dailey@fivetowns.net>

Cc: Maria Libby <Maria.Libby@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>

Thx. I'll give Eric a heads-up to temper his expectations, as he definitely read Louis' quote more broadly.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Mon, Jun 19, 2017 at 3:14 PM

To: Wyatt McConnell <wpmcconnell@gmail.com>, Lynda Chilton <lynda.chilton@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>

Also, it will be part of the board's responsibility to not let the conversation go that direction. The purpose of the workshop is not to discuss MET. We should stick to the agenda. (Item #4 is to set a date for an MET workshop to discuss the future of that building, such as forming a committee). I think we should only set a workshop date (within a month) and discuss that workshop's agenda, but not more, regardless of who comes.

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD

9/5/2017

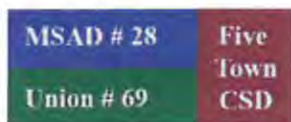
Five Towns School Districts Mail - fyi - if 7/21 workshop isn't for public MET discussion, should spread the word

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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

## Agenda Adjustment tonight

11 messages

Maria Libby &lt;maria.libby@fivetowns.net&gt;

Wed, Jun 21, 2017 at 11:52 AM

To: SAD Board <sad.board@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>, Sarah Bradley Prindiville <sarahbradley@gmail.com>

Dear Board members,

I wanted to give you a heads up about an adjustment to tonight's agenda. I have attached information to this email that will also be in your board folder.

Thank you,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
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**062117 SAD Board Action Request.doc**  
27K

Elizabeth Noble &lt;enoble@gmail.com&gt;

Wed, Jun 21, 2017 at 12:56 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hey Maria

Sounds good. I had a conversation with a Lincolnville school board member last night. She warned me against Oak Point - or at least suggested that they don't oversee construction. They are having serious issues with their relatively new building.

I also have serious reservations about working with Tyler. He is not responsive and very difficult to get in touch with. I'm not sure if there is someone else - or if we would even be working with Tyler. I think that Islborough is having some issues as well. Can you imagine if we build the new school but then have to put a new roof on it in 10 years. Yikes.

[Quoted text hidden]

Maria Libby &lt;maria.libby@fivetowns.net&gt;

Wed, Jun 21, 2017 at 3:12 PM

To: Elizabeth Noble <enoble@gmail.com>

We would be working with Tyler; fortunately, he has been very responsive to me. I talked to Paul Russo who has been principal at Lincolnville for the past 20 years or so. This is basically what he said: No current board member has had anything to do with OakPoint and they are simply wrong. The issues they are currently having are with the builder, not the designer (OakPoint). Windows weren't flashed properly by builder and a local builder missed diagnosing the issue 7 years ago as well. They had a fine experience with OakPoint.

OakPoint has been a fantastic company to work with for the past 3 years!

Maria

Maria Libby  
Superintendent  
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[Quoted text hidden]

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Jun 21, 2017 at 3:30 PM

Oh good. Glad to hear it. I'll trust your judgment. I was disappointed at his email response time during the campaign. I do think we should consider maintenance etc in the design.

She admitted she didn't know where the problem came from but that she suspected oak Point. She also mentioned that they are using a building oversight firm, and strongly recommended it. I can't remember the name.

Anyway. I'll see you shortly.

Sent from my iPhone  
[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Wed, Jun 21, 2017 at 10:41 PM

They use Cordia (sp) because they don't have a director of facilities.

Sent from my iPhone  
[Quoted text hidden]

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Jun 22, 2017 at 10:22 AM

I thought last night went well. I also don't think Lincolnville had the commissioner (?) that Keith and Tyler were talking about. I was much reassured that the board was one hundred percent behind having one of those as well as owners rep and clerk of the works. The commissioner sounds like the missing piece. I have no concerns at all anymore. Also after listening to the architects last night, I can understand why Tyler wasn't so responsive to me. And glad to know he was responsive with you - at one point you were frustrated about his tardiness with the new renderings.

I know that you're getting inundated with requests to be on the building committee - so I thought I'd add to the pile. I would really like to be on the building committee. I know that I'm new to the board and have no seniority, and likely others are ahead of me. That said - after the slog of the campaign - this is the fun part. I think I've def shown I'm passionate :) but not too much so that it will be distracting or get in the way. And obviously I have the experience of having served on the board up to now. I think I could be helpful. I could do a good job keeping the public informed of what's happening - thru FB and the occasional newspaper outreach etc. Finally I recognize the magnitude of the undertaking. The decisions we make are going to effect generations - it's important to spend the time and the energy to make the right ones.

Wyatt is not interested in being on the building committee - mostly because he thinks he should cede a potential spot to someone who can bring more to the table. I think he brings a lot to the table, but he's also a little burned out.

His wife Emily, on the other hand, I think is interested. She wrote that great letter about the educational benefits of a new school. She is a teacher and a counselor and obviously is passionate about the middle school. She worked tirelessly behind the scenes so that Wyatt could be as involved as he was.



All of this said - I realize that obviously this decision is up to you and Matt. He's built a school before, I have not. You're super woman. I would be ok with being involved at the board level and not on the building committee, too. But I wanted to put my name in the hat.

Thanks!!

Sent from my iPhone

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Thu, Jun 22, 2017 at 5:07 PM

Thanks for letting me know. I so appreciate everything you have done and think you'd be a great asset. With only two board members, I am not sure if Marcia and Lynda are willing to let go of their place at the table. Matt is the one who will determine the board representation along with input from me. Hopefully I will connect with him in the next week to get some of this figured out. I am supposed to be off next week and have had nothing but solid meetings for the past 4 days, inhibiting my ability to attend to the project!

So glad to have you on the board!!!!

Maria Libby  
Superintendent  
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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jun 23, 2017 at 1:27 PM

Obviously I would be disappointed, but in the spectrum of disappointment I would get over it. Also - since I am on the board, it's not like I don't have a voice. I just love the idea of being involved in the process.

Have a GREAT week off!!!

And again - sorry for all the emails about MET. I feel responsible. If you think it would be helpful, I am happy join the meeting with Matt and Lynda but obviously if it's not appropriate or helpful, no worries.

I think it's going to fizzle - no one is going to step forward and take responsibility for the MET like we did for the middle school. It would take a huge community effort and I just don't see it getting traction.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Fri, Jun 23, 2017 at 1:41 PM

Nor do I. Here is the thank you I drafted to send today. Any feedback?

Maria Libby

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[Quoted text hidden]



**MiddleMattersThankYou.docx**  
127K

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jun 23, 2017 at 2:10 PM

I think it's good. Honestly - I forgot about it. Lol, it's been one hell of a week - I'll tell you about it sometime.

I think the first paragraph could be a little punchier, a little more positive. It sounds a little defensive - like you're still campaigning. We won!

What about something along the lines of:

"I wanted to take a moment to thank the residents of Camden and Rockport for supporting the middle school bond. The new school will serve our local middle schoolers for many generations to come – it is truly an investment in the health and vitality of our two towns. Our communities have long supported education and the board and staff certainly appreciate the overwhelming support demonstrated on June 13. We know it is a lot to ask, but we firmly believed it was the most economically prudent option, and we thank you for your support."

The rest is great - it gives a good overview of the next steps and reassures everyone that we will keep them informed and we will continue to work to make them proud.

Thanks for writing this! I think little gestures like these will go along way in maintaining a good relationship between the communities and the admin/school board - which can be difficult to keep positive. People love to whine.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Fri, Jun 23, 2017 at 2:34 PM

Great edits! Thanks.

Maria Libby  
Superintendent  
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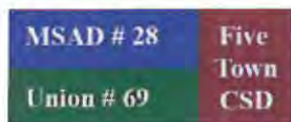
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9/5/2017

Five Towns School Districts Mail - Agenda Adjustment tonight

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Maria Libby &lt;maria.libby@fivetowns.net&gt;

**prep for July 6**

1 message

**Maria Libby** <maria.libby@fivetowns.net>

Thu, Jun 22, 2017 at 5:53 PM

To: "E. William Stockmeyer" &lt;billstockmeyer@dwmlaw.com&gt;

Cc: Cathy Murphy &lt;cathy.murphy@fivetowns.net&gt;

Hi Bill,

To help prepare for our July 6 phone call:

- 1) I understand that after our June 13 vote that included demolition of the facility, the district would be legally obligated to go back to referendum if we decided NOT to tear the building down. That would include the option of keeping it ourselves, giving it to the town or selling it to any other entity. Is that correct?
- 2) Is there a way for the MET building to be transferred to the town yet have the school district retain any control over its use?
- 3) If the district were to transfer ownership, how much land would need to go along with it? And would space for parking be a required part of that transfer?
- 4) It doesn't seem wise to me to lose control over that building because it is essentially "on" our campus. Are there any legal considerations (arguments) that would support this feeling?
- 5) Is it true that if we sold the building to someone who received historic tax credits that we could not lease the building back from them for 7 years?
- 6) Given this line of questions, I would appreciate any other insight you might have to help think about this situation.

Thanks,  
Maria

Maria Libby  
Superintendent  
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Maria Libby &lt;maria.libby@fivetowns.net&gt;

**MET**

7 messages

Elizabeth Noble &lt;enoble@gmail.com&gt;

Thu, Jun 22, 2017 at 10:50 AM

To: Matt Dailey &lt;matt.dailey@fivetowns.net&gt;, Maria Libby &lt;maria.libby@fivetowns.net&gt;

I am a little unclear on where we left the public outreach re MET and the meeting on July 13? Matt, I know you were not in favor of any kind of poll. But I do think we should have some outreach to make sure we properly vet any actual interest?

I like the idea of a short, simple poll - but I also understand that anything we learn is potentially muddled at best and wrong at worst. So maybe not worth it. I do think that a few boosted FB posts will get the word out and make July 13th more productive.

If you both are ok with it - I can also post some information about what the school board is willing to consider, what they are not, and the time line. Obviously, I would run it past you both first. I also think we should post several times - people tend to live under rocks. Now that I'm actually on the board - maybe this would be better coming from Wyatt? I don't want to be the "voice" of the board - I don't speak for everyone. I'm sure he would be fine posting on MM with some

Newspaper outreach? Maybe just put it on the calendars in the newspaper?

I think it's important to get the word out about the practical issues and the timeline. That the Board isn't willing to consider just any proposal. Parking etc.

E

Maria Libby &lt;maria.libby@fivetowns.net&gt;

Thu, Jun 22, 2017 at 5:02 PM

To: Elizabeth Noble &lt;enoble@gmail.com&gt;

Cc: Matt Dailey &lt;matt.dailey@fivetowns.net&gt;

Hi Elizabeth,

I will plan to advertise the workshop and we can make sure to spread that via FB and local press.

Matt, Lynda, and I are planning to meet prior to June 13 to plan that workshop and potentially draft some parameters for the board to consider at the beginning of the workshop night.

It would be premature to post any information about what the school board is willing to consider, what they are not, and the time line because the board has not articulated that yet and can't conduct business outside of a board meeting. I expect this will be clarified and determined at the beginning of the workshop. We may be able to include some basic information about timing. I need to review all my notes from the last board meeting and get together with board leadership. I hope to do some of this work tomorrow and get at least a save the date out to people. I am on vacation next week.

Hope that helps to clarify process,  
Maria

Maria Libby  
Superintendent  
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[Quoted text hidden]



**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 12:30 PM

Yes, totally understand about it being premature. And that we can't do anything outside of the Board. If need be - there's a bad live stream of the meeting out there we can direct people to watch.

Is there a Board introduction book? Most boards have something to help new board members get up to speed on their new role: what's expected of them; their fiduciary duties; protocol for meetings; what is inappropriate and appropriate to talk about outside of board meeting etc.

Do you want me to keep middle matters FB page to boost this meeting? To boost FB posts you have to have a sponsored site. I think that's the best way to reach people. We can make it completely neutral - time and date. And only do it once. Not the massive onslaught of the election obviously. I would recommend it - it would be a good way to hear some comments and get a good read on what kind of support there is out there. I know that you would likely want it to be not well known or attended - but I think that would be a mistake. I think as a board we want to be able to say that we were open, we made sure people knew what was going on, we considered our options and this was the decision.

And just so you know where I stand, I am personally not inclined to support saving MET - I agree with everything that you have said. I don't think it's a particularly nice building. And it's just another headache if we renovate. But if there is a feasible way to do it and support - then I can change my mind. I'm also likely to go with what you both think is best since I opened this can of worms. And I stand by it - I have since spoke to a number of people who said they would not have voted for it if MET was definitely being demolished.

I know you are both very busy and I appreciate you taking the time to go over this with me. This much communication is not my usual - I promise you won't get this much ex parte communication from me on all the issues. Like I said - I feel somewhat responsible for this issue.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 1:43 PM

No worries.

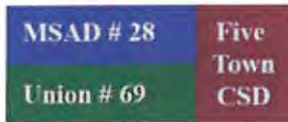
Yes on FB boost once we get the agenda out or once the thank you is published (that has time and date and location info as well).

Board Handbook. Yes. This exists. We can get you one.

Have a great weekend,  
Maria

Maria Libby  
Superintendent  
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Maria Libby <maria.libby@fivetowns.net>

---

## letter

1 message

**Maria Libby** <maria.libby@fivetowns.net>

Fri, Jun 23, 2017 at 3:41 PM

To: Kim Lincoln <KLincoln@courierpublicationsllc.com>

Hi Kim,  
I would very much appreciate you publishing this letter.

Thanks!  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
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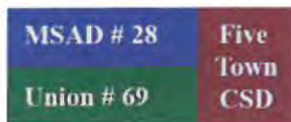
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**MiddleMattersThankYou.docx**

128K



Maria Libby <maria.libby@fivetowns.net>

## letter

3 messages

Maria Libby <maria.libby@fivetowns.net>  
To: Lynda Clancy <lyndaclancy@penbaypilot.com>

Fri, Jun 23, 2017 at 3:42 PM

Hi Lynda,  
I would very much appreciate you publishing this letter.

Thanks,  
Maria

Maria Libby  
Superintendent  
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lynda Clancy <lyndaclancy@penbaypilot.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jun 23, 2017 at 4:36 PM

Done!

<https://www.penbaypilot.com/article/maria-libby-middle-school-project-planning-and-mary-e-taylor-school/88262>

Have a great weekend!

-- Lynda

Lynda Clancy  
Editorial Director  
Penobscot Bay Pilot  
P.O. Box 886  
Camden, ME 04856

207-706-6657

[www.penbaypilot.com](http://www.penbaypilot.com)  
<https://www.facebook.com/penbaypilot>

On Jun 23, 2017, at 3:42 PM, Maria Libby <maria.libby@fivetowns.net>  
wrote:

[Quoted text hidden]

<MiddleMattersThankYou.docx>



**Maria Libby** <maria.libby@fivetowns.net>  
To: lynda Clancy <lyndaclancy@penbaypilot.com>

Fri, Jun 23, 2017 at 4:50 PM

Thanks!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 1:44 PM

<http://www.msmaweb.com/wp-content/uploads/2014/08/MSBA-Handbook1.pdf>

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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 2:11 PM

Haha!! You ask and you shall receive. It's 222 pages!! Yeesh. I guess I know what my summer reading will be.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

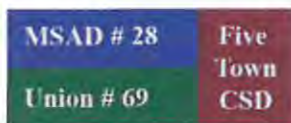
Fri, Jun 23, 2017 at 2:36 PM

:)

Maria Libby  
Superintendent  
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[Quoted text hidden]



Maria Libby &lt;maria.libby@fivetowns.net&gt;

**MET**

7 messages

**Elizabeth Noble** <enoble@gmail.com>

Thu, Jun 22, 2017 at 10:50 AM

To: Matt Dailey &lt;matt.dailey@fivetowns.net&gt;, Maria Libby &lt;maria.libby@fivetowns.net&gt;

I am a little unclear on where we left the public outreach re MET and the meeting on July 13? Matt, I know you were not in favor of any kind of poll. But I do think we should have some outreach to make sure we properly vet any actual interest?

I like the idea of a short, simple poll - but I also understand that anything we learn is potentially muddled at best and wrong at worst. So maybe not worth it. I do think that a few boosted FB posts will get the word out and make July 13th more productive.

If you both are ok with it - I can also post some information about what the school board is willing to consider, what they are not, and the time line. Obviously, I would run it past you both first. I also think we should post several times - people tend to live under rocks. Now that I'm actually on the board - maybe this would be better coming from Wyatt? I don't want to be the "voice" of the board - I don't speak for everyone. I'm sure he would be fine posting on MM with some

Newspaper outreach? Maybe just put it on the calendars in the newspaper?

I think it's important to get the word out about the practical issues and the timeline. That the Board isn't willing to consider just any proposal. Parking etc.

E

**Maria Libby** <maria.libby@fivetowns.net>

Thu, Jun 22, 2017 at 5:02 PM

To: Elizabeth Noble &lt;enoble@gmail.com&gt;

Cc: Matt Dailey &lt;matt.dailey@fivetowns.net&gt;

Hi Elizabeth,

I will plan to advertise the workshop and we can make sure to spread that via FB and local press.

Matt, Lynda, and I are planning to meet prior to June 13 to plan that workshop and potentially draft some parameters for the board to consider at the beginning of the workshop night.

It would be premature to post any information about what the school board is willing to consider, what they are not, and the time line because the board has not articulated that yet and can't conduct business outside of a board meeting. I expect this will be clarified and determined at the beginning of the workshop. We may be able to include some basic information about timing. I need to review all my notes from the last board meeting and get together with board leadership. I hope to do some of this work tomorrow and get at least a save the date out to people. I am on vacation next week.

Hope that helps to clarify process,  
Maria

Maria Libby  
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[Quoted text hidden]



**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 12:30 PM

Yes, totally understand about it being premature. And that we can't do anything outside of the Board. If need be - there's a bad live stream of the meeting out there we can direct people to watch.

Is there a Board introduction book? Most boards have something to help new board members get up to speed on their new role: what's expected of them; their fiduciary duties; protocol for meetings; what is inappropriate and appropriate to talk about outside of board meeting etc.

Do you want me to keep middle matters FB page to boost this meeting? To boost FB posts you have to have a sponsored site. I think that's the best way to reach people. We can make it completely neutral - time and date. And only do it once. Not the massive onslaught of the election obviously. I would recommend it - it would be a good way to hear some comments and get a good read on what kind of support there is out there. I know that you would likely want it to be not well known or attended - but I think that would be a mistake. I think as a board we want to be able to say that we were open, we made sure people knew what was going on, we considered our options and this was the decision.

And just so you know where I stand, I am personally not inclined to support saving MET - I agree with everything that you have said. I don't think it's a particularly nice building. And it's just another headache if we renovate. But if there is a feasible way to do it and support - then I can change my mind. I'm also likely to go with what you both think is best since I opened this can of worms. And I stand by it - I have since spoke to a number of people who said they would not have voted for it if MET was definitely being demolished.

I know you are both very busy and I appreciate you taking the time to go over this with me. This much communication is not my usual - I promise you won't get this much ex parte communication from me on all the issues. Like I said - I feel somewhat responsible for this issue.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 1:43 PM

No worries.

Yes on FB boost once we get the agenda out or once the thank you is published (that has time and date and location info as well).

Board Handbook. Yes. This exists. We can get you one.

Have a great weekend,  
Maria

Maria Libby  
Superintendent  
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[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 1:44 PM

<http://www.msmaweb.com/wp-content/uploads/2014/08/MSBA-Handbook1.pdf>

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[Quoted text hidden]

**Elizabeth Noble** <enoble@gmail.com>  
To: Maria Libby <maria.libby@fivetowns.net>  
Cc: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jun 23, 2017 at 2:11 PM

Haha!! You ask and you shall receive. It's 222 pages!! Yeesh. I guess I know what my summer reading will be.

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>  
To: Elizabeth Noble <enoble@gmail.com>

Fri, Jun 23, 2017 at 2:36 PM

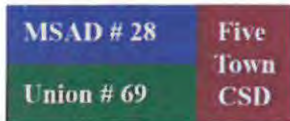
:)

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[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

## MET building

6 messages

E. William Stockmeyer &lt;billstockmeyer@dwmlaw.com&gt;

Fri, Jun 23, 2017 at 11:31 AM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Cc: "Cathy Murphy (cathy.murphy@fivetowns.net)" &lt;cathy.murphy@fivetowns.net&gt;

Hi, Maria,

I have responded to your questions below in red.

Sincerely,

Bill

1) I understand that after our June 13 vote that included demolition of the facility, the district would be legally obligated to go back to referendum if we decided NOT to tear the building down. That would include the option of keeping it ourselves, giving it to the town or selling it to any other entity. Is that correct? **Answer: Under these circumstances, yes. The demolition was expressly made part of the second referendum and was a fundamental change from the first referendum that failed. It seems a major element of the project, as conceived and approved. This is not a situation where, as happens not infrequently, project details must be changed or cut or value engineered from the project because bids came in high.**

2) Is there a way for the MET building to be transferred to the town yet have the school district retain any control over its use? **Answer: Yes, if agreeable to the Town, the MSAD could retain certain rights of access and use, or impose limitations and restrictions on the town's use. Also, and as further discussed in our answer to question 4 below, the layout is such that some sort of reciprocal joint operating agreement would need to be put in place to define rights and duties of each party with respect to the building, particularly shared elements if any, of the building, and shared outside space such as parking, sidewalks, drives, and lawn areas.**

3) If the district were to transfer ownership, how much land would need to go along with it? And would space for parking be a required part of that transfer? **Answer: As you surmise, some investigation would be needed of applicable land use and zoning requirements, as they would apply to the new concept. The zoning ordinance would require additional space for parking for the new owner's proposed use. We need to be concerned about how much land and parking we need, and the other owner with how much it needs (which would depend on the other owner's proposed use)..It might be helpful to have Oak Point comment on this question, since the architect by now has familiarity with the applicable municipal zoning and land use requirements, including lot size and buildable area, setbacks, dimensions, frontage, parking requirements, etc. Other legal requirements of government authorities might also be affected. For example, fire safety, including emergency access, and (possibly) state DEP (site location of development) and wetlands limitations. As also described in our answers to questions 2 and 4, some sort of joint use agreement with the private owner is likely to be necessary.**

4) It doesn't seem wise to me to lose control over that building because it is essentially "on" our campus. Are there any legal considerations (arguments) that would support this feeling? **Answer: Yes. Based on a cursory review of the site plan, this does not appear to be a situation where the existing lot could be divided into two separate ownerships, one for the existing building and associated improvements, and the other for the new building and associated improvements. The buildings would either be connected or extremely close together, and it appears there likely would be shared parking, entrances, drives, and other areas. If so, some sort of reciprocal joint operating agreement would probably be needed to**



establish the parties rights and duties with respect to shared areas, including maintenance, repair, and improvement/replacement. In fact, it looks like the building itself would have two owner/occupants unless the site plan was substantially re-envisioned and drawn (as currently conceived, the new building is located partially on the footprint of the old building). If there is a single building with two "wings," there might also be shared building systems and shared structural elements.

In any case, given this close proximity and likelihood of shared outdoor areas, the school also would want/need to place use restrictions on the old building and on outside areas (parking, drives, ancillary). These might include smoking restrictions, cannabis restrictions, possibly alcohol restrictions, weapon restrictions, noise restrictions, restrictions on certain commercial "adult" uses of the building (these might be restricted by local ordinance to some extent), hazardous uses (likewise, these might be restricted by ordinance). Keep in mind that the school's control needs/issues result in limitations on the other owner's use/control. This would affect the potential pool of developers with an interest in the site. So, for example, let's say a residential use for the current building was proposed. Would a developer be interested in a project where residents could not smoke outside in the parking lot?

Security is another big concern with another owner in such close proximity.

Such an agreement requires consideration of the new owner's tenants and secured lenders, who would be directly affected by the agreement. For example, in the event of foreclosure of the new owner by its secured lender, the district would need the agreement to be binding upon the secured lender. The new owner will need to see that the proposed agreement is acceptable by its secured lender.

The parties would also need to consider how to unwind the relationship if one party or the other did not wish to continue it. There might be first refusal rights to control any successor owner. But refusal rights are only helpful when practicable to exercise. So the potential of a successor, non-government, owner, must be taken into account.

In our experience, these reciprocal joint operating agreements can be drafted, but can get quite detailed. Unlike a simple sale or transfer of property where the parties go their own ways after closing, what you would have here is a long term business/ operational relationship.

5) Is it true that if we sold the building to someone who received historic tax credits that we could not lease the building back from them for 7 years? Answer: Yes. In a "sale leaseback" transaction, a tax exempt user causes a per se disqualification for historic tax credits. The legal disqualification period is 5 years, and it is 7 years to be "safe." To answer this question, I spoke with my colleague, Chris McLoon. Chris is a tax attorney and a considerable part of his practice deals with historic and other tax credit financing of developments.

6) Given this line of questions, I would appreciate any other insight you might have to help think about this situation.

Answer: Here are some additional concerns to consider:

- It looks to me like the preservation of the existing building means substantial re-design of the new school. For example, the existing building lies where the architect has placed the new bus drop off area, new building main entrance, and new parking area. If these must be moved, depending on how much of the old school is preserved, a new bus drop off area as well as parking might further cut into available playfields. You also might lose the current proposed segregation of bus and car traffic. Simply put, you need to explore the design impacts.

- If it is important to hold the next referendum on the November statewide voting date, the architect must determine whether sufficient time exists for the architect to determine the additional project costs for that referendum question, remembering that warrants need to be signed in late September or very early October for a November referendum.



- In any case, redesign work could delay the project, and extend the completion time. It looks like a minimum 5 months delay just to get to a November referendum on a revised project and revised cost. For the revised project, the subsequent design work (most of the design work occurs after the referendum) and the subsequent construction work might also take longer.
- A revised project could add to the total project cost.
- The delay necessary for another referendum and any other necessary extension of completion time could add to the project cost.
- The issuance of bonds for project funding would be delayed, which would increase the financing costs (the bond payments) if interest rates continue to go up over that time period.
- Until the existing building has a new owner, the district would have increased operating costs to maintain the existing structure along with the new school.
- Finally, and I think this is very significant, my experience with school construction suggests that over the long term, there could well be a need for additional real estate for school purposes. These needs include, most obviously, growth in student numbers. But there have also been changes in the past affecting programming needs (such as technology rooms and special education rooms); as well as co-curricular needs (such as new sports and Title IX impacts on playing field needs). Assuming our societal expectations for schools continues to evolve, there are likely to be new demands for additional space. The board should consider this when considering having to give up and/or share some of its real estate with a third party.

## E. William Stockmeyer

Attorney

207.253.0585 Direct

[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | [dwmlaw.com](http://dwmlaw.com)

**DrummondWoodsum**  
ATTORNEYS AT LAW

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Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
To: "E. William Stockmeyer" <[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)>

Fri, Jun 30, 2017 at 2:16 PM

Bill,  
I called your office to get a special board meeting on July 13 on your calendar. The focus will be the MET building and there will be members of the public with a keen interest in a variety of potential options for how they envision future use. We think it would be incredibly helpful to us to have a knowledgeable attorney present. Are you the lawyer best suited to for a situation like this? (Real estate matters)

Thanks and I look forward to talking on Thursday the 6th.

Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

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[Quoted text hidden]

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**E. William Stockmeyer** <[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)>  
To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Fri, Jun 30, 2017 at 3:55 PM

Hi, Maria,  
I'd be happy to attend this meeting. Talk to you next week, and have a great 4th.  
Bill

Sent from my iPhone

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[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

**E. William Stockmeyer**

Attorney

207.253.0585 Direct

[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)

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**Maria Libby** <maria.libby@fivetowns.net>  
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Fri, Jun 30, 2017 at 3:56 PM

Bill, Cathy and I were wondering if we should just chat about the bond on the 13th when you are here and save the phone call?

Happy 4th to you as well!

Maria Libby  
Superintendent  
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[Quoted text hidden]

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**E. William Stockmeyer** <billstockmeyer@dwmlaw.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 5, 2017 at 10:38 AM

Maria,

I am happy to talk to you and Cathy about the bond on the 13<sup>th</sup> instead of tomorrow as currently scheduled. Does that change the time you want me to be there? Also, where is the meeting going to take place?

Thanks,

Bill

**E. William Stockmeyer**

Attorney

207.253.0585 Direct

[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)

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**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Friday, June 30, 2017 3:56 PM  
**To:** E. William Stockmeyer  
**Subject:** Re: MET building

[Quoted text hidden]

---

**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
To: "E. William Stockmeyer" <[billstockmeyer@dwmlaw.com](mailto:billstockmeyer@dwmlaw.com)>  
Cc: Cathy Murphy <[cathy.murphy@fivetowns.net](mailto:cathy.murphy@fivetowns.net)>

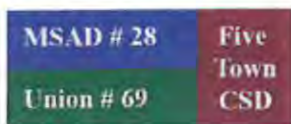
Wed, Jul 5, 2017 at 11:46 AM

Great. You can meet us at the Bus Barn at the Middle School on Knowlton Street at 5pm. We will meet in the library. The board meeting is at 6pm in the cafeteria. We will hopefully have Tyler from Oak Point with us as well.

Maria Libby  
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[Quoted text hidden]



Maria Libby &lt;maria.libby@fivetowns.net&gt;

**Re: 6/21 Middle School Workshop**

2 messages

Louis Bettcher &lt;lbettcher@villagesoup.com&gt;

Fri, Jun 23, 2017 at 2:00 PM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Hi Maria,

I wasn't able to attend the School Board's meeting on Wednesday, but wanted to touch base with you and see if there was any more information on a construction timeline for the project. Also, wanted to see if a future date has been decided to have another public discussion about the MET project.

I know that some people have recently expressed nostalgia for the MET project, which I did mention in this week's paper, but I thought what was important to include was the fact that no strong ideas by the town or individuals have yet been expressed to take it over, plus the fact that the building will be left without power, and the fact that it would cost millions of dollars to renovate. I know that at that meeting it was also mentioned that the MET building being there or not will have a direct impact on where the school is located.

I'm curious what other implications keeping the building might have (obviously it also depends on what purpose it serves, etc.) on the upcoming construction of the new middle school. I know that demolition isn't slated to begin until 2020, but I'm wondering if there are any more ways in which an effort to try and preserve that MET building might alter the course (through delays, site location, etc.) of the new school.

Sorry for the long e-mail; I'm always on the look-out for new information!

Thanks Maria,

-Louis

Maria Libby &lt;maria.libby@fivetowns.net&gt;

Fri, Jun 23, 2017 at 3:48 PM

To: Louis Bettcher &lt;lbettcher@villagesoup.com&gt;

Hi Louis,

I love that you are always on the look-out for more information. We are going to have a special board meeting at 6pm on Thursday, July 13, at the CRMS cafeteria to further consider the future of the MET building. I address it somewhat in the attached letter than I just sent to Kim asking her to publish.

There are numerous things for the district to consider regarding MET, including timing of a decision, restrictions of use and its implications, and impacts on our project. I don't understand them all yet, so I don't want to make any definitive statements. It would probably be good to come to the meeting on July 13. The board will consider and I genuinely don't know what direction that might take. Off the record, it could be anything from determining only to go to referendum in November for a renovation for school purposes to allowing a subcommittee to try to find a private investor within a certain time frame. Not sure. We have some homework to do!

Thanks,  
Maria

Maria Libby  
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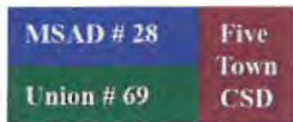
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Maria Libby &lt;maria.libby@fivetowns.net&gt;

**MET Building**

3 messages

**Roberta Smith** <rsmith@camdenmaine.gov>

Tue, Jun 27, 2017 at 1:37 PM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Hi Maria,

I assume at some point the Town maybe signed the MET building over to the school district. If so, are there documents that show that, or anything in writing that specifies what can happen to the building should it no longer be used for education purposes? I seem to recall a similar provision for the Elm St School when you moved out.

FYI, just trying to side-step conjecture and go right to the source documents.

Roberta

**Roberta Smith**

Camden Interim Town Manager

29 Elm Street

PO Box 1207

Camden, ME 04843

[\(207\)236-3353](tel:(207)236-3353)**Maria Libby** <maria.libby@fivetowns.net>

Tue, Jun 27, 2017 at 1:57 PM

To: Roberta Smith &lt;rsmith@camdenmaine.gov&gt;

Hi Roberta,

Not sure about documentation from the town. Not only was it built in 1925, but I don't think we have anything for the new HS or ES indicating that the town gave the buildings to the district. I'd think they "belong" to the school district as a matter of course. There is a law that I have read numerous times and can refer you to when I get back to work. It states that the school can offer the building to the town (but doesn't need to). If the town declines it, the school could then sell it for private sale. Our lawyers have suggested that if we did anything, it would come with restrictions that we would impose however. In any case, the Board will likely try to determine which options are even feasible from their standpoint at the July 13 special meeting. We will likely have our lawyer there. If you or Audra want to talk about this, let me know.

Thanks,  
Maria

Sent from my iPhone

[Quoted text hidden]

**Roberta Smith** <rsmith@camdenmaine.gov>

Tue, Jun 27, 2017 at 3:19 PM

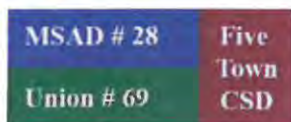
To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Thanks, I pass this on to Audra.



**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Tuesday, June 27, 2017 1:58 PM  
**To:** Roberta Smith <[rsmith@camdenmaine.gov](mailto:rsmith@camdenmaine.gov)>  
**Subject:** Re: MET Building

[Quoted text hidden]



Maria Libby &lt;maria.libby@fivetowns.net&gt;

**next week**

2 messages

**Maria Libby** <maria.libby@fivetowns.net>  
To: Tyler Barter <tbarter@oakpoint.com>

Wed, Jul 5, 2017 at 11:47 AM

Can you come at 5pm next week to meet with Cathy, Bill Stockmeyer, and me to go over a few things regarding MET, bonds, and timing? We will meet in the CRMS library before the 6pm meeting in the cafeteria.

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

**Tyler Barter** <tbarter@oakpoint.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 5, 2017 at 12:09 PM

Maria,

Yes, we can be there for 5:00.

Tyler

**TYLER G. BARTER** | Senior Architect, AIA, LEED AP BD+C

TEL 207.283.0193 | FAX 207.283.4283

[www.oakpoint.com](http://www.oakpoint.com) | [tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)



**OAK POINT**  
ASSOCIATES

architecture  
engineering  
planning



Please consider the environment before printing this email.

**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Wednesday, July 5, 2017 11:47 AM

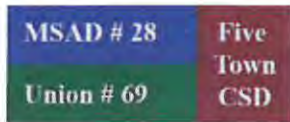
9/5/2017

Five Towns School Districts Mail - next week

**To:** Tyler Barter <[tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)>

**Subject:** next week

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

## questions

2 messages

**Maria Libby** <maria.libby@fivetowns.net>

Wed, Jul 5, 2017 at 5:34 PM

To: Audra Caler-Bell <ACaler-Bell@camdenmaine.gov>

Hi Audra,  
Who can give me answers to these questions?

- 1) What are the parking requirements (how many spaces) for a 24,000 sq ft building in Camden used for office space or for housing?
- 2) What are the potential zoning requirements for the MET building in the following situations:
  - a) Given to the town - how much land would a 24,000 need to meet lot size/setback requirements?
  - b) Sold to private party - how much land would a 24,000 need to meet lot size/setback requirements?

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

**Audra Caler-Bell** <ACaler-Bell@camdenmaine.gov>

Wed, Jul 5, 2017 at 5:38 PM

To: Maria Libby <maria.libby@fivetowns.net>

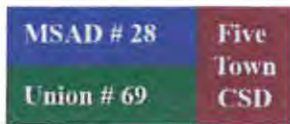
Hi Maria,

I'll have them answered tomorrow.

Thank you,  
Audra

Sent from my iPhone  
[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

**so many questions!**

3 messages

**Maria Libby** <maria.libby@fivetowns.net>

Wed, Jul 5, 2017 at 5:34 PM

To: Tyler Barter &lt;tbarter@oakpoint.com&gt;

Do you know the answers to these questions based on the work you have done so far?

- 1) What are the parking requirements (how many spaces) for a 24,000 sq ft building in Camden used for office space or for housing?
- 2) What are the potential zoning requirements for the MET building in the following situations:
  - a) Given to the town - how much land would a 24,000 need to meet lot size/setback requirements?
  - b) Sold to private party - how much land would a 24,000 need to meet lot size/setback requirements?

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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

**Tyler Barter** <tbarter@oakpoint.com>

Wed, Jul 5, 2017 at 5:38 PM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Maria,

I've sent the questions down to Allison, if we don't have the information, I think we can find it fairly quickly.

Tyler

**TYLER G. BARTER** | Senior Architect, AIA, LEED AP BD+C

TEL 207.283.0193 | FAX 207.283.4283

[www.oakpoint.com](http://www.oakpoint.com) | [tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)



**OAK POINT**  
ASSOCIATES

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Please consider the environment before printing this email.

**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Wednesday, July 5, 2017 5:35 PM  
**To:** Tyler Barter <[tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)>  
**Subject:** so many questions!

[Quoted text hidden]

**Tyler Barter** <[tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)>  
To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Thu, Jul 6, 2017 at 12:16 PM

Maria,

Please see below for Allison's research on your questions on parking and lot size. There is a lot of information below that will help to guide the discussion next week as well regarding the allowable uses and possible need to amend zoning.

Tyler

**TYLER G. BARTER** | Senior Architect, AIA, LEED AP BD+C

TEL [207.283.0193](tel:207.283.0193) | FAX [207.283.4283](tel:207.283.4283)

[www.oakpoint.com](http://www.oakpoint.com) | [tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)



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*Please consider the environment before printing this email.*

**From:** Allison Towne [mailto:[atowne@oakpoint.com](mailto:atowne@oakpoint.com)]  
**Sent:** Thursday, July 6, 2017 11:46 AM  
**To:** 'Tyler Barter' <[tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)>  
**Subject:** RE: so many questions!

Tyler,

We didn't really look at this when we did our study because at that time it was thought MET would stay as part of the property. Here is what Camden's Zoning Ordinance seems to indicate:

[Parking requirements](#)



1. For dwelling units, the requirement is 2 spaces per unit (unless they're considering congregate housing, in which case the requirement is 1 space per unit).
2. For professional office space, the requirement is 1 space per 250 square feet of floor area. So, 96 spaces would be required. (The use may not be allowed, see below)
3. For medical office space, the requirement is 1 space per 150 square feet of floor area. So, 160 spaces would be required. (The use may not be allowed, see below)

The second question is much more complicated....

By zoning standards, the lot is in the Traditional Village District, and the Zoning Ordinance stipulates what uses are allowed in that zone. So, before you can even look at the space requirements, you have to consider the allowed uses.

#### Allowed uses

The purpose of the Traditional Village District is "to maintain...highly livable neighborhoods, which include single family homes, small-scale multifamily structures, compatible residential-scale businesses, and a distinct village design." Not surprisingly, this zone is allowed to have many types of residential development, including multifamily dwellings. Congregate housing, nursing homes, etc. are allowed only as a "Special Exception". Public schools, community buildings, municipal uses, and quasi-public facilities are also Special Exceptions. Any redevelopment that is a Special Exception needs to be granted a Special Exception Permit by the Zoning Board of Appeals in order to move forward.

The only allowed commercial uses are boat storage, barn storage, and small hotels. Other commercial uses are only allowed as a "Special Exception" under certain circumstances-- if the lot is near a business district, and then only "low impact" uses. By definition, a "low impact" use: a.) has to be located in a building that contains one or more dwelling units, b.) can occupy no more than 2,000 square feet of total floor area, c.) generate very little traffic (no more than a daily average of 20 trips on a weekday), and d.) require no more than 5 parking spaces. There are other requirements for a low impact use, but these are the ones that are most restrictive given what I think they're interested in.

The Zoning Ordinance states that variances can be obtained for bulk and space standards waivers, and for performance standards but "shall not be granted to allow a use or an expansion of a use not otherwise permitted in the district".

#### Minimum lot size

The question of minimum lot size depends on the use of the building. The general standard is 10,000 square feet minimum for either a residential or non-residential use. However, if a residential unit, a larger lot is needed for anything but single family. The standard is 7,500 sq ft minimum lot size per dwelling unit (3,000 sq ft per dwelling unit only for congregate housing). 75 feet of street frontage is also required for either residential or non-residential use.

The setbacks are minimal—15 feet front setback, 10'-15' side, 15' rear.

I don't think it matters whether the land is given to the town or sold to a private developer. Any existing, lawful, non-conforming lot, structure or use transfers with the property.

Regards,



Allison

**From:** Tyler Barter [<mailto:tbarter@oakpoint.com>]  
**Sent:** Wednesday, July 05, 2017 5:38 PM  
**To:** 'Allison Towne'  
**Subject:** FW: so many questions!

Can you put together a response to the questions below?

**TYLER G. BARTER** | Senior Architect, AIA, LEED AP BD+C

TEL [207.283.0193](tel:207.283.0193) | FAX [207.283.4283](tel:207.283.4283)

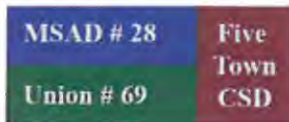
[www.oakpoint.com](http://www.oakpoint.com) | [tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)



**From:** Maria Libby [<mailto:maria.libby@fivetowns.net>]  
**Sent:** Wednesday, July 5, 2017 5:35 PM  
**To:** Tyler Barter <[tbarter@oakpoint.com](mailto:tbarter@oakpoint.com)>  
**Subject:** so many questions!

Do you know the answers to these questions based on the work you have done so far?

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

## Yikes!

4 messages

Gary Gonyar <gonyarg@hermon.net>

Fri, Jul 7, 2017 at 3:01 PM

To: maria.libby@fivetowns.net

FYI... 52 items on my to do list already. Some are not pleasant.

Good news: much less email use here.

Bad news: not easy to contact people because there is much less email use here.

Hope you have a great weekend!!!

Gary J. Gonyar  
Superintendent of Schools  
Hermon School Department  
P.O. Box 6360  
Hermon, ME 04402-6360  
Tel: 207-848-4000

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Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 7, 2017 at 3:13 PM

To: Gary Gonyar <gonyarg@hermon.net>

Hahaha. Email woes either way!

MET is heating up like you can't Believe. The weird thing is that all of the talk is happening with the town, both the manager and the slack forward. Not a single person has contacted me through email or telephone. But the town managers said that they are getting nonstop calls. The town is having a workshop on Tuesday, two days before our special board meeting, for them to discuss the MET building! They might be forgetting that they don't control it. It's going to be a long journey!

Sent from my iPhone

[Quoted text hidden]

Gary Gonyar <gonyarg@hermon.net>

Fri, Jul 7, 2017 at 3:12 PM

To: maria.libby@fivetowns.net

Wow! Looks like the CO is heading to the MET?

Gary J. Gonyar  
Superintendent of Schools  
Hermon School Department  
P.O. Box 6360  
Hermon, ME 04402-6360  
Tel: 207-848-4000

9/5/2017

Five Towns School Districts Mail - Yikes!

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**Maria Libby** <maria.libby@fivetowns.net>

Fri, Jul 7, 2017 at 3:18 PM

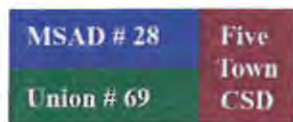
To: Gary Gonyar <gonyarg@hermon.net>

No. They all seem to have a million private ways to use the building!

Sent from my iPhone

[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

---

**agenda**

2 messages

**Maria Libby** <maria.libby@fivetowns.net>  
To: Matt Dailey <matt.dailey@fivetowns.net>

Thu, Jul 6, 2017 at 6:25 PM

This is what I have come up with based on our meeting and including (p. 2) a lot of other research I have done. What do you think? Tina will send out tomorrow.

I have lots to say about Town of Camden's workshop on Tuesday at 5:30, but will save it for a verbal conversation! Talked to Audra and Roberta multiple times today...

Also included a draft committee charge I have been working on with Tyler.

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

---

**2 attachments**

**SAD Special Board Meeting.docx**  
42K



**CRMS Building Committee Charter.docx**  
73K

---

**Matt Dailey** <matt.dailey@fivetowns.net>  
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 6, 2017 at 8:29 PM

Hi Maria,

The agenda looks good.

The known facts is a good start (160! parking spaces if the MET was a medical building). I will let you know if I can think of any information to add. A somewhat detailed timeline might be appropriate so that everyone knows when permits are submitted, plans sent out for bid, etc.

I think that you should pass the draft building charge by Marcia prior to the first committee meeting. Considering her knowledge of the previous projects, she probably has some wisdom to add.

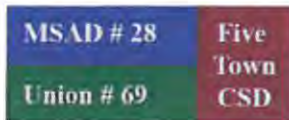
Alas, I will not be at the meeting on the 11th. I cannot imagine in what direction that conversation will go.

Thanks

Matt

[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

**Select Board Workshop July 11th at 5:30pm to Discuss MET**

12 messages

**Audra Caler-Bell** <ACaler-Bell@camdenmaine.gov>

Thu, Jul 6, 2017 at 3:18 PM

To: "John R. French Jr." <jfrenchjr@camdenmaine.gov>, Robert Falciani <RFalciani@camdenmaine.gov>, Alison McKellar <AMcKellar@camdenmaine.gov>, Jenna Lookner <JLookner@camdenmaine.gov>, Marc Ratner <mratner@camdenmaine.gov>, Maria Libby <maria.libby@fivetowns.net>, "Matt.Dailey@fivetowns.net" <Matt.Dailey@fivetowns.net>

Cc: Janice Esancy <jesancy@camdenmaine.gov>, John Arnold <arnold2149@sbcglobal.net>, Martin Cates <martin@catesre.com>, Paul Cavalli <pgcavalli@gmail.com>, Ellis Cohn <ecohn@jaretcohn.com>, Steve Matteo <smatteo@camdennational.com>, Robin McIntosh <appledore.drm@gmail.com>, Tom Peaco <tom@penbaychamber.com>, Meg Quijano <megquijano@gmail.com>, Jeff Senders <sendersjeff@gmail.com>, "kbrace@camdenmaine.gov" <kbrace@camdenmaine.gov>, "lsargent@midcoast.com" <lsargent@midcoast.com>

Hello Everyone,

I wanted to send out an early invitation for a select board workshop on July 11<sup>th</sup> at 5:30pm to discuss the MET building and how the town can best engage with the school board around a process for determining the future of this building.

Anyone from the public who is interested is, of course, more than welcome to attend. However, I've specifically included Maria Libby & Matt Dailey in this email both to forward this invitation on to the school board and because Maria and the school board's participation will be very helpful in better understanding the needs and perspective of the school district. I've also included CEDAC because I know the group has an interest in developing a process for how the town can engage with the school board on this issue.

I understand there are many other interested stakeholders so please feel free to pass this information on to them.

In addition, Janice will be sending out notice of this workshop tomorrow along with the agenda for the Select Board meeting.

Kind regards,

Audra

Audra Caler-Bell  
Camden Town Manager  
29 Elm Street  
PO Box 1207  
Camden, ME 04843  
(207)236-3353





**Paul Cavalli** <pgcavalli@gmail.com>

Thu, Jul 6, 2017 at 3:20 PM

To: Audra Caler-Bell <ACaler-Bell@camdenmaine.gov>

Cc: "John R. French Jr." <jfrenchjr@camdenmaine.gov>, Robert Falciani <RFalciani@camdenmaine.gov>, Alison McKellar <AMcKellar@camdenmaine.gov>, Jenna Lookner <JLookner@camdenmaine.gov>, Marc Ratner <mratner@camdenmaine.gov>, Libby Maria <maria.libby@fivetowns.net>, "Matt Dailey@fivetowns.net" <Matt.Dailey@fivetowns.net>, Janice Esancy <jesancy@camdenmaine.gov>, Arnold John <arnold2149@sbcglobal.net>, Cates Martin <martin@catesre.com>, Ellis Cohn <ecohn@jaretcohn.com>, Steve Matteo <smatteo@camdennational.com>, McIntosh Robin <appledore.drm@gmail.com>, Tom Peaco <tom@penbaychamber.com>, Meg Quijano <megquijano@gmail.com>, Jeff Senders <sendersjeff@gmail.com>, "kbrace@camdenmaine.gov" <kbrace@camdenmaine.gov>, Sargent Lowrie <lsargent@midcoast.com>

Thank you Audra.

Unfortunately, we had planned to be out of town early next week. There will be CEDAC members available—quite sure.

Paul

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>

Thu, Jul 6, 2017 at 10:09 PM

To: SAD Board <sad.board@fivetowns.net>

For your information. I intend to attend this workshop at 5:30 next Tuesday. Let me know if you plan to attend (Matt cannot be there).

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

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[Quoted text hidden]

**Debra McIntyre** <debra.mcintyre@fivetowns.net>

Fri, Jul 7, 2017 at 6:47 AM

To: Maria Libby <maria.libby@fivetowns.net>

I can attend this if you would like Maria - just let me know or we can talk about it on Monday when we meet. Have a great weekend.

Deb

[Quoted text hidden]

--

Debra McIntyre

Assistant Superintendent



MSAD28/FiveTown CSD

7 Lions Lane

Camden, ME 04843

(207)236-3358 ext 4303

<http://www.fivetowns.net/>

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**Maria Libby** <maria.libby@fivetowns.net>

Fri, Jul 7, 2017 at 7:23 AM

To: Debra McIntyre <debra.mcintyre@fivetowns.net>

Thanks Deb, but there is probably no need for you to spend time on the CRMS project. It's on my plate and won't come off. You'll have enough other things to keep you busy!!!

Sent from my iPhone

[Quoted text hidden]

**Robert Falciani** <RFalciani@camdenmaine.gov>

Fri, Jul 7, 2017 at 8:52 AM

To: Audra Caler-Bell <ACaler-Bell@camdenmaine.gov>, "John R. French Jr." <jfrenchjr@camdenmaine.gov>, Alison McKellar <AMcKellar@camdenmaine.gov>, Jenna Lookner <JLookner@camdenmaine.gov>, Marc Ratner <mratner@camdenmaine.gov>, Maria Libby <maria.libby@fivetowns.net>, "Matt.Dailey@fivetowns.net" <Matt.Dailey@fivetowns.net>

Cc: Janice Esancy <jesancy@camdenmaine.gov>, John Arnold <arnold2149@sbcglobal.net>, Martin Cates <martin@catesre.com>, Paul Cavalli <pgcavalli@gmail.com>, Ellis Cohn <ecohn@jaretcohn.com>, Steve Matteo <smatteo@camdennational.com>, Robin McIntosh <appledore.drm@gmail.com>, Tom Peaco <tom@penbaychamber.com>, Meg Quijano <megquijano@gmail.com>, Jeff Senders <sendersjeff@gmail.com>, "kbrace@camdenmaine.gov" <kbrace@camdenmaine.gov>, "lsargent@midcoast.com" <lsargent@midcoast.com>

Audra: Thanks for setting this up. I know the solution to every challenge is open communication on the issue. I look forward to this session next Tuesday. I hope the school board members can attend as it will only make it a more effective and productive session.

Thanks

Bob

**From:** Audra Caler-Bell

**Sent:** Thursday, July 06, 2017 3:19 PM

**To:** John R. French Jr. <jfrenchjr@camdenmaine.gov>; Robert Falciani <RFalciani@camdenmaine.gov>; Alison McKellar <AMcKellar@camdenmaine.gov>; Jenna Lookner <JLookner@camdenmaine.gov>; Marc Ratner <mratner@camdenmaine.gov>; Maria Libby <maria.libby@fivetowns.net>; Matt.Dailey@fivetowns.net

**Cc:** Janice Esancy <jesancy@camdenmaine.gov>; John Arnold <arnold2149@sbcglobal.net>; Martin Cates <martin@catesre.com>; Paul Cavalli <pgcavalli@gmail.com>; Ellis Cohn <ecohn@jaretcohn.com>; Steve Matteo <smatteo@camdennational.com>; Robin McIntosh <appledore.drm@gmail.com>; Tom Peaco <tom@penbaychamber.com>; Meg Quijano <megquijano@gmail.com>; Jeff Senders <sendersjeff@gmail.com>;

[kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov); [lsargent@midcoast.com](mailto:lsargent@midcoast.com)**Subject:** Select Board Workshop July 11th at 5:30pm to Discuss MET

[Quoted text hidden]

**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Fri, Jul 7, 2017 at 9:13 AM

To: Robert Falciani <[RFalciani@camdenmaine.gov](mailto:RFalciani@camdenmaine.gov)>Cc: Audra Caler-Bell <[ACaler-Bell@camdenmaine.gov](mailto:ACaler-Bell@camdenmaine.gov)>, "John R. French Jr." <[jfrenchjr@camdenmaine.gov](mailto:jfrenchjr@camdenmaine.gov)>, Alison McKellar <[AMcKellar@camdenmaine.gov](mailto:AMcKellar@camdenmaine.gov)>, Jenna Lookner <[JLookner@camdenmaine.gov](mailto:JLookner@camdenmaine.gov)>, Marc Ratner <[mratner@camdenmaine.gov](mailto:mratner@camdenmaine.gov)>, "Matt.Dailey@fivetowns.net" <[Matt.Dailey@fivetowns.net](mailto:Matt.Dailey@fivetowns.net)>, Janice Esancy <[jesancy@camdenmaine.gov](mailto:jesancy@camdenmaine.gov)>, John Arnold <[arnold2149@sbcglobal.net](mailto:arnold2149@sbcglobal.net)>, Martin Cates <[martin@catesre.com](mailto:martin@catesre.com)>, Paul Cavalli <[pgcavalli@gmail.com](mailto:pgcavalli@gmail.com)>, Ellis Cohn <[ecohn@jaretcohn.com](mailto:ecohn@jaretcohn.com)>, Steve Matteo <[smatteo@camdennational.com](mailto:smatteo@camdennational.com)>, Robin McIntosh <[appledore.drm@gmail.com](mailto:appledore.drm@gmail.com)>, Tom Peaco <[tom@penbaychamber.com](mailto:tom@penbaychamber.com)>, Meg Quijano <[megquijano@gmail.com](mailto:megquijano@gmail.com)>, Jeff Senders <[sendersjeff@gmail.com](mailto:sendersjeff@gmail.com)>, "kbrace@camdenmaine.gov" <[kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov)>, "lsargent@midcoast.com" <[lsargent@midcoast.com](mailto:lsargent@midcoast.com)>

Hi Bob and others,

The school board chair cannot be there, unfortunately. It is also important to note that the MSAD 28 Board had a previously scheduled special meeting to discuss MET on July 13.

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

**Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>

Fri, Jul 7, 2017 at 9:13 AM

To: maria.libby@fivetowns.net



## Address not found

Your message wasn't delivered to [kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov) because the address couldn't be found. Check for typos or unnecessary spaces and try again.

The response from the remote server was:

550 5.1.1 User unknown



Final-Recipient: rfc822; [kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov)

Action: failed

Status: 5.1.1

Remote-MTA: dns; [mail2.camdenmaine.gov](mailto:mail2.camdenmaine.gov). (216.21.193.86, the server for the domain [camdenmaine.gov](http://camdenmaine.gov).)

Diagnostic-Code: smtp; 550 5.1.1 User unknown

Last-Attempt-Date: Fri, 07 Jul 2017 06:13:56 -0700 (PDT)

----- Forwarded message -----

From: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

To: Robert Falciani <[RFalciani@camdenmaine.gov](mailto:RFalciani@camdenmaine.gov)>

Cc: Audra Caler-Bell <[ACaler-Bell@camdenmaine.gov](mailto:ACaler-Bell@camdenmaine.gov)>, "John R. French Jr." <[jfrenchjr@camdenmaine.gov](mailto:jfrenchjr@camdenmaine.gov)>, Alison McKellar <[AMcKellar@camdenmaine.gov](mailto:AMcKellar@camdenmaine.gov)>, Jenna Lookner <[JLookner@camdenmaine.gov](mailto:JLookner@camdenmaine.gov)>, Marc Ratner <[mratner@camdenmaine.gov](mailto:mratner@camdenmaine.gov)>, "Matt.Dailey@fivetowns.net" <[Matt.Dailey@fivetowns.net](mailto:Matt.Dailey@fivetowns.net)>, Janice Esancy <[jesancy@camdenmaine.gov](mailto:jesancy@camdenmaine.gov)>, John Arnold <[arnold2149@sbcglobal.net](mailto:arnold2149@sbcglobal.net)>, Martin Cates <[martin@catesre.com](mailto:martin@catesre.com)>, Paul Cavalli <[pgcavalli@gmail.com](mailto:pgcavalli@gmail.com)>, Ellis Cohn <[ecohn@jaretcohn.com](mailto:ecohn@jaretcohn.com)>, Steve Matteo <[smatteo@camdennational.com](mailto:smatteo@camdennational.com)>, Robin McIntosh <[appledore.drm@gmail.com](mailto:appledore.drm@gmail.com)>, Tom Peaco <[tom@penbaychamber.com](mailto:tom@penbaychamber.com)>, Meg Quijano <[megquijano@gmail.com](mailto:megquijano@gmail.com)>, Jeff Senders <[sendersjeff@gmail.com](mailto:sendersjeff@gmail.com)>, "kbrace@camdenmaine.gov" <[kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov)>, "lsargent@midcoast.com" <[lsargent@midcoast.com](mailto:lsargent@midcoast.com)>

Bcc:

Date: Fri, 7 Jul 2017 09:13:29 -0400

Subject: Re: Select Board Workshop July 11th at 5:30pm to Discuss MET

Hi Bob and others,

The school board chair cannot be there, unfortunately. It is also important to note that the MSAD 28 Board had a previously scheduled special meeting to discuss MET on July 13.

Thanks,  
Maria

<div dir3 ----- Message truncated -----

**Robert Falciani** <[RFalciani@camdenmaine.gov](mailto:RFalciani@camdenmaine.gov)>

Fri, Jul 7, 2017 at 9:25 AM

To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Hi Maria: Good to hear from you. I am aware of the your meeting on the 13th. I felt strongly that we (The Town) neede to stunt some of the peripheral activity that has been occurring re: MET. I felt is was getting a little out of hand. My objective was to get the town to state its preference re MET and to begin a rationale process, of course, including the scool board, to;

1. Allow the design process for CRMS to proceed without delay
2. Determine how (if) this asset could be of value to the school board, the Town (financial asset), etc., without interfering with the design process
3. Discuss and implement a small team with representation of the selct board, town manager and school board to create a work plan re MET and its future.

Anyway I could go on and on but hopefully we will be able to develop a forum in which we can discuss this issue and create logical steps going forward.

I look forward to seien gyou soon,

Bob



**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]

**Sent:** Friday, July 07, 2017 9:13 AM

**To:** Robert Falciani <[RFalciani@camdenmaine.gov](mailto:RFalciani@camdenmaine.gov)>

**Cc:** Audra Caler-Bell <[ACaler-Bell@camdenmaine.gov](mailto:ACaler-Bell@camdenmaine.gov)>; John R. French Jr. <[jfrenchjr@camdenmaine.gov](mailto:jfrenchjr@camdenmaine.gov)>; Alison McKellar <[AMcKellar@camdenmaine.gov](mailto:AMcKellar@camdenmaine.gov)>; Jenna Lookner <[JLookner@camdenmaine.gov](mailto:JLookner@camdenmaine.gov)>; Marc Ratner <[mratner@camdenmaine.gov](mailto:mratner@camdenmaine.gov)>; [Matt.Dailey@fivetowns.net](mailto:Matt.Dailey@fivetowns.net); Janice Esancy <[jesancy@camdenmaine.gov](mailto:jesancy@camdenmaine.gov)>; John Arnold <[arnold2149@sbcglobal.net](mailto:arnold2149@sbcglobal.net)>; Martin Cates <[martin@catesre.com](mailto:martin@catesre.com)>; Paul Cavalli <[pgcavalli@gmail.com](mailto:pgcavalli@gmail.com)>; Ellis Cohn <[ecohn@jaretcohn.com](mailto:ecohn@jaretcohn.com)>; Steve Matteo <[smatteo@camdennational.com](mailto:smatteo@camdennational.com)>; Robin McIntosh <[appledore.drm@gmail.com](mailto:appledore.drm@gmail.com)>; Tom Peaco <[tom@penbaychamber.com](mailto:tom@penbaychamber.com)>; Meg Quijano <[megquijano@gmail.com](mailto:megquijano@gmail.com)>; Jeff Senders <[sendersjeff@gmail.com](mailto:sendersjeff@gmail.com)>; [kbrace@camdenmaine.gov](mailto:kbrace@camdenmaine.gov); [lsargent@midcoast.com](mailto:lsargent@midcoast.com)

**Subject:** Re: Select Board Workshop July 11th at 5:30pm to Discuss MET

[Quoted text hidden]

**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Sat, Jul 8, 2017 at 10:54 AM

To: Matt Dailey <[matt.dailey@fivetowns.net](mailto:matt.dailey@fivetowns.net)>, Lynda Chilton <[lynda.chilton@fivetowns.net](mailto:lynda.chilton@fivetowns.net)>, Marcia Dietrich <[marcia.dietrich@fivetowns.net](mailto:marcia.dietrich@fivetowns.net)>, Elizabeth Noble <[elizabeth.noble@fivetowns.net](mailto:elizabeth.noble@fivetowns.net)>

Hi,

See the info below regarding Tuesday's select board workshop (top email from Bob F.). Numerous points are worthy of note:

- 1) I am not receiving a hint of this peripheral activity. No phone calls, no emails. It is all going to the town. Maybe it is being generated from within the town - selectboard, CEDAC, etc.???
- 2) I appreciate that the town is trying to stunt some of this activity/discussion that they feel is getting out of control. Again, I haven't heard a thing since the June 13 meeting.
- 3) Audra has said numerous times that she realizes, and has told the people who are incessantly contacting her, that if there are a million different ideas, she is sure the school board will back away. They need to control the ideas and streamline the discussion so *that it is more likely the board will be willing to take some action in the direction of trying to save MET.*
- 4) My only real concern is potentially what is in red below. Sounds like the town, on Tuesday, may determine they want to form a work plan before the school board has had a chance to determine what we want to do. We all have to remember the **school board** determines what happens with this building (even if that means forming a working group of the same people suggested below).

Thanks,  
Maria

P.S. Stuart Smith emailed me a couple of weeks ago saying he wanted to meet. I responded but never heard back. Then he was on the field behind MET filming and talking into a mic. Sounds like something is stirring there....

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]



**Marcia Dietrich** <marcia.dietrich@fivetowns.net>  
To: Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 10:16 AM

Hi Maria, I am not able to attend Tuesday night but appreciate your efforts to be proactive about MET. Seems to be a lot of thinking with hearts instead of logic going on. Once I saw the parking numbers I felt most ideas we've heard were unrealistic.

[Quoted text hidden]

**Lynda Chilton** <lynda.chilton@fivetowns.net>  
To: Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 12:36 PM

[https://www.facebook.com/groups/117750395224985/?multi\\_permaLinks=475249992808355&notif\\_t=group\\_activity&notif\\_id=1499700298027495](https://www.facebook.com/groups/117750395224985/?multi_permaLinks=475249992808355&notif_t=group_activity&notif_id=1499700298027495)

This is what they were filming I am guessing....Lynda

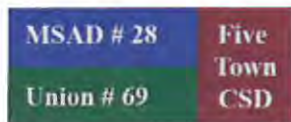
On Thu, Jul 6, 2017 at 10:09 PM, Maria Libby <maria.libby@fivetowns.net> wrote:

[Quoted text hidden]

--

**Lynda Chilton**

*Five Town CSD and MSAD 28 School Board Member*



Maria Libby &lt;maria.libby@fivetowns.net&gt;

**FYI - filming at Middle School**

3 messages

**Cathy Murphy** <cathy.murphy@fivetowns.net>

Fri, Jul 7, 2017 at 12:18 PM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Hi Maria,

just and fyi, and you may have seen on your way out this morning, but Stuart Smith and a couple other people were in the field with the middle school behind them, filming something. They were obviously speaking into the video-camera, and I'm sure from the angle they were at the whole of the MET was in the background. I didn't see any news vehicles in the parking lot.

Cathy

--  
Cathy Murphy  
Business Manager  
Five Town CSD/MSAD 28  
7 Lions Lane  
Camden, ME 04843  
ph: 207-236-3358

**Maria Libby** <maria.libby@fivetowns.net>

Fri, Jul 7, 2017 at 3:20 PM

To: Matt Dailey &lt;matt.dailey@fivetowns.net&gt;, Marcia Dietrich &lt;marcia.dietrich@fivetowns.net&gt;, enoble@gmail.com

Sounds like they are doing some kind of PR piece on MET. Hold on to your belts!

Sent from my iPhone

Begin forwarded message:

**From:** Cathy Murphy <cathy.murphy@fivetowns.net>  
**Date:** July 7, 2017 at 12:18:08 PM EDT  
**To:** Maria Libby <maria.libby@fivetowns.net>  
**Subject:** FYI - filming at Middle School

[Quoted text hidden]

**Maria Libby** <maria.libby@fivetowns.net>

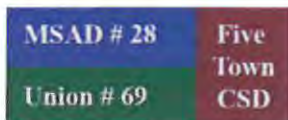
Fri, Jul 7, 2017 at 3:21 PM

To: Cathy Murphy &lt;cathy.murphy@fivetowns.net&gt;

Thanks. Did not know that.

Sent from my iPhone

[Quoted text hidden]



Maria Libby &lt;maria.libby@fivetowns.net&gt;

---

**June 2017 vote on MET**

2 messages

**Maria Libby** <maria.libby@fivetowns.net>

Sat, Jul 8, 2017 at 11:29 AM

To: Tina Swanson &lt;tina.swanson@fivetowns.net&gt;

Will you get me the total vote by town from the papers Cathy had the board sign?

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

---

**Tina Swanson** <tina.swanson@fivetowns.net>

Mon, Jul 10, 2017 at 8:44 AM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Here you go. I have a hard copy for you too.

Sent with Mailtrack

[Quoted text hidden]

--  
**Tina Richey Swanson**

*Executive Assistant to the Superintendent  
and School Boards*

*Five Town CSD/MSAD #28*

*7 Lions Lane*

*Camden, ME 04843*

*[tina.swanson@fivetowns.net](mailto:tina.swanson@fivetowns.net)*

*207-236-3358 ext. 4318*

**CRMS Vote 2017.pdf**

21K



MSAD # 28

Union # 69

Five  
Town  
CSD

Maria Libby &lt;maria.libby@fivetowns.net&gt;

---

article

4 messages

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Maria Libby <maria.libby@fivetowns.net>

Sat, Jul 8, 2017 at 3:26 PM

To: Kim Lincoln &lt;KLincoln@courierpublicationsllc.com&gt;

Hi Kim,

My next installment is due this Monday, and I have attached a really important one about MET. It is long, but I am hoping you can run it. I have gone back and tried to shorten it, but what remains is really important. Let me know what you think. The sooner it can be published online the better!

Thank you,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

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Truth be told about MET.docx

189K

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Kim Lincoln <klincoln@courierpublicationsllc.com>

Mon, Jul 10, 2017 at 9:46 AM

To: Maria Libby &lt;maria.libby@fivetowns.net&gt;

Hi Maria,

I've posted it online just now and then it'll run this week. It's pretty long, but I don't think space will be an issue....I'll make it work.

Also, in other news, I have news! As of Aug. 8, I will be moving on from Courier Publications after 14 years with the company. Not sure what my future exactly holds, but I've always had it in the back of mind to get into education and I really would love to work in the schools. So I may spend some time volunteering and substituting and hope eventually to work as an ed tech. I got my certification several years ago, when VillageSoup closed because it's always something I have wanted to do, but then we reopened and back I came and somehow 5 years has passed!

So you may see my resume come through! 😊

So for future columns, after Aug. 8, please email them to our general news email address:  
[news@villagesoup.com](mailto:news@villagesoup.com).

Thanks!

KIM

Kim Lincoln

Editor

The Camden Herald

91 Camden St. Suite 403

Rockland, ME 04841

[207-236-8511](tel:207-236-8511)

---

**From:** Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

**Sent:** Saturday, July 8, 2017 3:26 PM

**To:** Kim Lincoln

**Subject:** article

Hi Kim,

My next installment is due this Monday, and I have attached a really important one about MET. It is long, but I am hoping you can run it. I have gone back and tried to shorten it, but what remains is really important. Let me know what you think. The sooner it can be published online the better!

Thank you,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
7 Lions Lane  
Camden, ME 04843  
[207-236-3358 ext. 4302](tel:2072363358)  
<http://www.fivetowns.net/>



Five Town School Districts

[www.fivetowns.net](http://www.fivetowns.net)

Five Town CSD serves 9-12th grade students in the towns of Appleton, Camden, Hope, Lincolnville and Rockport, Maine.

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

---

**Maria Libby** <maria.libby@fivetowns.net>  
To: Kim Lincoln <klincoln@courierpublicationsllc.com>

Mon, Jul 10, 2017 at 10:02 AM

Thanks Kim,  
Good for you - following your dreams!

Would love to have you on board and I am sure there will be opportunities. Check serving schools and our website. We may still be hiring ed techs!

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

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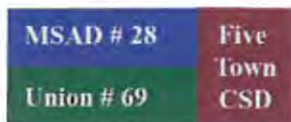
**Kim Lincoln** <klincoln@courierpublicationsllc.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 10:17 AM

will do!

Kim Lincoln  
Editor  
The Camden Herald  
91 Camden St. Suite 403  
Rockland, ME 04841  
[207-236-8511](tel:207-236-8511)





Maria Libby &lt;maria.libby@fivetowns.net&gt;

**review proposed middle school site plan**

2 messages

stuart &amp;marianne smith &lt;stuartmarianne@yahoo.com&gt;

Sun, Jul 9, 2017 at 6:34 AM

Reply-To: stuart &amp;marianne smith &lt;stuartmarianne@yahoo.com&gt;

To: William Gartley &lt;wgartley@gartleydorsky.com&gt;, Tyler Smith &lt;tyler@bayviewmanagement.net&gt;, Elizabeth Noble &lt;enoble@hjsoffice.com&gt;, Maria Libby &lt;maria.libby@fivetowns.net&gt;

Cc: Stuart &amp;marianne Smith &lt;stuartmarianne@yahoo.com&gt;

Will, Tyler, Elizabeth &amp; Maria,

I am concerned about two things with the direction that things are moving with the Middle School project:

1) Misinformation and presentation coming from the School administration / school board that is very obviously stemming from a strong desire to squash the concept of keeping the MET building as part of a long term plan instead of an open minded view of having a potentially very valuable asset for both the school and community;

2) The need for a carefully selected dedicated school building committee/team made up of community members and one or two board members with a hired project manager to oversee the project design and implementation, the committee would report to the board. This project is five times the size of the Snow Bowl fiasco and 1.5 times the CSD building project and needs a paid staff person supporting the building committee ASAP. (that is probably what should have been on the special board agenda!)

My big concern is that we do not lose the positive momentum that was created for the vote. The grumblings I am hearing around town and the response & attitude coming from the school administration and BOD is not good for the success of the project.

This needs to be addressed very quickly in an inclusive positive manner. The "MET BUILDING KNOWN FACTS" document that came with special board agenda is a terrible presentation that is quite obviously coming from the perspective of a group that is not looking at MET as a positive asset.

Will be an interesting week of discussion and I hope that the school board and select boards can recognize the need to create an unbiased group to review the future use of MET. Keep things moving in a POSITIVE manner and don't alienate your support group!!  
Would be happy to discuss at any time  
stu

**William Gartley** <WGartley@gartleydorsky.com>

Mon, Jul 10, 2017 at 11:38 AM

To: "Maria Libby (maria.libby@fivetowns.net)" <maria.libby@fivetowns.net>

Good Morning Maria,

I met with Stu this morning and I would like to discuss this with you. I also want to discuss my role and make sure, I am nervous about the time commitment. Let me know if you have time to meet as soon as possible.

Thanks Will

**William B. Gartley, P.E.**

President



**Gartley & Dorsky Engineering & Surveying**

59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843

P: (207) 236-4365 | F: (207) 236-3055 | C: (207) 596-4656

[www.gartleydorsky.com](http://www.gartleydorsky.com)

**From:** stuart &marianne smith [mailto:[stuartmarianne@yahoo.com](mailto:stuartmarianne@yahoo.com)]

**Sent:** Sunday, July 09, 2017 6:35 AM

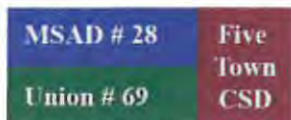
**To:** William Gartley <WGartley@GartleyDorsky.com>; Tyler Smith <[tyler@bayviewmanagement.net](mailto:tyler@bayviewmanagement.net)>; Elizabeth Noble <[enoble@hjsoffice.com](mailto:enoble@hjsoffice.com)>; Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

**Cc:** Stuart &marianne Smith <[stuartmarianne@yahoo.com](mailto:stuartmarianne@yahoo.com)>

**Subject:** review proposed middle school site plan

[Quoted text hidden]





Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

## Information

6 messages

**Maria Libby** <maria.libby@fivetowns.net>

Sun, Jul 9, 2017 at 10:17 PM

To: [ekangas@cpas.com](mailto:ekangas@cpas.com)

Sent from my iPhone

usa.postmaster@xerox.com <usa.postmaster@xerox.com>

Sun, Jul 9, 2017 at 10:23 PM

To: maria.libby@fivetowns.net

**Delivery has failed to these recipients or groups:**

ekangas@cpas.com

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

**Diagnostic information for administrators:**

Generating server: [xerox.com](http://xerox.com)

ekangas@cpas.com

#550 5.1.1 RESOLVER.ADR.RecipNotFound; not found ##rfc822:ekangas@cpas.com

Original message headers:

Received: from [rxrdafeex09.xerox.com](mailto:rxrdafeex09.xerox.com) (13.41.243.114) by  
[USA7109HT003.na.xerox.net](mailto:USA7109HT003.na.xerox.net) (13.41.230.29) with Microsoft SMTP Server (TLS) id  
 14.3.294.0; Sun, 9 Jul 2017 21:23:16 -0500

Received: from localhost.localdomain (localhost [127.0.0.1]) by  
xrxdalfeex09.xerox.com (Postfix) with SMTP id 3x5TXP0wyVz1LSJQ for  
<ekangas@cpas.com>; Sun, 9 Jul 2017 21:23:17 -0500 (CDT)

Received: from [USA/109MR005.ACS-INC.COM](mailto:USA/109MR005.ACS-INC.COM) (unknown [13.41.243.68]) by [xrxdalfeex09.xerox.com](mailto:xrxdalfeex09.xerox.com) (Postfix) with ESMTPS id 3x5TXP07jbz1LSHK for [ekangas@cpas.com](mailto:ekangas@cpas.com); Sun, 9 Jul 2017 21:23:17 -0500 (CDT)

```
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d="scan'208";a="547206091"
```

Received: from unknown (HELO [esa9.xerox.iphmx.com](#)) ([68.232.141.29]) by [USA7109MR005.ACS-INC.COM](#) with ESMTP/TLS/RC4-SHA; 09 Jul 2017 21:16:58 -0500

Authentication-Results: [esa9.xerox.iphmx.com](#); spf=None smtp.mailfrom=[maria.libby@fivetowns.net](#); spf=None smtp.helo=[postmaster@mail-gk0-f174.google.com](#)

```
IronPort-PHDr: =?us-ascii?q?9a23=3AKc/D/h/Si4K46P9uRHKM819IXTAuvvDOBiVQ1KB4?=?us-ascii?q?2+wcTK2v8tztYMVDF4r011RmSDNgds6oMotGVmpioYXYH75eFvSJKW713fDhBt/?=?us-ascii?q?8rmRc9CtWOE0zxIa2iRSU7GMnfSA0tpCnjYgBaF8nkelLdvGC54yIMFRXjLwp1?=?us-ascii?q?Ifn+FpLPg8it2e2//5/ebx9UiDahfLh/MAi4oQLNu8cMnIBsMLWxyhzHontJf+?=?us-ascii?q?RZ22ZlLk+Nkhj/+8m94odt/zxftPw9+cFAV776f7kJQrXDEdsMKWE169b1uhTF?=?us-ascii?q?UACC+2ETUmQSkhpPHGjf8BT3VYr/vyfmqzW3jSRMMvrRr42RDui9b9mRh/0hy?=?us-ascii?q?kIODE3/nzZhM9uqgcxcux+hux5Yw4v1bIGVKPZYkYXQds4aS2pbwXZrUjRMDISpM?=?us-ascii?q?YiSVduoQj/ToY/8p1QVthS/BRsNCtqyJbSnH/23Lc13/41EQHHXwRvBNIPw?=?us-ascii?q?/arNX0KacdT/y1zK7GzDXdFPNawzH955bUch04p/vHOLF+cDLJxEXuXcW/Iik+c?
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[https://mail.google.com/mail/u/0/?ui=2&ik=cb6ff33092&jsver=EfWGX3tyASk.en.&view=pt&as\\_from=maria.libby%40fivetowns.net&as\\_has=%22MET%22&as\\_siz...](https://mail.google.com/mail/u/0/?ui=2&ik=cb6ff33092&jsver=EfWGX3tyASk.en.&view=pt&as_from=maria.libby%40fivetowns.net&as_has=%22MET%22&as_siz...) 2/4



X-Mailer: iPhone Mail (14F89)  
Return-Path: [maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)

Original-Recipient: [rhc822,ekangas@cpas.com](mailto:rhc822,ekangas@cpas.com)  
Final-Recipient: [rhc822,ekangas@cpas.com](mailto:rhc822,ekangas@cpas.com)  
Action: failed  
Status: 5.1.1  
Diagnostic-Code: smtp;550 5.1.1 RESOLVER.ADR.RecipNotFound; not found

----- Forwarded message -----

From: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
To: <[ekangas@cpas.com](mailto:ekangas@cpas.com)>  
Cc:  
Bcc:  
Date: Sun, 9 Jul 2017 22:17:37 -0400  
Subject: Information

Sent from my iPhone

**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
To: [ekangas@kangascpas.com](mailto:ekangas@kangascpas.com)

Sun, Jul 9, 2017 at 10:35 PM

Hi Eric,  
Here are answers to your questions on FB. I do not go on FB often, so it is always best to email me any questions you have. Thanks.

1) The cost estimate was just that, an estimate of what they mentally calculated to be the cost of having MET stand alone and be maintained (have heat, electricity, etc). They didn't do a study of it because we were not anticipating it to be standing. In the first vote, when it was going to be renovated, all the costs were included and it was projected to be just under \$3.4 m total, which, projected forward the years that have since passed, is now \$3.8 - 4 m. That info is on p. 74 of this report.

[https://docs.wixstatic.com/ugd/68bcbf\\_c85f133338484725b06b5bf9a573caff.pdf](https://docs.wixstatic.com/ugd/68bcbf_c85f133338484725b06b5bf9a573caff.pdf)

2) Below is an email exchange between me and Bill Stockmeyer, a lawyer at Drummon Woodsum. I am in black ink and his reply follows in red.

1) I understand that after our June 13 vote that included demolition of the facility, the district would be legally obligated to go back to referendum if we decided NOT to tear the building down. That would include the option of keeping it ourselves, giving it to the town or selling it to any other entity. Is that correct? **Answer: Under these circumstances, yes. The demolition was expressly made part of the second referendum and was a fundamental change from the first referendum that failed. It seems a major element of the project, as conceived and approved. This is not a situation where, as happens not infrequently, project details must be changed or cut or value engineered from the project because bids came in high.**

Maria Libby  
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<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

On Sun, Jul 9, 2017 at 10:17 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

Sent from my iPhone

---

**Eric Kangas** <[ekangas@kangascpas.com](mailto:ekangas@kangascpas.com)>  
To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Sun, Jul 9, 2017 at 10:43 PM

Thanks. All I want is to do with what is best to save MET. In the future I will dialogue with you via email. I know you have the best interest for education and that other uses of MET is not the purpose of the school board. Thanks again.

Sent from my iPhone

[Quoted text hidden]

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**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
To: Eric Kangas <[ekangas@kangascpas.com](mailto:ekangas@kangascpas.com)>

Sun, Jul 9, 2017 at 10:46 PM

Eric,  
What facts did you feel were false and which ones did you feel were misleading?

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[Quoted text hidden]

---

**Eric Kangas** <[ekangas@kangascpas.com](mailto:ekangas@kangascpas.com)>  
To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Mon, Jul 10, 2017 at 2:20 PM

Maria,

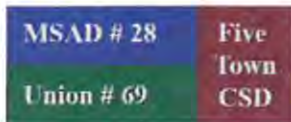
Based on feedback from community members, such as Stu Smith, it appears that cost of demolition and re landscaping have been grossly understated. Also, the feedback of closing off the MET and providing it with utilities are far less than the \$1 million estimate. Parking spaces I have also heard could be worked on with the town. Camden is pro business and I've known first hand that they will work with businesses.

Eric

Sent from my iPhone

[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

**Hi Maria, from Marc Ratner**

3 messages

**Marcrescue@aol.com** <Marcrescue@aol.com>

Mon, Jul 10, 2017 at 9:07 PM

To: maria.libby@fivetowns.net

Hi Maria,

Great letter in Village Soup - laying out the facts - instead of the "wishes".

Tomorrow will be interesting.

I'm having breakfast with Jenna Lookner tomorrow - and will make sure she reads your letter before the meeting.

I'm finding that Alison McKellar and Bob Falciani are looking at MET with blinders on - all they see is the building.

Still trying to figure out how to address the gathering and get them to focus on the big picture - it's about the school and the students....instead of a building.

The one idea that I've been knocking around is to include the "Oz" learning center / museum as part of the MET plan.

If the school board was to go back to the voters and ask for funds to renovate.....for the school uses and to include Oz - then it might make sense for people to vote affirmatively.

From my understanding - the Oz people are thinking "learning center" not just museum. If you're a fan of the Oz books then you know that they were written as political commentary at the turn of the 20th century.

It's way more about that - the film is just the hook.

I'm meeting with Tom Wilhite - one of the Oz principles next week - we couldn't work out a meeting before this week's meetings - and then I'll get to see if there's genuine interest there - not just second hand response that I've had before.

To my thinking - if it works - a positive vote to renovate would be because the school board needs and can use half the space - and still maintain ownership - and the museum / learning center in much of the other half would produce rental income and also a big financial tourist reward for the town.

Spend money to make money. Something easier to sell to the voters.

A long shot for sure - but the only way I can see to have a positive outcome to make MET worth saving.

Otherwise I'm voting for the wrecking ball.

And as it always works out - the new middle school will open the year my son moves to the high school.

So I've got no skin in the game except doing the right thing.

Marc

**Maria Libby** <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 10:51 PM

To: Marcrescue@aol.com

Thanks Marc. Tomorrow will be very interesting. Neither the board leadership (Matt/Lynda) nor Marcia can be there. I hope the town realizes that the school board has the jurisdiction to determine the fate of the building. I wish the town had waited to meet until after the school board's previously planned special meeting about MET. It feels like the town is trying to pre-empt the school board. A lot of people are wondering why the town is having a meeting about MET at all, let alone before the school board has had a chance to discuss it in depth and determine how best to proceed.

I will be there but won't be in a position to engage very deeply if the conversation is the one the school board intends to have on Thursday.

Anyway, I appreciate your input and consistent rationale approach. It is desperately needed in this situation!

See you tomorrow,  
Maria

Sent from my iPhone

[Quoted text hidden]

---

**marcrescue** <marcrescue@aol.com>  
To: Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 10:58 PM

It's not the "town" it's a handful of people that speak before they think...and unfortunately one of them is on the SB now. I'll do what I can.

M

---

Sent from my thumb device

**From:** Maria Libby  
**Sent:** Monday, July 10, 2017 22:51  
**To:** [Marcrescue@aol.com](mailto:marcrescue@aol.com)  
**Subject:** Re: Hi Maria, from Marc Ratner  
[Quoted text hidden]



On Mon, Jul 10, 2017 at 2:10 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

[Quoted text hidden]

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**Lynda Chilton** <[lynda.chilton@fivetowns.net](mailto:lynda.chilton@fivetowns.net)>

Mon, Jul 10, 2017 at 3:27 PM

To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

Cc: Marcia Dietrich <[marcia.dietrich@fivetowns.net](mailto:marcia.dietrich@fivetowns.net)>, Matt Dailey <[matt.dailey@fivetowns.net](mailto:matt.dailey@fivetowns.net)>

Maria, I agree with your gut. And I do think its important to be present at the town meeting to correct any misinformation (which there was a bit of in the Josh Gerritson video posted today in Camden forward. Stuart seeks so confidently as to the cost of renovating the MET building but does not seem to know that there are no systems in place for heating etc. I find it annoying that all these people are coming to the forefront now, when renovating the MET building was in our original scope of work. But we came to the realization that its not fiscally responsible to pursue a MET renovation.

I am a little unclear why the town is even hosting this meeting. Perhaps its to bring the new folks up to speed on the issue.

Both my daughters are in town and we have many things planned for the next couple of days but if you really feel like you need more of a show of force, I can come tomorrow as well.

Thanks Lynda

On Mon, Jul 10, 2017 at 2:10 PM, Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)> wrote:

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--

**Lynda Chilton**

*Five Town CSD and MSAD 28 School Board Member*

---

**Marcia Dietrich** <[marcia.dietrich@fivetowns.net](mailto:marcia.dietrich@fivetowns.net)>

Mon, Jul 10, 2017 at 3:33 PM

To: Matt Dailey <[matt.dailey@fivetowns.net](mailto:matt.dailey@fivetowns.net)>

Cc: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>, Lynda Chilton <[lynda.chilton@fivetowns.net](mailto:lynda.chilton@fivetowns.net)>

Matt, I agree with your frustration with Tyler, not to mention he lives in Hope! I have included some info on the federal tax credit. First the building must be determined to be "historical" no mention of how long that takes, (is anything in Washington working these days). It must also then be the occupied by a for profit business - not us or the town.

<https://www.nps.gov/tps/tax-incentives.htm>

[Quoted text hidden]

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**William Gartley** <[WGartley@gartleydorsky.com](mailto:WGartley@gartleydorsky.com)>

Mon, Jul 10, 2017 at 4:45 PM

To: Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>

How did you make out with Stu?

**William B. Gartley, P.E.**

President



Gartley & Dorsky Engineering & Surveying



59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843

P: (207) 236-4365 | F: (207) 236-3055 | C: (207) 596-4656

[www.gartleydorsky.com](http://www.gartleydorsky.com)

**From:** Maria Libby [mailto:[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)]  
**Sent:** Monday, July 10, 2017 3:01 PM  
**To:** William Gartley <[WGartley@GartleyDorsky.com](mailto:WGartley@GartleyDorsky.com)>  
**Subject:** Re: tomorrow night

[Quoted text hidden]

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**Maria Libby** <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
**To:** Marcia Dietrich <[marcia.dietrich@fivetowns.net](mailto:marcia.dietrich@fivetowns.net)>  
**Cc:** Matt Dailey <[matt.dailey@fivetowns.net](mailto:matt.dailey@fivetowns.net)>, Lynda Chilton <[lynda.chilton@fivetowns.net](mailto:lynda.chilton@fivetowns.net)>

Mon, Jul 10, 2017 at 5:09 PM

Stuart just stopped by again and I had a decent conversation with him. I clarified a lot for him that was helpful.

He feels the board should form a committee, including some select board representation (I think we should avoid Alison at all costs if we do this), and simply take a good hard look at options, with the priority being the school's purposes. His reasoning is to take a more positive spin to avoid this totally blowing up.

He feels a vote to renovate, potentially at a lower cost (skip the basement and if it is deemed "historic" get some waivers), could succeed in a year or two. Even if the outcome is to tear it down in a couple of years. The only risk in that is needing to design with it in place, but maybe we design assuming it will be used for school purposes in the future and maybe we won't have to compromise much other than a practice field.

The town should absolutely not be having that meeting.

Stuart also had some other points that I thought were helpful.

- 1) Because of this project, the SAD board should probably be meeting this summer.
- 2) He felt we should get a project manager/owners rep on board by mid-August at the latest, and I tend to agree with him. This is a huge project and there is much that person could begin doing.

Are you OK with me moving forward to advertise for this position and forming a small committee to interview? I will look at what was done in the past and send you a draft advertisement or RFP if it needs to be that. Will Gartley also said he'd look at it and help with interviews.

Thanks,  
Maria

Maria Libby  
Superintendent  
MSAD28/FiveTown CSD  
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Camden, ME 04843  
(207)236-3358 ext. 4302  
<http://www.fivetowns.net/>

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[Quoted text hidden]

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**Matt Dailey** <[matt.dailey@fivetowns.net](mailto:matt.dailey@fivetowns.net)>  
**To:** Maria Libby <[maria.libby@fivetowns.net](mailto:maria.libby@fivetowns.net)>  
**Cc:** Marcia Dietrich <[marcia.dietrich@fivetowns.net](mailto:marcia.dietrich@fivetowns.net)>, Lynda Chilton <[lynda.chilton@fivetowns.net](mailto:lynda.chilton@fivetowns.net)>

Mon, Jul 10, 2017 at 5:46 PM

Hi Maria,

We can talk about forming a committee but I would need to be convinced that we have the resources necessary to make the committee worthwhile. There is just not that much time left to decide what to do about the MET building and we need

to focus on building the new school. If MET is going to be renovated, then the contractors need to be ready to go when the rest of the building is demolished. Who much lead time is needed for to get that in place, 12 months, 16 months? Also no one seems to have any idea who is going to fund this other than the citizens of Camden and Rockport.

In terms of the owner's representative, I would support hiring the owner's representative relatively early in the process but what has been budgeted for?

In terms of the SAD meeting this summer, what would be the purpose of additional meetings?

Thanks

Matt

[Quoted text hidden]

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**Marcia Dietrich** <marcia.dietrich@fivetowns.net>

Mon, Jul 10, 2017 at 8:01 PM

To: Maria Libby <maria.libby@fivetowns.net>

I don't have a problem with moving forward with the owner's rep. I assumed we would hire this summer. First we need to determine the scope of work and OPA can help with this. For CRES this position was an engineer in a local firm working on a contract basis. OAP may also have some leads on candidates. As I remember, they knew Mary Beth who worked on CRES. Getting a good person is very important. For the high school, Friends of CSD hired for this position and that person was mediocre at best which, in part, is why we were taking legal action years later to resolve design and construction issues.

I don't think this project will require the board to meet this summer unless it is to deal with MET

Before we complicate this project by building around a big unknown and perhaps spend a million closing up, installing heating, etc on a building which may be torn down in a year or two, I'd like to explore what we have to lose by publicly examining time frames, costs and project compromises and being open to coming to the conclusion - its just too late.

I have a lot of respect for Stu and must say, I still do not understand the video. Your conversation with him was private and perhaps he has gained some insights, but meanwhile that video is public and is out there stirring the pot.

[Quoted text hidden]

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**Lynda Chilton** <lynda.chilton@fivetowns.net>

Tue, Jul 11, 2017 at 9:44 AM

To: Matt Dailey <matt.dailey@fivetowns.net>

Cc: Maria Libby <maria.libby@fivetowns.net>, Marcia Dietrich <marcia.dietrich@fivetowns.net>

The funding is the most critical part for me. I feel as representatives of our towns we should be looking at the money first, not the worthiness of saving a "historic" building. I have talked to a few people who agree that while saving the building for an education-related purpose would be nice, its not how we should be spending tax-payers money.

My accountant who lived in Rockport until two weeks ago, is very financially conservative and was not in favor of the last couple of school building projects, but did vote for MET saying (ironically!) "Its time". But she was not at all for spending millions to bring MET up to usable space. I have heard that sentiment from a few other people as well.

As to advertising for the rep position right now, I am fine with that.

It will be interesting to see who shows up for the workshop. I really hope Alex is there and some more of the sort of silent majority.

Thanks all, Lynda

[Quoted text hidden]

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**Lynda Chilton**

*Five Town CSD and MSAD 28 School Board Member*

---

**Marcia Dietrich** <marcia.dietrich@fivetowns.net>

Tue, Jul 11, 2017 at 10:28 AM

To: Lynda Chilton <lynda.chilton@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Maria Libby <maria.libby@fivetowns.net>



Maria, If possible perhaps you should urge the town group tonight to attempt to gather wide spread input about MET - perhaps a survey. Like Lynda, I am not hearing support.

[Quoted text hidden]

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**Maria Libby** <maria.libby@fivetowns.net>

Tue, Jul 11, 2017 at 10:32 AM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Lynda Chilton <lynda.chilton@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>

I worry about the town gathering the feedback because there is a lot of bias there. It might be better for us to try to do that, but I think the only way to reasonably do that is at the November election like they did with marijuana. An electronic survey would allow people to answer multiple times and I believe some individuals would answer 100's of times! I had a communication from one of the select board indicating that two of the select board members have blinders on.

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*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

---

**Marcia Dietrich** <marcia.dietrich@fivetowns.net>

Tue, Jul 11, 2017 at 11:24 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Lynda Chilton <lynda.chilton@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>

Good points. I was just trying to avoid even more work becoming our responsibility.

[Quoted text hidden]

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**Maria Libby** <maria.libby@fivetowns.net>

Tue, Jul 11, 2017 at 11:34 AM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Lynda Chilton <lynda.chilton@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>

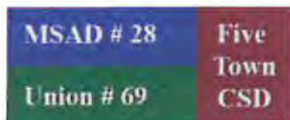
I hear you!!! I am very worried about that myself.....

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[Quoted text hidden]





Maria Libby &lt;maria.libby@fivetowns.net&gt;

**tomorrow night**

16 messages

**Maria Libby** <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 2:10 PM

To: Marcia Dietrich &lt;marcia.dietrich@fivetowns.net&gt;, Matt Dailey &lt;matt.dailey@fivetowns.net&gt;, Lynda Chilton &lt;lynda.chilton@fivetowns.net&gt;

Hi,

I am torn about tomorrow night and wish we had more time to process and discuss. Marcia and Matt can not be there. I don't know if any of us should go. By going, will we be pre-empting our own meeting on Thursday by being "dragged" into the discussion we are planning to have on Thursday? By not going, do we send a negative message about our openness or intent or willingness to collaborate?

My gut tells me the best course of action is to go and listen, but not really engage, since I can't speak of behalf of the board and I can just keep reminding people that this is really a school board issue and we have a meeting scheduled for Thursday.

This is turning into an incredible Pandoras box.

I tried to address a lot of what is happening on social media with this article in VS.  
<https://knox.villagesoup.com/p/truth-be-told-about-met/1667679>

Lynda also shared a video that says a lot, particularly the role Stuart and Tyler have in it. Stuart stopped by today to talk to me but I was in a meeting so he is coming tomorrow....

[https://www.facebook.com/groups/117750395224985/?multi\\_permaLinks=475249992808355&notif\\_t=group\\_activity&notif\\_id=1499700298027495](https://www.facebook.com/groups/117750395224985/?multi_permaLinks=475249992808355&notif_t=group_activity&notif_id=1499700298027495)

Any input welcomed!

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Superintendent  
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**Maria Libby** <maria.libby@fivetowns.net>

Mon, Jul 10, 2017 at 2:58 PM

To: William Gartley &lt;wgartley@gartleydorsky.com&gt;

fyi

draft charter also attached

Maria Libby  
Superintendent  
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[Quoted text hidden]



**CRMS Building Committee Charter.docx**

74K

**Maria Libby** <maria.libby@fivetowns.net>  
To: William Gartley <wgartley@gartleydorsky.com>

Mon, Jul 10, 2017 at 3:00 PM

Also the board meeting is attached.

Maria Libby  
Superintendent  
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**SAD Special Board Meeting.docx**

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Mon, Jul 10, 2017 at 3:11 PM

Wow there are many inaccuracies in Stuart and Tyler's narrative, the most concerning of which is Tyler's notion that there is lots of time to decide. Demolishing will cost a third of what it would cost to renovate?(500k demo & 1.5M renovate)

Maria, perhaps tomorrow night you should just clarify time frame and perhaps parking needs to provide a framework for people's ideas.

[Quoted text hidden]

**Matt Dailey** <matt.dailey@fivetowns.net>  
To: Maria Libby <maria.libby@fivetowns.net>  
Cc: Marcia Dietrich <marcia.dietrich@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

Mon, Jul 10, 2017 at 3:20 PM

Hi Maria,

The angel sitting on my right shoulder says go to the meeting because being present and part of the discussion is a good thing. The devil sitting on my left shoulder says that going to the meeting will be nothing but involving yourself in a migraine inducing goat rodeo with no good outcome. What are they going to talk about? How will the discussion have any direction? How can you avoid getting dragged into the conversation especially considering the likely lack of information about the MET building and the plan for the new middle school? According to the agenda, the meeting will neither be broadcast nor livestreamed so the option to be involved at a sanity protecting remove not an option. I want to say avoid it at all costs but in the end, if I could, I would go to the meeting because being there does matter in terms of both optics and the dissemination of facts. So my advice is go if you feel up to it but sit as far away from the podium as you can.

That video verges on propaganda. What motivated Stuart and Tyler to create/participate in it? Tyler was aware of the fate of the MET building for a loooooong time and could have started the process of evaluating alternative outcomes well before now. There is a lot of factual baloney in that video. Also, Stuart's statement that the building could be renovated for a very reasonable \$150 per square foot cleverly avoids declaring that the total cost of renovation would be a not so reasonable \$3.6 million.

Thanks

Matt