

**Rockport Select Board
Executive Session
5:30 p.m. - Library
Monday, March 13, 2023**

I. Executive Session

- a. Legal Matter Discussion with Town Counsel pursuant to 1 M.R.S. Section 405(6)(E)

**Rockport Select Board
- PUBLIC MEETING -
Library - 6:00 p.m.**

https://www.youtube.com/playlist?list=PLa_oEsFzrKUU4-MMNdCIVf-1-7HXDeqF

AGENDA

II. Call Meeting to Order

III. Public Hearings

- a. Special Amusement Permit for The Farmstead Event & Conference Center
- b. New Liquor License for Malt Liquor, Wine & Spirits for Sophialk, LLC
- c. Renewal Liquor License for Malt Liquor, Wine & Spirits for Bleecker & Greer

IV. Town Manager's Report/Update

V. Public Input on Non-Agenda Items

VI. Amendments to the Agenda

VII. Consent Agenda

- a. Approve Meeting Minute(s):
 - February 13, 2023

VIII. Action Items

- a. Act on Special Amusement Permit – The Farmstead Event & Conference Center
- b. New Liquor License for Malt Liquor, Wine & Spirits for Sophialk, LLC
- c. Renewal Liquor License for Malt Liquor, Wine & Spirits – Bleecker & Greer
- d. Act on Committee Application(s):
 - Rob Dybas – Planning Board
 - Alison Angell – Rockport Parks and Beautification
- e. Act on Quit Claim - Deed Map T02, Lot A06-007
- f. RES Park Proposal Resolution of Support
- g. Warrant Articles for June 13, 2023, Referendum Election

IX. Discussion Items

- a. West Rockport Fire Station Bid Presentation – Fire Chief Jason Peasley, Amanda Austin – 2A Architects
- b. Valuation Adjustment – Assessor Kerry Leichtman

- c. Opera House Restoration- Megan Brackett

X. Select Board Liaison Reports

XI. Wastewater Commissioners

- a. Administrative Appeal – Megunticook Campground

XII. Adjourn

Future Meetings, Office Closures, Etc.

Nomination Papers Available Now

Monday, April 10, 2023 - Regular Select Board Meeting

Monday, April 17, 2023 – Town Offices Closed – Patriots Day

TOWN OF ROCKPORT PUBLIC HEARING NOTICE

On Monday, March 13, 2023, at 6:00 p.m. at the Richardson Room located at the Rockport Town Office, the Rockport Select Board will have on their agenda a public hearing on the following applications:

SPECIAL AMUSEMENT PERMIT for THE FARMSTEAD EVENT & CONFERENCE CENTER, 175 Main St Rockport, ME.

NEW LIQUOR LICENSE FOR MALT LIQUOR, WINE & SPIRITS for SOPHIALK, LLC, d/b/a. Blue Spoon at 5 Country Inn Way, Rockport, ME.

RENEWAL LIQUOR LICENSE F MALT LIQUOR, WINE & SPIRITS for BLEECKER & GREER at 310 Commercial St Rockport, ME.

This public hearing will be part of the Select Board's regular meeting agenda.

Liz M. Lowe, Town Clerk

207-236-4422

TOWN OF ROCKPORT, MAINE

APPLICATION FOR SPECIAL AMUSEMENT PERMIT FOR DANCING AND ENTERTAINMENT

FOR 2023

PERMIT NO. _____

1. NAME OF APPLICANT The Farmstead Event + Conference Center
2. ADDRESS OF APPLICANT 175 Main St Rockport
3. ADDRESS OF ESTABLISHMENT 399 Commercial St. Rockport, ME
4. TYPE OF BUSINESS Event + Conference Center
5. HAVE YOU EVER BEEN DENIED, OR HAD REVOKED, ANY BUSINESS LICENSE? No
6. IF ANSWER TO 5 IS YES, EXPLAIN IN DETAIL _____
7. HAVE YOU EVER BEEN CONVICTED OF A FELONY? No
8. IF ANSWER TO 7 IS YES, EXPLAIN IN DETAIL. _____
9. DO YOU INTEND TO HAVE MUSIC (OTHER THAN RADIO OR SIMILAR MECHANICAL DEVICE)? yes DANCING? yes ANY OTHER ENTERTAINMENT? 2-3 piece band EXPLAIN 2-3 piece band
10. DESCRIBE IN DETAIL DIMENSIONS, LOCATION AND SEATING CAPACITIES OF ROOM OR ROOMS TO BE USED UNDER THIS PERMIT multiple meeting / function rooms 25-125 people

11. THIS PERMIT INCLUDES ALL TYPES OF ENTERTAINMENT, DANCING IS INCLUSIVE ONLY IF YOU HAVE A DANCING LICENSE ISSUED BY THE STATE FIRE MARSHALL'S OFFICE. LICENSE NO. 9975
(PLEASE ATTACH COPY)

12. DATE 1-31-23 Margaret Mitchell
SIGNATURE OF INDIVIDUAL

IF PARTNERSHIP, BY MEMBERS OF
THE PARTNERSHIP

NAME OF CORPORATION, PLACE OF
CORPORATE SEAL

BY: _____
IT'S DULY AUTHORIZED CORPORATE
OFFICER

**FEE OF \$25.00 MUST
ACCOMPANY APPLICATION.**

TOWN OF ROCKPORT

DATED AT ROCKPORT, ON THIS _____ DAY OF _____, 20____

THE UNDERSIGNED MUNICIPAL OFFICERS OF THE TOWN OF ROCKPORT, MAINE
HEREBY APPROVE THE APPLICATION SET FORTH ABOVE.

ROCKPORT SELECT BOARD

Chief
POLICE CHIEF



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

No. 9975

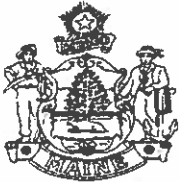
In accordance with the provisions of M.R.S.A. Title 8, Sec. 161 license is hereby granted to the person named herein to use the premises named herein for dancing purposes. Any changes to the structure or layout of the building that affects exiting, seating layout, occupant capacities or safety of the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

Licensee: ALMAR, INC
Mailing Address: 175 MAIN ST
ROCKPORT, ME 04856-5721
Hall: FARMSTEAD EVENT & CONFERENCE CTR (WAS ROCKPORT ROADHOUSE)
Hall Address: 399 COMMERCIAL ST, ROCKPORT, ME 04856-4404
Permit Date: 01/24/2023 Expiration Date: 01/23/2024

8,127,326.00

0.00


COMMISSIONER OF PUBLIC SAFETY



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



No. 9975

FARMSTEAD EVENT & CONFERENCE CTR (WAS ROCKPORT ROADHOUSE)

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

- Maximum Occupancy: 284
- Maximum capacity with tables and chairs: 284
- Maximum capacity without tables and chairs

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

Expiration Date: 01/23/2024



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Section I: Licensee/Applicant(s) Information; Type of License and Status

Legal Business Entity Applicant Name (corporation, LLC): <u>Phoca Tavern LLC Sophia LLC</u>	Business Name (D/B/A): <u>Phoca Tavern E. Wales Hospitality / Blue Spoon</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <u>5 Country Inn Way Rockport, ME 04856</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different: <u>46 Pascal Ave Rockport, ME 04856</u>
Mailing address, if different from DBA address:	Email Address: <u>info@bluespoonme.com</u>
Telephone # Fax #: <u>207 321 8052</u>	Business Telephone # Fax #: <u>207 321 8052</u>
Federal Tax Identification Number: <u>83-0957529</u>	Maine Seller Certificate # or Sales Tax #: <u>1192689</u>
Retail Beverage Alcohol Dealers Permit:	Website address: <u>ewaleshospitality.com</u>

1. New license or renewal of existing license? ☒ New Expected Start date: 5/1/23
☐ Renewal Expiration Date: _____

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:

Food: 600,000 Beer, Wine or Spirits: 500,000 Guest Rooms: 0

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)

☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

4. Indicate the type of license applying for: (choose only one)



Restaurant
(Class I, II, III, IV)



Class A Restaurant/Lounge
(Class XI)



Class A Lounge
(Class X)



Hotel
(Class I, II, III, IV)



Hotel – Food Optional
(Class I-A)



Bed & Breakfast
(Class V)



Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV)



Auxiliary



Mobile Cart



Tavern
(Class IV)



Other: _____



Qualified Caterer



Self-Sponsored Events (Qualified Caterers Only)

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

46 Pascal Ave Rockport, ME 04856

6. Is the licensee/applicant(s) citizens of the United States?



Yes



No

7. Is the licensee/applicant(s) a resident of the State of Maine?



Yes



No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?



Yes



No

If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?



Yes



No



Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☒ Yes ☐ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address
SophiaALK, LLC DBA Blue Spoon	CAR-2018- 11207	89 Congress St Portland, ME 04101

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Elizabeth Koenigsberg	11/30/80	Maine
William Lavey	2/20/85	Indiana

Residence address on all the above for previous 5 years

Name Liz Koenigsberg	Address: 46 Pascal Rockport 04856 500 Ocean House Rd Cape Elizabeth 04107
Name Will Lavey	Address: Same
Name	Address:
Name	Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☐ Yes ☒ No

If No, please provide the name and address of the owner:

Matt Barter 8 Country Inn Way Rockport, ME 04856

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: 2

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

large catering kitchen with prep room, upstairs storage space and office, dining room with 40 seats for ticketed dinners

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Camden Rockport Elementary 2 miles

Distance: 2 miles

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 2/4/23

E Koenigsberg
Signature of Duly Authorized Person

Signature of Duly Authorized Person

E Koenigsberg
Printed Name Duly Authorized Person

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only


The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title
	Christa R. Bogue

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

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

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: ~~Phoebe Corp, LLC~~ Sophia LLC, LLC
2. Doing Business As, if any: E. Wales Hospitality
3. Date of filing with Secretary of State: 2018 State in which you are formed: ME
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Elizabeth Koenigsberg	46 Pascal Rockport 04856 500 Ocean House 04107	11/30/80	owner	50
William Lurvey	Same	2/20/85	owner	50

(Ownership in non-publicly traded companies must add up to 100%.)

5/2

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.





All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

1. New license or renewal of existing license? ☐ New Expected Start date: _____

☒ Renewal Expiration Date: 5/15/23

Food: 726,416 Beer, Wine or Spirits: 129,746 Guest Rooms: _____

☒ Malt Liquor (beer) ☒ Wine ☐ Spirits

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☒ Yes ☐ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address
Brecker : Groer	RES- 2019-11843	310 Commercial St. Rockport ME

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Sarah Groer	3/28/67	New York, NY

Residence address on all the above for previous 5 years

Name	Address:
Sarah Groer	17 Union St. Camden ME 04843
Name	Address:
Name	Address:
Name	Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☒ Yes ☐ No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: _____

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

on Premise is located in the Cafe
area of the business

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Canaan Rockport ~~Private~~ Elementary
Distance: 1.2 miles School

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 2/21/23

Paul Green
Signature of Duly Authorized Person

Signature of Duly Authorized Person

SARAH GREER
Printed Name Duly Authorized Person

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

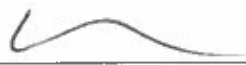
The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title
Chief 	Chief Randall Gagne

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

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

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

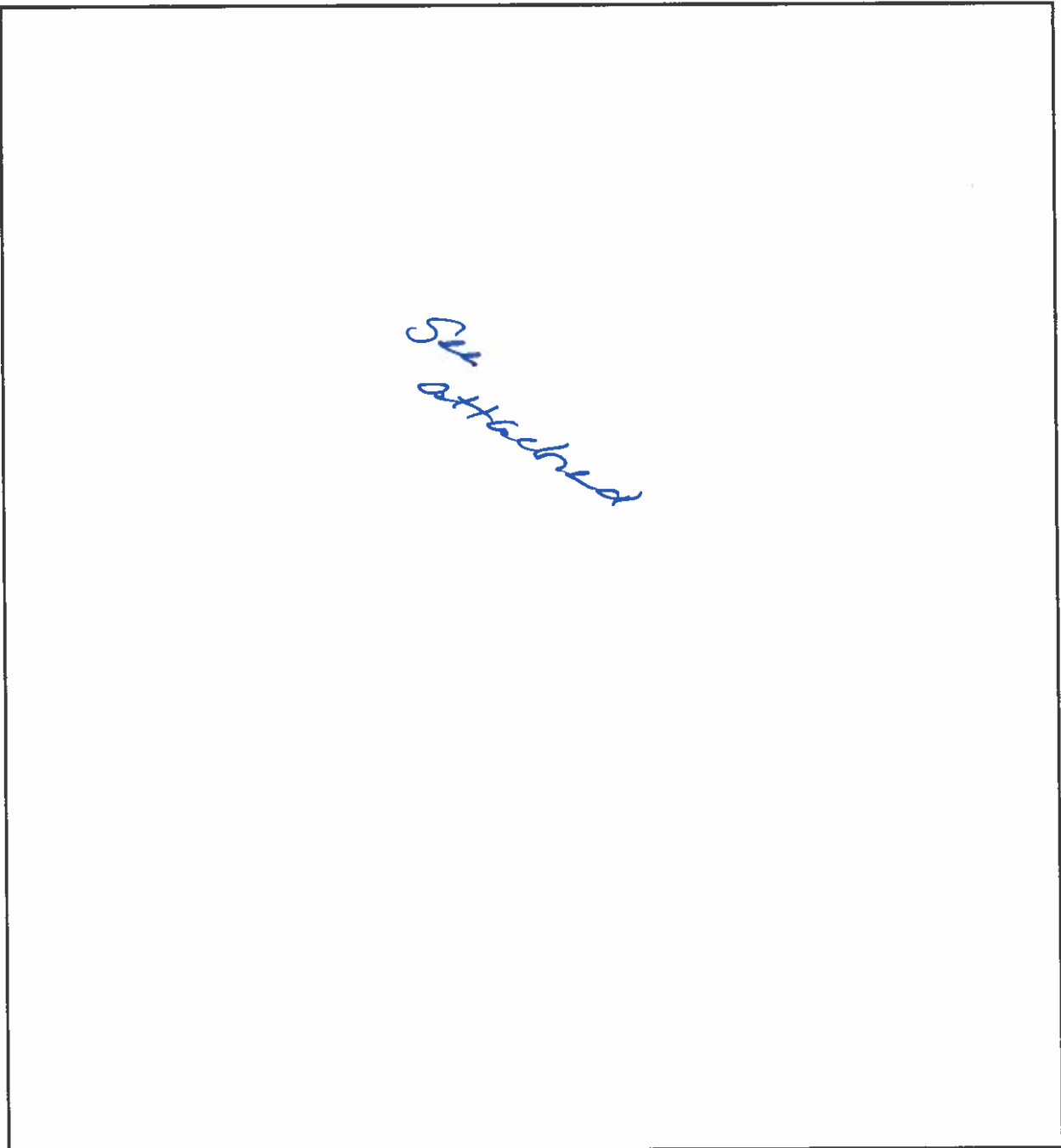
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

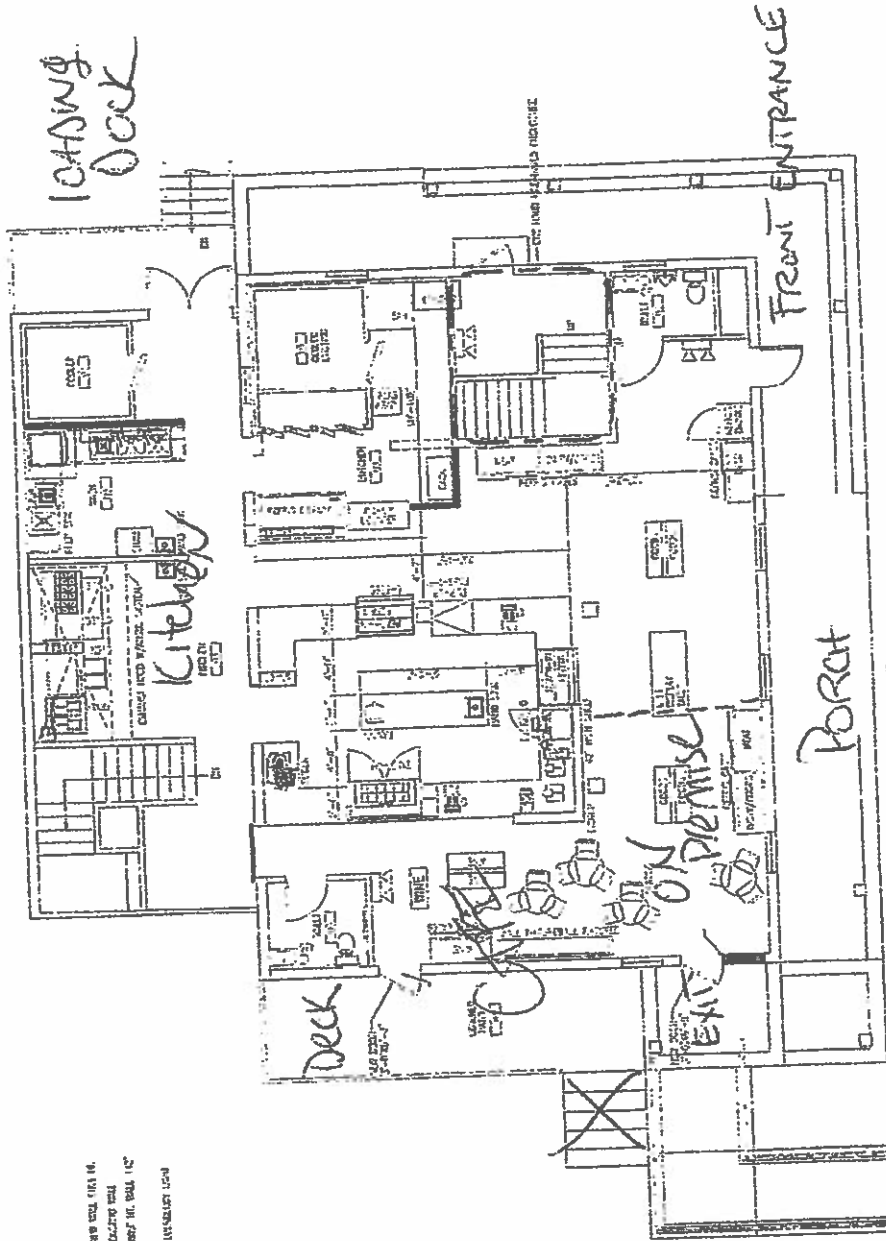
All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Bleeker & Greer
2. Doing Business As, if any: _____
3. Date of filing with Secretary of State: Jan 2012 State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Sarah Greer	17 Union St. Camden	3/28/67	Owner	100%

(Ownership in non-publicly traded companies must add up to 100%.)



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Town of Rockport, Maine



Town Manager's Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0806 x3
Fax: 207-230-0112

Jonathan Duke, Town Manager

Email: jduke@rockportmaine.gov

Diane Hamilton, Executive Assistant and General Assistance Administrator

Email: dhamilton@rockportmaine.gov

Town Manager's Report & Update March 13, 2023

Town Clerk:

Nomination papers are now available at the Town Office for the following elected offices: 1 School Board seat, 1 Library Committee seat, 2 Select Board seats, and 3 Budget Committee seats. Those seeking nomination must obtain nomination papers at the Town Office, gather the signatures of at least 25 registered voters, and return the papers to the office by April 13th. At present, Kim Graffam and Mark Kelley have taken out nomination papers for seats on the Select Board.

Currently Town Clerk Liz Lowe is working with InforME (Information Resource of Maine) regarding online tax payments in hopes to offer more electronic services to our residents. Providing this option to taxpayers, particularly those who cannot easily visit the office to make payments, should greatly help make that connection and reduce the onslaught of payments by mail which are an incredible burden at tax due date season each October and April.

Wastewater: Allow me to take this space to provide some clarity regarding the issues surrounding wastewater treatment in Rockport. Currently the Town of Rockport lacks an agreement for the disposal of its wastewater and the Town was informed by the Town of Camden that they will be unable to process Rockport's wastewater after March 2026. Anyone who has a Facebook account is abundantly aware of the capacity issues Camden's wastewater system has, so it makes great sense they are unable to work with Rockport after that date and I take Camden officials at their word. Town staff investigated options to send wastewater to Rockland, but the costs are comparable to that of constructing Rockport's own facility to treat its wastewater.

Therefore Rockport must find a place to treat its wastewater in a manner consistent with rules and regulations of the Maine DEP, Army Corps of Engineers, the EPA, and more. All of which says nothing of the pre-eminent need from our residents to ensure Rockport Harbor and Penobscot Bay remain as pristine after a facility is in operation as it is today. Nevertheless, wastewater treatment is a necessity and one that the Town must confront head on.

That confrontation means that a potential water resource recovery facility (W.R.R.F.) must be built "somewhere" in Rockport. Informed in part by requirements of environmental permitting needs and the cost to locate such a facility elsewhere in town, Cramer Park is currently at the top of the list of eligible town properties, but no final decisions have been made in this realm. Further investigation is ongoing, but the cost of piping is so significant that moving too far from the existing Goose River pump station near the bridge will increase the cost significantly. For example, current estimates suggest a WRRF

constructed at Cramer Park would be \$18 million while constructing the same building at the public works facility off Route 1 would cost \$27 million.

Lastly, it is important to remember that keeping rates manageable for Rockport's wastewater users is critical. We estimate that constructing the sewer expansion along Route 90 and the WRRF would yield a rate less than our current cost in the first year of operation and the rate would decrease each year as the bond impact drops. If we can provide a solution to Rockport's wastewater treatment needs that is cost effective, provides local control of our solution, and does no harm to Rockport's waterways; then that is a solution worth exploring further.

Staff have begun meeting with Town committees to share these details and answer questions and I would expect these meetings will soon extend beyond committees to groups of residents. There is a myriad of questions to be asked, many of which do not yet have adequate answers, but I hope this provides some context to the situation at present and as always town staff and I are available to answer questions as needed. Additional information is available on the Town website's Projects tab.

Donut Festival:

Rockport will be kicking off the 2023 Summer with our first annual Donut Festival! This festival will be a three-day weekend event, Friday through Sunday (June 2nd - 4th), and we will get the summer rolling with music, good food, and fun for all ages.

We know what you are thinking, donut festival... really? Well, Rockport is home to the creator of the Donut Hole, Captain Hanson Crockett Gregory - commemorated on a plaque at the Nativity Lutheran Church in Rockport. Given this, it is a great reason why the community should come together to celebrate for a weekend of festivities, a weekend of which that corresponds to National Donut Day - the first weekend of June.

Motor Booty Affair will open the festival with a dance at the harbor on Friday night with a stellar line-up of event being planned throughout the weekend.

Kids events - Parade - Corn (Donut) Hole Tournament - Candlelit Dinner on the Bridge - 5K Race - Food Trucks and a Craft Beer Tent, to name a few. oh, and of course - Donuts!

Interested in volunteering for this Event? Or sponsoring an event, or advertising your company during the festival, for more information on the event is on our website at <https://rockportmaine.gov/rockportdonutfestival>

Poster Contest Winner- Thank you to all for such diverse and creative submissions for our first poster contest. It really was a challenging decision as there were so many wonderful designs to choose from. The winner is *Angela Eastman* from Rockland.

Our hope is that this inaugural festival will become an annual event, so keep your eyes open for next year's contest announcement. With gratitude for your creative energy and participation in our contest!

Finance:

GFOA Award - The Town has once again been awarded the Distinguished Budget Presentation Award for our Fiscal Year 2023 Budget. This award is the highest form of recognition in governmental budgeting. Congratulations to Finance Director Megan Brackett for yet another award-winning effort.

Emergency Management

We continue to work diligently with representatives from FEMA. Our damaged box culvert on Scott's Road was denied for reimbursement due to a lack of proof the culvert was working as it should prior to the storm. This issue highlights some larger concerns from FEMA's review. Effectively they are asking for the Town to prove the status and condition of a piece of infrastructure retroactively. While the Town reviews the status of 72 miles of road for repairs, if FEMA will look to deny reimbursement in this manner, it will impact how we manage our road system. We will have to devote additional staff time to inspect, photograph, and document the status of each culvert in the town. That is not a small task, but without those records we may miss out on the next damaged culvert such as this which had an estimated replacement cost of over \$300,000. It's issues like this one that drive the cost of operating a town higher and higher despite our best efforts.

Planning and Community Development:

As mentioned in a prior report, the Town received a grant from Maine DOT for a Public Partnership Initiative grant to assist examining the stretch of road from Pascal Avenue's start at Route 1 through Central Street and ending on Union Street's intersection with Huse Street. Additionally, West Street and connections with the schools on Route 90 are part of this investigation. This project will provide the planning and study for a future Village Partnership Initiative application through Maine DOT to assist in improvements to that section of road. These efforts, under the guidance of the VPI Task Force appointed by the Select Board, will work with Maine DOT to blend their repair/replacement of the Goose River Bridge into other safety improvements and enhancements. To assist the town in this effort, the Town accepted a bid from Sewall Infrastructure to work with the VPI Task Force on this matter.

Public Works:

The last couple of weeks have been incredibly active for our public works employees. Frequent storms caused our crew to each work over 80 hours last week to ensure Rockport's roads are safe and secure as soon as possible. While a warmer sun is helping our crews by melting ice and drying road sooner, the weather has not been very cooperative.

This is also a good time to remind residents in many cases the Town or State of Maine own a greater width around the actual pavement suggests. In fact, most town roads are 50 feet wide, though the actual pavement is around 20 feet wide. What this means is that while it can be quite unsightly to see the edges of the road torn up from plowing, these road edges are typically town property. In this ever so elegant mud season, it is more important than ever for our plow drivers to push snow off the road edge and prevent heavy rains and melting to damage the road. Nothing about that process is attractive but it is a necessary part of maintaining a road system in a cost-effective manner.

Harbor:

Mooring bills were sent out just over a month ago and payments are rolling in. There are some adjustments to the billing process, in particular the amount for placement on the Wait List. If there are issues or questions on your bill please contact the Harbormaster Abbie Leonard.

The Harbor Committee and the Parks and Beautification committees met to discuss Marine Park and how the varied missions of each group can work together. The process for approvals of peddlers permits for the park came to light in an attempt to provide balance between the commercial and leisure interests in the park.

Fire Department:

The department has been incredibly busy since the start of the new year with an average of nearly one call per day this year, and many mutual aid calls during the night. While this busy call volume helps to keep our volunteers active, it can weigh heavily on each volunteer during a tough time of year and this is

a good reminder that we are always looking for new volunteers to join the department. For those interested in learning more about joining the fire department, please contact Chief Peasley at jpeasley@rockportmaine.gov

Training. This week's training was on CPR, AED devices, deploying Narcan, and "Stop The Bleed" with paramedic Justin Hills. While our fire fighters are not EMTs, the amount of emergency medical services asked for them to provide are ample and they sometimes don't know what situations they may encounter on a fire call.

Library:

Events. Many events are happenings at the library so please keep an eye on the Rockport Public Library website and Facebook page. We also provided a list of events in our most recent edition of the Rockport Resource Newsletter.

Opera House:

Unfortunately, currently there are no events at the Opera House due to water damage and construction going on.

Wastewater:

Maine Water Assistance Program. Is a federally funded program to help support eligible households in having access to drinking water and wastewater utility services. Households will be required to have a water liability in order to be eligible for the drinking water/wastewater program. To receive an application, you can call 888-623-6762 or email water@mainehousing.org.

Recreation Committee:

If you want to schedule the use of a field for next year, email rockportrec@rockportmaine.gov.

Rockport Resource Newsletter:

If you would like to receive the Rockport Resource Newsletter via email you can sign up through our website.

Employment Opportunities:

We have several job openings with the Town of Rockport, stop by the Town Office for an application or call and we can email you an application. Also, job applications are available on our town website, along with a detailed job description. <https://rockportmaine.gov/jobs>

All applications will be accepted until the positions are filled. The Town of Rockport is an Equal Opportunity Employer.

- **Public Works Truck Driver/Equipment Operator/Laborer** - This position involves manual work in road construction, repair, and maintenance, snow and ice removal, and other seasonal public works projects. A CDL is preferred. This is a full-time year-round position for an anticipated opening in the spring.
- **Video Technician** – This position primary responsibilities are to operate the video and audio equipment at the Rockport Opera House for recording and Livestreaming meetings and events. This is a part-time year-round position with a lot of flexibility (most hours are evenings with some occasional weekends needed).

Civic Ready:

We encourage all residents to sign up for this, if you are interested in knowing what is happening in the Town of Rockport. What is great about this system is that you decide which types of information you receive whether it is a reminder when property taxes are due to information on an upcoming event at the Opera House or when a public works project is happening in your neighborhood; Civic Alert can keep you informed. Those interested can also sign up for alerts on our website at

<https://rockportmaine.gov/civicready>

NAME	ATTEND
Michelle Hannan, Chair	✓
Mark Kelley, Vice-Chair	✓
Eric Boucher	✓
Jim Annis	✓
Denise Munger	✓
Jonathan Duke, Town Manager	✓
General Public	✓
Jason Peasley	✓

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February 13, 2023 – 6:00 p.m.

Richardson Room

Public Hearing

- a. Liquor License Freya's Ice Cream →
- b. Liquor License for Samoset
- c. Liquor License for Trapt

Freya's — Approve Liquor License — Motion #1

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		
Mark Kelley, Vice-Chair					✓	
Eric Boucher		✓			✓	
Jim Annis					✓	
Denise Munger	✓			✓		

Motion #2 ~~Freya's~~ Freya's — Grant Liquor License on approval from Code enforcement / Planning office determining it is not a change of use — Denise

Samoset

Enc

Motion — Denise
2nd Jim
all in favor

5 - in favor

Trapt

Motion — Denise
2nd — Jim

All in Favor

Consent Agenda

- a. Committee Resignation(s):
Jennifer Mirabile
- b. Approve Meeting Minute(s):
January 9, 2023

Suggested Motion:

I move the Board Approve the Consent Agenda as presented (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		6:15 pm
Mark Kelley, Vice-Chair		✓		✓		
Eric Boucher				✓		
Jim Annis			✓			
Denise Munger	✓			✓		

Action Item

- a. Act on Committee Workplan(s):

Manager's Comments: Action item

The proposed Recreation committee workplan for the calendar year 2023. The Rec Committee has been discussing the needs of the Marge Jones Field intensely for several months and after some revisions from this fall, the Committee is moving forward with the attached workplan.

Suggested Motion:

I move the Board approve the Recreation Committee workplan as presented (or amended).

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		6:52 p.m.
Mark Kelley, Vice-Chair	✓			✓		
Eric Boucher				✓		
Jim Annis				✓		
Denise Munger		✓		✓		

Additional Comments:

Action Item

b. Act Maine DEP re-allocate ARPA Grant

Manager's Comments: Action item

In August 2021, the Town was notified that the Rt. 1 Sewer Extension would be receiving a \$1M grant from the Maine DEP funded by the American Rescue Plan Act (ARPA) and the Maine Jobs & Recovery Plan (see attached memo from the Maine DEP) and the funds became formally available in January 2022. The ARPA grant was added to the overall funding package already secured for the on-going work to install the new sewer infrastructure along the Route 1 corridor. At the time the ARPA grant was finalized, the construction project was already underway and being completed by Nitram Construction following a public bidding process in early 2021. As a result of a design change that was made to eliminate a significant section of gravity collection sewer on Rt. 1 where there is no current or anticipated development due to the presence of wetlands, the project was completed under budget and the ARPA funds were not needed to complete the full remaining scope of the work. The Route 1 project achieved Final Completion in August 2022. The Maine DEP was approached by the Town about reallocating the funds to the proposed Water Resource Recovery Facility (WRRF), which is currently in the preliminary planning stages to address the long-range wastewater treatment and disposal needs of the community. The Maine DEP has stated that they would allow a one-time reallocation of the ARPA funds following a formal request from the Town. As discussed at the Select Board Workshop on January 30, 2023, the total cost of the WRRF development is approximately \$18M and a funding package that includes the participation of multiple funding agencies is actively being pursued. Allocating the \$1M Maine DEP ARPA grant to the WRRF project would allow the Town to continue moving forward with preliminary planning, funding, local approval and design efforts without a commitment of local funds. Applying the ARPA grant to the WRRF project also allows the Town to show that matching funds are currently committed to the project, which is a requirement of several of the funding sources we hope to secure for the work.

Suggested Motion:

I move the Board approve formally request that the Maine DEP re-allocate the \$1M ARPA grant from the Route 1 Sewer Extension project to the WRRF project to allow the Town to continue forward with preliminary planning, funding, local approval and design efforts.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		7:42 p.m.
Mark Kelley, Vice-Chair				✓		
Eric Boucher		✓		✓		
Jim Annis				✓		
Denise Munger	✓			✓		

Additional Comments:

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Action Item

- c. Act on withdrawal from Recreation Reserve

Manager's Comments: Action item

To get on the calendar for repairs this summer, the Board must approve an expenditure from the Recreation reserve to fund repairs to the tennis and basketball courts. The repairs to the courts are estimated to total \$47,000. We currently have \$52,000 in reserve to be used for this project. There are additional items to the court improvements such as replacement of the tennis posts and the painting of the pickleball court lines, but our goal is to offset the use of the reserves through fundraising.

Suggested Motion:

I move the Board approve the withdrawal of \$52,000 from the Marge Jones Recreation Field Reserve.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		7:51
Mark Kelley, Vice-Chair	✓			✓		
Eric Boucher				✓		
Jim Annis		✓		✓		
Denise Munger				✓		

Additional Comments:

Action Item

- d. Act on Capital Campaign for Marge Jones Field

Manager's Comments: Action item

The Recreation Committee through the approval of its work plan seeks to establish a capital campaign for a series of projects at Marge Jones Field which are initiated by the current use of the site. The most notable of these additions is the construction of new pickleball courts at the field. The construction of these courts exceeds \$125,000, but there is an incredibly active and engaged community within Rockport of pickleball players who are eager to support this initiative. Additionally, there are other needs to the facility from paving the road and thus limiting maintenance costs to adding lights to the courts to extend the time of day they are able to be used. Lastly, and most importantly, there is a very real need for expansion of recreational facilities for the public in Rockport, most notably playing fields. The former Rockport Elementary School property has been used less often than in past year because the field is far too wet for any significant use and its size and location limit its fit for most users of our fields. The Town must look further to meet the needs of its residents and provide opportunities for recreation for residents of all ages.

Suggested Motion:

I move the Board endorse the creation of a capital campaign for Marge Jones Field.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		7:57 P.M.
Mark Kelley, Vice-Chair	✓			✓		
Eric Boucher		✓		✓		
Jim Annis				✓		
Denise Munger				✓		

Additional Comments:

Wastewater Commissioners

- a. Administrative Appeal – Equivalent User Fee – Megunticook Campground

Manager's Comments: Action item

This was tabled from the prior meeting with a request for staff to investigate the current fee schedule and to gather information on hook up fees for sewer systems regionally. Due to a family emergency, we've been unable to complete this work. I'd ask we table this discussion until your March meeting.

Suggested Motion:

Motion to enter into Wastewater Commissioners

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		
Mark Kelley, Vice-Chair				✓		
Eric Boucher			✓			
Jim Annis		✓		✓		
Denise Munger	✓			✓		

Suggested Motion:

I move the Board table this matter until the March meeting of the Select Board.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		8:00 p.m.
Mark Kelley, Vice-Chair				✓		
Eric Boucher				✓		
Jim Annis		✓		✓		
Denise Munger	✓			✓		

Suggested Motion:

Motion to exit Wastewater Commissioners and return to regular meeting.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		8:00 p.m.
Mark Kelley, Vice-Chair		✓		✓		
Eric Boucher				✓		
Jim Annis				✓		
Denise Munger	✓			✓		

Additional Comments:

Adjourn

Suggested Motion:

I move the Board adjourn the meeting.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Michelle Hannan, Chair				✓		
Mark Kelley, Vice-Chair		✓		✓		
Eric Boucher				✓		
Jim Annis				✓		
Denise Munger	✓			✓		

APPLICATION FOR COMMITTEE SERVICE

Town of Rockport • 101 Main Street • Rockport, ME 04856

Name: _____

Home Address: _____ Work Address: _____

Mailing Address (if different): _____

Phone Number: (Home) _____ (Work) _____

E-mail Address: _____

Committee you wish to serve on: _____

Why do you want to serve on this committee?

Do you have any background that would be helpful to this committee?

Land Use philosophy: (if applicable)

APPLICATION FOR COMMITTEE SERVICE – continued

Are there objectives you wish to see accomplished?

Are you interested in serving on other committees?

Interview comments:

Appointment Date: _____

APPLICATION FOR COMMITTEE SERVICE

Town of Rockport • 101 Main Street • Rockport, ME 04856

Name: Alison Angell

Home Address: 72 Russell Ave Work Address: home

Mailing Address (if different): PO Box 403, Rockport, ME 04856

Phone Number: (Home) 646 789 2854 (Work) n/a

E-mail Address: alison.angell@icloud.com

Committee you wish to serve on: Parks

Why do you want to serve on this committee?

The free public parks + protected areas
of Rockport have been a haven for us
since we moved here, and I would like to
ensure they continue to be cared for

Do you have any background that would be helpful to this committee?

While I don't have parks-specific experience,
my career as a manager brings people together
in discourse to solve complex issues. I hope
this background in project + strategy leadership
can be of service

Land Use philosophy: (if applicable)

APPLICATION FOR COMMITTEE SERVICE – continued

Are there objectives you wish to see accomplished?

*For the parks to remain aesthetically-
pleasing havens for residents + visitors to
the town.*

Are you interested in serving on other committees?

Not at this time.

Interview comments:

Appointment Date: _____

Municipal
QUITCLAIM DEED
(Maine Statutory Short Form)

The Inhabitants of the Municipality of Rockport, a body corporate and politic, located at Knox County, Maine, for consideration paid, release to

of Kathleen A. Barrieau
140 Carpenter Hill Rd
Alfred, ME 04002

Knox County,

the land in Rockport Knox County, Maine: (here insert Description, and Encumbrances if any)
Being the Premises described as Map T02 Lot A06-007 of the Tax Maps of the
Town of Rockport.

The purpose of this deed is to release any interest the Town
of Rockport may have acquired by reason of the following liens for unpaid taxes, recorded
at the Knox County Registry of Deeds:

2018 Tax Lien, Book 5461 Page 190

2019 Tax Lien, Book 5618 Page 249

The said Inhabitants of the Municipality of Rockport have caused this instrument to be signed in
its corporate name by Delores Michelle Hannan, Mark Kelley, Denise Munger, Eric Boucher and James
Annis, its duly authorized, this 13th day of March, 2023.

Delores Michelle Hannan, Chair

Mark Kelley, Vice-Chair

Denise Munger

Eric Boucher

James Annis

State of Maine County of Knox ,ss March 13, 2023.

Then personally appeared the above named Delores Michelle Hannan, Mark Kelley, Denise Munger, Eric
Boucher and James Annis of said body corporate and politic, and acknowledged the foregoing instrument
to be their free act and deed in their said capacity and free act and deed of said body corporate and politic.

Before me,

Notary Public

Elizabeth M. Lowe
Printed Name

RESOLUTION OF SUPPORT

This Resolution of Support is entered into between the Town of Rockport (the Town) and the Leshar Family Foundation (LFF).

WHEREAS, the property known as the Rockport Elementary School (RES) site is a valuable Town-owned site that can benefit the Town as a public park and recreation area; and

WHEREAS, various efforts to redevelop the RES site have occurred over the past ten years but have been unsuccessful; and

WHEREAS, in 2021, the Town contracted with New Height Group to assess future uses of the site including administration of a survey of residents that found that using a significant portion of the RES site for community space was a preferred option, with Town residents expressing a desire for a place where people of all ages could enjoy open green space, walk along trails, have places for children to play, and have potential locations for community events such as farmers' markets, concerts, and food truck festivals; and

WHEREAS, the Town does not have the resources to develop the RES site into a public park and recreation area, or to finance the ongoing operation and maintenance of such an area; and

WHEREAS, the Leshar Family Foundation (LFF) has approached the Town and, under the terms set forth herein, offered to make a donation to the Town for the purposes of setting aside the RES site for use as a public park and recreation area, to fund the creation of conceptual designs for the park and to manage and lead broad public outreach efforts to engage with the community on park design, programming and management; and to fund the development and support the management and operation of a premier park amenity with a high level of design excellence in Rockport on the RES site by establishing a nonprofit community-based park organization dedicated to the successful implementation of a park in Rockport with revenue sources independent of the Town budget;

NOW, THEREFORE,

1. The Leshar Family Foundation (LFF) agrees to donate \$1 million to the Town to be used by the Town to fund a project or projects that the Town, in its sole discretion, determines should be funded by the donated funds.
2. The Town accepts the donation of \$1 million from LFF.
3. The Town agrees to retain title to and dedicate the land known as the RES

site (as described on Exhibit A) (the Property), for use as a public park and recreation space.

4. LFF agrees to fund the creation of conceptual designs for the park and to manage and lead public outreach efforts by establishing a working group comprised of residents from the Town and engaging community members on park design, programming and management, and to fund the construction and support the management and operation of a park and recreation area intended to benefit all Town residents.

5. Preliminarily, LFF has worked with Terry DeWan & Associates, Landscape Architects (now known as Viewshed), to develop some conceptual designs for the RES site. These designs include the following potential park amenities:

- a. Parking lot
- b. Sidewalks providing access to park features
- c. Children's playground area
- d. Water play area
- e. A field house with year-round accessible restrooms
- f. Multi-purpose playing fields
- g. Walking trails
- h. Performance space
- i. Dedicated areas for farmers' markets, craft fairs and the like

The park may include some combination of the above features. Details to be confirmed in the design stage with public feedback and budget as determining factors.

6. In addition, LFF plans to hold public meetings to discuss possible additional ideas and features to include on the Property. The parties' intent is to develop a park and recreation area that has features and areas desired by the community, as determined from community outreach meetings.

7. LFF agrees to spend the amount of \$3 million on constructing the above features and such other features favored in public meetings and appropriate for the Property and consistent with the \$3 million budget.

8. In addition, LFF agrees to spearhead an initiative to raise the funds necessary to ensure the ongoing availability of funds for the operation and maintenance of the park facilities. To that end, LFF proposes the establishment of an endowment for this purpose and is prepared to cover any shortfall in annual maintenance and operating costs not covered by the endowment. Such operation and maintenance shall include but not be limited to: mowing of the fields, maintenance of the grass, snow removal from the parking lot, sidewalks, restroom area and children's playground area, and appropriate security and monitoring of the area. These services could be performed by the Town provided LFF and/or the endowment agrees to reimburse the Town for these services.

9. The Town and LFF will work together to form a public private partnership entity to administer this agreement and ensure the long term benefits of the new park

and recreation area to the community of Rockport. Such entity will include representatives from the Town, the LFF, and residents of Rockport. The parties recognize that this is a long-term relationship, one that will benefit the community of Rockport, and that all are committed to working together for the good of the community in making the park and recreation area at the Property a community gathering place for all ages and in years to come.

10. This agreement is contingent on a successful, majority vote in favor by the voters of Rockport of a June 2023 ballot measure.

11. [Mediation]

12. [Remedies]

_____ [date]

Town

_____ [date]

LFF



Town of Rockport, Maine

Town Manager's Office
Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0806 x4
Fax: 207-230-0112

Jonathan Duke, Town Manager
Email: jduke@rockportmaine.gov

**Diane Hamilton, Executive Assistant and
General Assistance Administrator**
Email: dhamilton@rockportmaine.gov

Memo

To: Select Board

From: Jon Duke, Town Manager

Date: March 9, 2023

Re: Warrant Articles for June 2023 Referendum Election

I ask the Board to order the Town Clerk to draft warrant articles for inclusion on the June 2023 Annual Town Meeting referendum election on the following areas of discussion:

- Approval of the Annual Town Budget
- Approval of the annually authorized items in the Town Meeting warrant including such items as the ability for the Select Board to accept gifts, accepting grant funds, setting the rate of interest on uncollected taxes, etc.
- Approval of the construction of the West Rockport Fire Station
- Approval of an agreement with the Leshner Family Foundation constructing a park at the former Rockport Elementary School.

As well as the following items from the ORC and Planning Office per Orion's memo:

- A question for the merger of both 906 zone districts
- A question for the merger of all three 907 zone districts
- A question for definition clarity regarding structures.
- A question for landscape requirement clarification and buffer zone requirements.
- A question with regards to LD2003 for incorporating its Additional Dwelling Unit(s) requirements.



Town of Rockport, Maine

Planning and Development Directors Office

Town Office

101 Main Street

Rockport, Maine 04856

Telephone: 207-236-0989 x 2

rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP

Planning and Development Director

Email: orthomas@rockportmaine.gov

Date: 3/2/2023
To: Select Board

Regarding: Questions for ballot

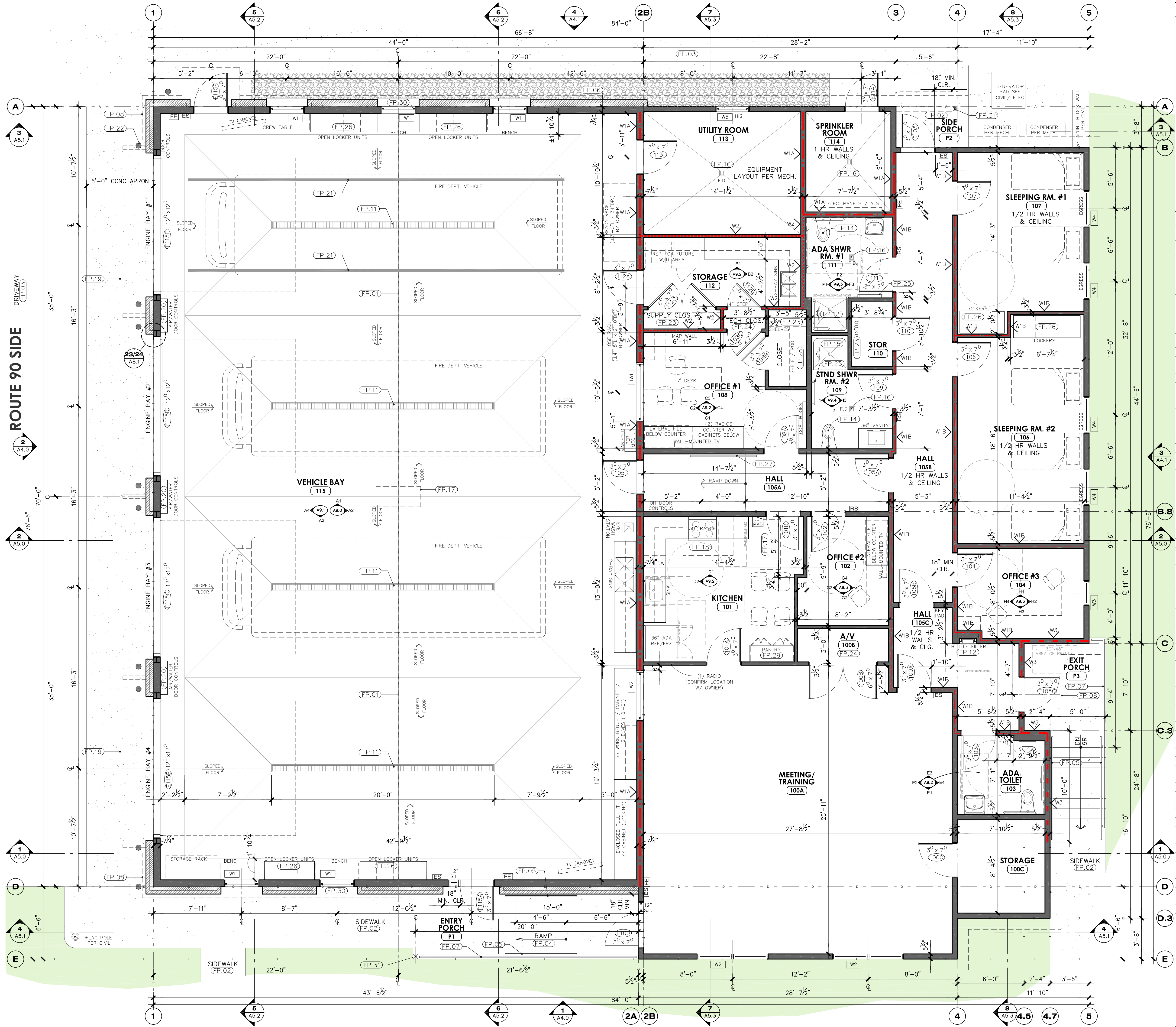
Dear Select Board members,

For the upcoming June 2023 ballot, I am looking for questions to address the following ordinance amendments.

- A question for the merger of both 906 zone districts
- A question for the merger of all three 907 zone districts
- A question for definition clarity regarding structures.
- A question for landscape requirement clarification and buffer zone requirements.
- A question with regards to LD2003 for incorporating its Additional Dwelling Unit(s) requirements.

Thank you for your time and consideration.

Orion Thomas
Planning and Development Director
Town of Rockport



- GENERAL PLAN NOTES:**
1. DIMENSIONS ARE TO FACE OF STUD & GRID LINES INDICATE EXTERIOR FACE OF STUD U.N.O.
 2. **[FE]** FIRE EXTINGUISHER, REFER TO CODE PLAN ON A3.0
 3. **[RS]** ADA COMPLIANT RM SIGNAGE, REFER TO CODE PLAN A3.0
 4. **[ES]** ADA COMPLIANT EXIT SIGNAGE, REFER TO CODE PLAN A3.0
 5. MOISTURE-RESISTANT GWB TO BE USED AT WALLS AND CEILING OF ENGINE BAY, UTILITY ROOM, SPRINKLER ROOM, KITCHEN, STORAGE ROOM, AND ALL SHOWER / TOILET ROOMS.
 6. INTERIOR SOUND INSULATION TO BE INCLUDED AT: VEHICLE BAY, OFFICES, MEETING ROOM, SHOWER ROOMS, TOILET ROOM, SLEEPING ROOMS, CONNECTING HALLWAYS & UTILITY ROOM.
 7. REFER TO CONSULTANT (CIVIL, STRUCTURAL, HVAC, PLUMBING & ELECTRICAL) DRAWINGS FOR ALL SYSTEMS EQUIPMENT AND ADDITIONAL INFORMATION (ONLY SELECT ITEMS SHOWN).
 8. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
 9. FIRE-RATED WALL ASSEMBLIES ARE TO BE MARKED PER REQUIREMENTS OF NFPA (8.2.2.5) AND IBC (703.7).
 10. CONTRACTOR TO PROVIDE ARCHITECT WITH SUBMITTAL FOR ALL SIGNAGE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

- WALL LEGEND:**
- [NEW NON-RATED WOOD FRAMED WALL OR INFILL]** INDICATES 1HR INTERIOR RATED FIRE BARRIER WALL REFER TO DETAIL 2/A8.0
 - [1/2 HR INTERIOR RATED FIRE BARRIER WALL]** INDICATES 1/2 HR INTERIOR RATED FIRE BARRIER WALL, REFER TO DETAIL 2/A8.0
 - [NON-RATED SMOKE PARTITION WALL]** INDICATES NON-RATED SMOKE PARTITION WALL, REFER TO SECTION 7/A5.3
 - [1HR EXTERIOR RATED WALL]** INDICATES 1HR EXTERIOR RATED WALL, REFER TO DETAIL 1/A8.0
 - [EXTERIOR MASONRY VENEER & BACKUP PER WALL SECTIONS]** INDICATES EXTERIOR MASONRY VENEER & BACKUP PER WALL SECTIONS

- FLOOR PLAN KEYNOTES:**
- [FP.01]** CENTER LINE OF GABLE / RIDGE
 - [FP.02]** ASPHALT DRIVEWAY / PARKING PER CIVIL
 - [FP.03]** ASPHALT ADA RAMP (1:12 SLOPE) PER CIVIL
 - [FP.04]** ASPHALT ADA RAMP (1:12 SLOPE) PER CIVIL
 - [FP.05]** 36" HIGH BIDDER DESIGNED EXT MTL HAND RAIL WITH 12" ADA RETURNS ON EACH END OF RAMP OR STEPS, PAINT
 - [FP.06]** GRAVEL DRIP APRON PER CIVIL
 - [FP.07]** 42" HIGH BIDDER DESIGNED EXT MTL GUARDRAIL WITH TOP, BTM RAIL & BALLUSTERS SPACED NOT TO ALLOW PASSAGE OF 4" SPHERE, PAINT
 - [FP.08]** LINE OF ROOF ABOVE
 - [FP.09]** LINE OF PORCH COLUMN BELOW
 - [FP.10]** PERIMETER OF EXTERIOR WALL BELOW FOR REFERENCE
 - [FP.11]** TRENCH FLOOR DRAIN PER PLUMBING / DETAIL
 - [FP.12]** RECESSED WATER DISPENSER W/ REMOTE CHILLER PER PLUMBING. VERIFY WALL FRAMING DIMENSIONS.
 - [FP.13]** ADA TRANSFER TYPE SHOWER (CORNER) UNIT WITH FOLD DOWN SEAT, GRAB BARS, SHOWER CURTAIN & ROD, WALL MOUNT ADJUSTABLE SHOWER HEAD & SLOPED FLOOR WITH 3/4" THRESHOLD. VERIFY ROUGH IN & OTHER REQ'S WITH APPROVED SHOP DRAWING. SEE INT ELEV FOR BASE SPEC.
 - [FP.14]** WALL MOUNT TOILET PER PLUMBING
 - [FP.15]** 36X36 ALCOVE SHOWER UNIT, SEE INT ELEV FOR BASE SPEC
 - [FP.16]** CENTER FLOOR DRAIN PER PLUMBING, SLOPE FLR (WHERE INDICATED PER S1.0) TO DRAIN
 - [FP.17]** PULL-DOWN ATTIC ACCESS LADDER ABOVE, INSULATE WITH R49, COORDINATE LOCATION WITH TRUSSES IN SHOP DWGS, SEE CEILING PLAN FOR ADDITIONAL NOTES
 - [FP.18]** BIDDER DESIGNED FIRE SUPPRESSION HOOD WITH FIRE RATED DUCT WRAP ABOVE PER MECH, COORD W/ SHOP DWGS
 - [FP.19]** 3" O.H. OVER ENGINE DOORS W/ BRACKETS ABOVE
 - [FP.20]** SS SHELF W/ ROD BELOW
 - [FP.21]** 3" WIDE VEHICLE REFLECTIVE PAINT (YELLOW), TWO TYP AT EACH BAY, REVIEW LOCATION IN FIELD WITH OWNER / ARCH.
 - [FP.22]** BOLLARDS, PER CIVIL
 - [FP.23]** ADJUSTABLE WIRE SHLVG (18"D U.N.O.), PROVIDE 6 SHELVES.
 - [FP.24]** VERIFY RACK / SHELVING REQUIREMENTS WITH A/V / I.T. PROVIDER.
 - [FP.25]** 24" TOWEL BAR, PER SCHED. - LOCATED AT 48" A.F.F.
 - [FP.26]** LOCKERS PER SCHED. COORD. ELECTRICAL W/ ELEC. DWGS. AND LOCKER MFR.
 - [FP.27]** BIDDER DESIGNED 36"(H) WALL MOUNT MTL HANDRAIL WITH 12" EXT @ TOP & BTM, 1 1/2" Ø, PAINT, 1 SIDE OF RAMP ONLY
 - [FP.28]** CLOSET WIRE SHELF & ROD ABOVE
 - [FP.29]** PLAM PANTRY CABINETS, 24"(W)x18"(D)x84"(H) EACH WITH DOUBLE DOORS, ADJ SHELVING, FILLER AT WALL
 - [FP.30]** SLOPED STONE WINDOW SILL, TYP AT CMU VENEER
 - [FP.31]** PORCH POST PER STRUCT, TRIM PER EXT ELEVATIONS

FLOOR AREA SUMMARY:

MAIN GROSS FLOOR AREA:	6,001 SF
COVERED PORCHES:	164 SF
TOTAL GROSS FLOOR AREA	6,165 SF

PLAN N **Main Floor Plan**
SCALE: 1/4"=1'-0"

2A
architects, llc

280 West Street, Suite 8 (Office)
P.O. Box 189 (Mailing)
Rockport, Maine 04856

Tel: 207.236.6545
Web: www.2Aarch.com
© Copyright 2010, 2A architects llc

Registration:

Project:

Client: Community Environment

Consultant:

Sheet Size:
24"x36" Paper Size

Sheet Issue Date:
Building Committee Review 7.2.21
CEO Meeting 1.25.22
Planning Bd. Pre-App 3.1.22
Planning Board 4.5.22
Design Development 10.31.22
Client Rev. Progress 12.13.23
Bid and Permit Issue 3.2.23

Project Start Date: June 2020

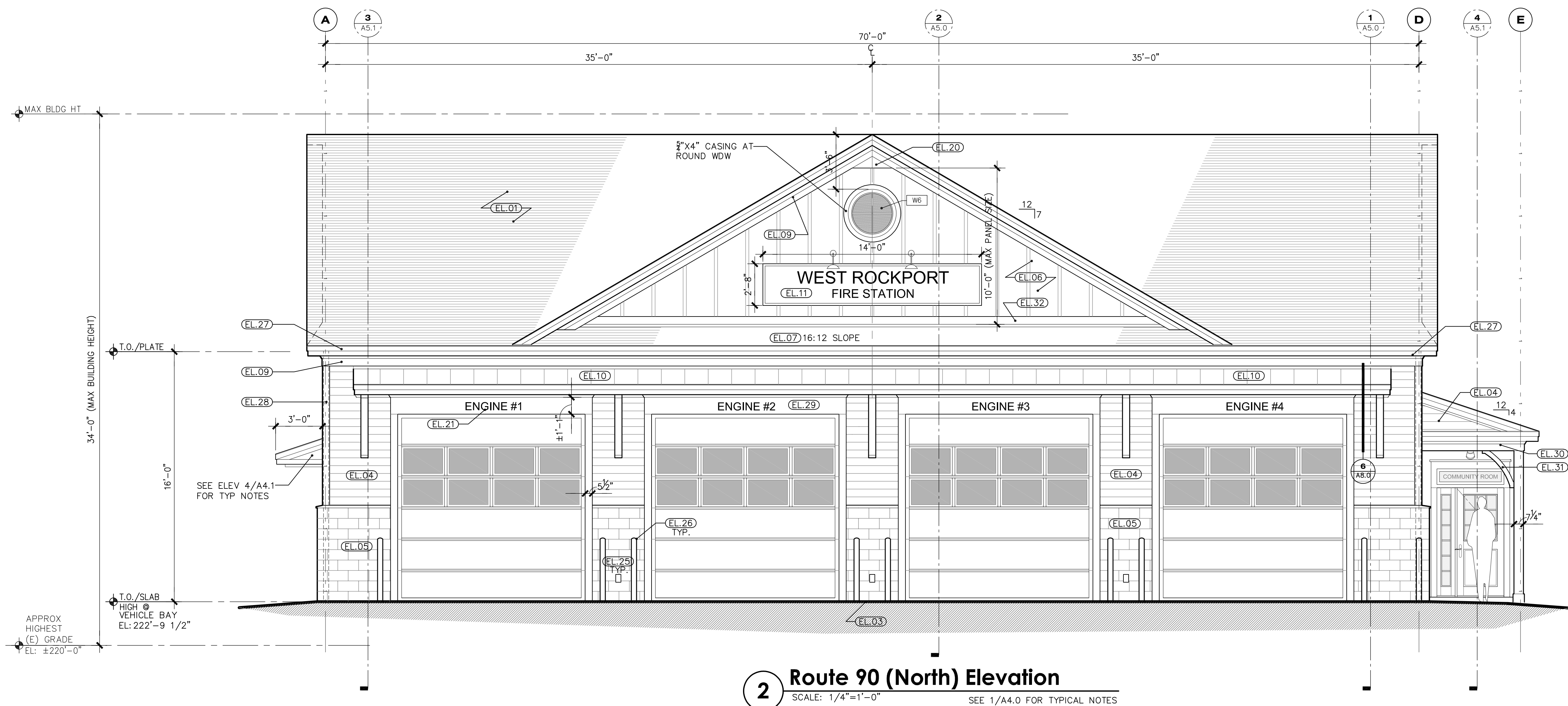
Project Number: 18-100

Sheet Title: MAIN FLOOR PLAN

Sheet Plot Date: 03/02/2023 A3.0 MainPlan_WRF5.dwg

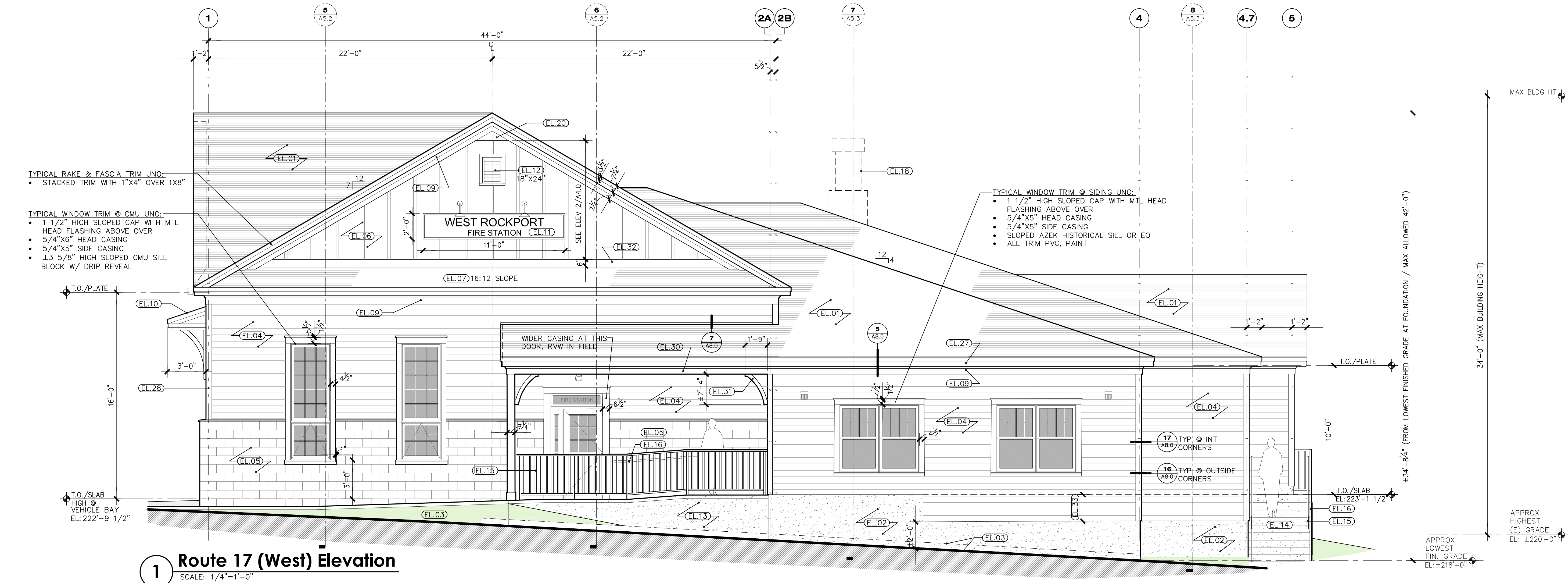
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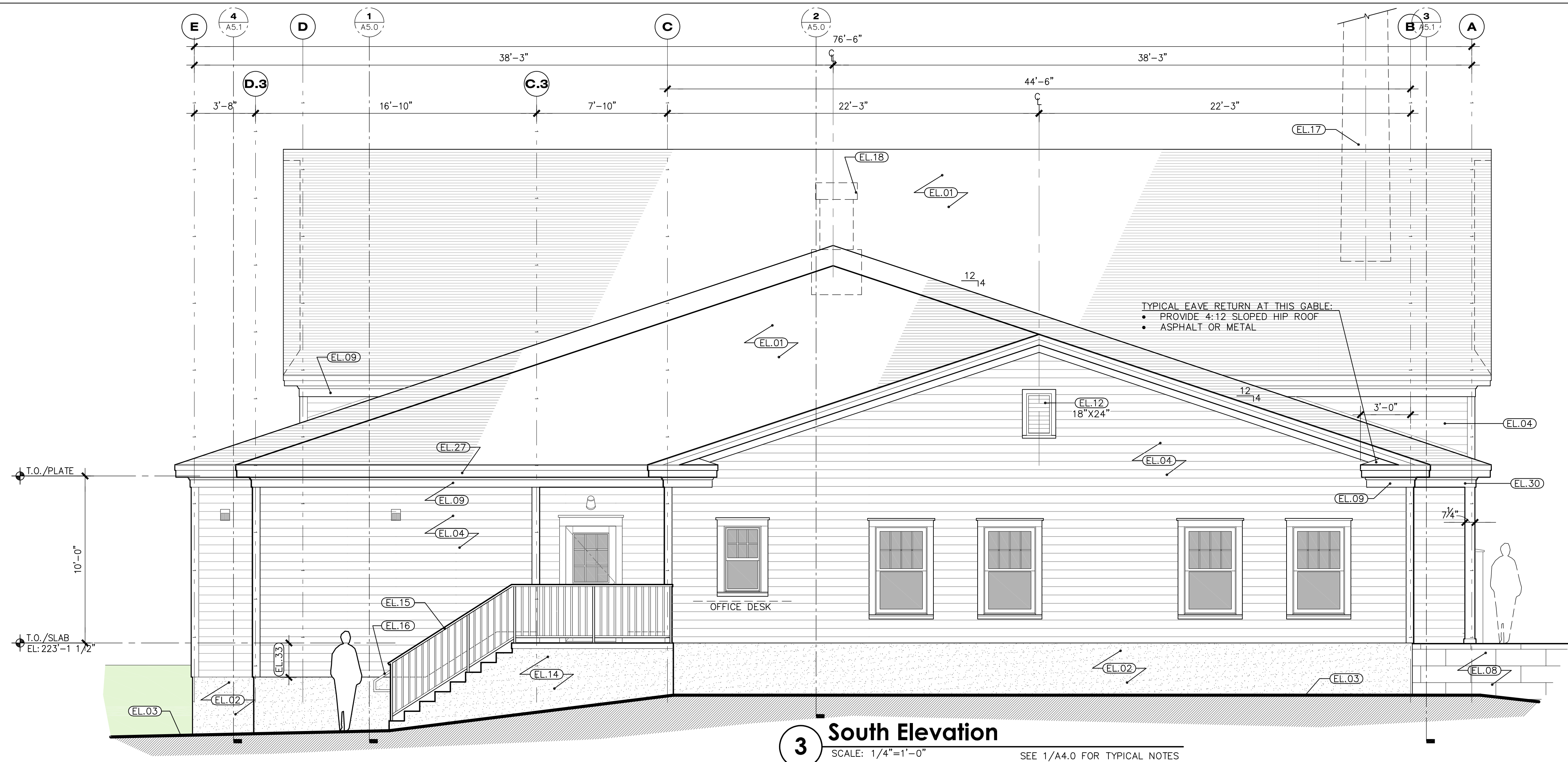
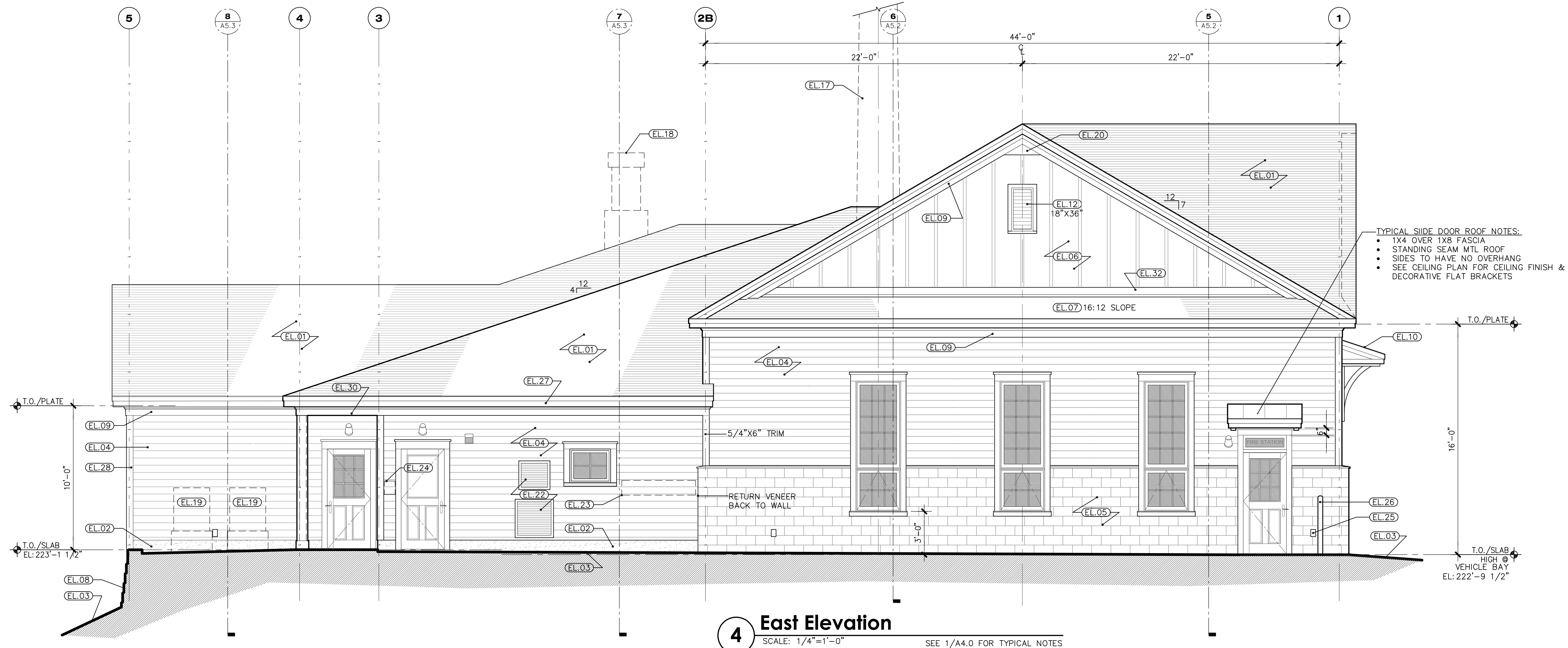
A3.0



- GENERAL ELEVATION NOTES:**
01. PROVIDE SAMPLES OF EXTERIOR MATERIALS AND FINISHES PRIOR TO ORDER OR INSTALL FOR REVIEW AND APPROVAL BY OWNER.
 02. PROVIDE FIELD MOCK-UP PAINT SAMPLES FOR REVIEW BY ARCHITECT.
 03. ALL PENETRATING WALL FIXTURES (ELECTRICAL, HVAC, PLUMBING & MISC) SHALL HAVE A PVC MOUNTING BLOCK W/ CAP FLASHING. (SEE DETAIL 14/A8.0). REFER TO CONSULTANT DWGS FOR ALL LOCATIONS.
 04. COORD. GUTTERS AND DOWNSPOUTS WITH ROOF PLAN AND BIDDER-DESIGN.
 05. ALL EXTERIOR TRIM TO BE COMPOSITE (PVC); BASIS OF DESIGN MFR: AZEK PLUG ALL SCREWS, PREP & PAINT ALL TRIM PER MFR

- ELEVATION KEYNOTES:**
- (EL.01) ARCHITECTURAL STYLE ASPHALT ROOF SYSTEM, TYP U.N.O.
 - (EL.02) CONC FND WALL WITH PARGE COAT SYSTEM OVER RIGID INSUL, TYP.
 - (EL.03) LINE OF FINISHED GRADE, WALK, DRIVE OR CURB PER CIVIL
 - (EL.04) COMPOSITE CLAPBOARD SIDING PER SCHEDULE
 - (EL.05) MASONRY CMU VENEER WITH SLOPED STONE CAP PER SCHEDULE. PROVIDE MOCK-UP PER SPEC.
 - (EL.06) BOARD & BATTEN FINISH PER SCHEDULE, TYP IN GABLES AT VEHICLE BAY. BATTENS 24" O.C., 2.5" WIDE
 - (EL.07) 16:12 SLOPE ROOF EAVE WITH ASPHALT, TYP AT END GABLES
 - (EL.08) RETAINING WALL, PER CIVIL
 - (EL.09) BUILT UP CONTINUOUS FRIEZE TRIM: AZEK BED MOULD (AZM-75) OVER 1X8, SHIM TO HAVE 1/2" PROUD OF CORNER TRIM
 - (EL.10) ROOF OVERHANG WITH BRACKETS & MTL ROOF. REFER TO DTL 6/A8.0
 - (EL.11) SIGNAGE WITH SIGN LIGHTS (REFER TO ELECTRICAL). VINYL FACE ON MDO BACKER (ALTERNATES PROPOSED BY SIGN COMPANY TO BE REVIEWED, AS REQUESTED.) FINAL TEXT TBD WITH TOWN. PROVIDE SHOP DWG FOR ARCHITECT/ TOWN REVIEW.
 - (EL.12) COMPOSITE GABLE END ATTIC VENT, CENTER ON GABLE
 - (EL.13) EXPOSED CONCRETE ALONG SIDE WALK / RAMP PER CIVIL & STRUCT.
 - (EL.14) EXPOSED CONCRETE STAIR & LANDING, COORD WITH STRUCT & CIVIL
 - (EL.15) 42" HIGH MTL GUARDRAIL SYSTEM BIDDER DESIGNED, CONT TOP RAIL, ±2" SQ POST W/ BASE COVER, BTM RAIL, ±1 1/4" BALLUSTERS, OPENINGS NOT TO ALLOW PASSAGE OF 4"Ø SPHERE, PAINT
 - (EL.16) 36" CONT MTL ADA HANDRAIL WITH 12" EXTENSIONS, PAINT
 - (EL.17) ROOF MOUNTED ANTENNA (BY OTHERS) - HT. TBD, WIDTH TBD CONTRACTOR TO COORDINATE WITH PROVIDER REGARDING BUILDING ATTACHMENT AND BRACING REQUIREMENTS.
 - (EL.18) RANGE HOOD EXHAUST; FINALIZE WITH SHOP DWGS
 - (EL.19) HVAC EQUIPMENT ADJACENT TO BLDG, REFER TO MECH PLANS.
 - (EL.20) INFILL 1X BASE FRIEZE TRIM AT BOARD & BATTEN GABLE ENDS
 - (EL.21) 6" METAL LTRS, BRONZE FINISH, MOUNTED ON STAND-OFF POSTS
 - (EL.22) INTAKE / EXHAUST LOUVERS FOR DOAU UNIT, PER MECH.
 - (EL.23) AREA OF BOILER VENTS, PER MECH.
 - (EL.24) ELEC. METER LOCATION, VERIFY WITH ELECTRICAL
 - (EL.25) ELEC. OUTLET, PER ELECTRICAL
 - (EL.26) BOLLARDS, PER CIVIL
 - (EL.27) GUTTER SYSTEM WITH DOWNSPOUTS. REFER TO ROOF PLAN FOR LOCATIONS. TIGHTLINE DRAIN PER CIVIL.
 - (EL.28) 5/4"x6"x6" CORNER TRIM, SEE DETAIL 16/A8.0
 - (EL.29) 5/4"x INFILL HEAD TRIM (OVER DOOR) TO ALIGN WITH SIDE CASING WITH AZEK BED MOULD SEE DETAIL 6/A8.0
 - (EL.30) 1x BOXED TRIM TO ALIGN WITH FRIEZE TRIM WITH BED MOULD
 - (EL.31) CUSTOM DECORATIVE (3" WIDE) CURVED BRACKET, PAINT
 - (EL.32) 5/4"x6" BASE TRIM WITH SLOPED TOP & MTL CAP FLASHING
 - (EL.33) AREA OF SIDING TO EXTEND OVER CONC FND, PT STRAPPING AS REQ'D





GENERAL ELEVATION NOTES:

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04. COORD. GUTTERS AND DOWNSPOUTS WITH ROOF PLAN AND BIDDER-DESIGN.
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Town of Rockport, Maine

Planning and Development Directors Office

Town Office

101 Main Street

Rockport, Maine 04856

Telephone: 207-236-0989 x 2

rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP

Planning and Development Director

Email: othomas@rockportmaine.gov

Date: 3/8/2023

Regarding: Sewer Tie-In Fee

Dear Select Board members,

I am writing to you with regards to the concerns of our Sewer Tie-In fees being too cost-prohibitive for seasonal businesses, in particular regarding Megunticook Campground.

"The Board heard the case of the Megunticook Campground who wishes to see a lower fee for their hookup. The cost was seen as prohibitive for the nature of the business being seasonal and they hope to see what latitude we have to make changes to the fee schedule within the existing ordinance. Megan suggested that perhaps we split the connection fee and the debt service fee as a way to help split these things."

With regards to changing the ordinance, certainly this can be done. However, I would urge the Select Board and Waste Water Commissioners to not make concessions for businesses upset about the ordinance in play and associated fees per its structure. Understandably, a \$27,000 fee is a lot of money, but put into context of a new Septic System in excess of \$45,000 and routine yearly maintenance, the sewer tie in fee as calculated is more favorable.

About a year ago, I began looking into the Sewer Tie-In fees to calculate how much was being lost for a subdivision going in abutting our new sewer line. You might recall that subdivision as the rationale behind the new language to remove the loophole in the ordinance. At the time of this investigation a year ago, it was determined through an internal office review that our Sewer Tie-In fee was fair for business and we were not completely sure why this subdivision did not want to tie-in. I have recently resurrected this investigation to put today's numbers associated with a Sewer Tie-In fee and found that Rockland charges \$2,400 per Equivalent User, Thomaston charges \$1,000 per Equivalent User, Waldoboro Charges \$1,000 per Equivalent User, and Damariscotta charges \$2,000 per Equivalent User. Depending on how one would like to view Rockport in comparison to these communities, we are either on-par with the surrounding areas or under for our Sewer Tie-In fee. To put into context of different businesses in the area and their total for Sewer Tie-In fee, the new nursing home currently being constructing in Rockland paid a little shy of \$75,000, and a hotel in Thomaston paid around \$30,000.

With regards to the campground's seasonality, it is true they are seasonal but that should not deter how the Sewer Tie-In Fee is calculated. When they are not in use, they will not have a sewer user fee but because they are an abutting landowner of the sewer line, they will have to pay monthly debt service – per our latest Sewer Ordinance.

Concerning Rockport's pro-business stance with regards to tying into the sewer system, and with the above information for what nearby communities charge in the Midcoast, Rockport has a good and fair rate that is encouraging of users to tie into our system vs constructing a large septic system with a leach field.

Further, with the Megunticook Campground tying into the sewer line they will have an opportunity to increase their density as well as use the area currently occupied by their extensive leach field. This allows the campground more business opportunities, of which I hope they take advantage of.

In summation, the Sewer Tie-In fee calculated should not be waived or reduced. If Megunticook Campground cannot pay for the total \$27,000 at time of Tie-In, then a recommendation from my office would be to set up a contractual arrangement to pay the fee over the course of a year.

Sincerely,

A handwritten signature in black ink, appearing to read "Orion Thomas". The signature is fluid and cursive, with the first name "Orion" being more prominent than the last name "Thomas".

Orion Thomas
Planning and Development Director
Town of Rockport