

Board of Selectmen & Assessors Meeting - Agenda
August 24, 2020 @ 7:00p.m.
Via Zoom Meeting/YouTube Live Streaming

1. Call to Order:

2. Amendments to the Agenda (Pending Approval)

3. Minutes

4.1 August 17, 2020

4. New Business

4.1 Cemetery Rules Amendments

4.2 Tax Acquired Property Executor Authorization

5. Unfinished Business

5.1 Core Zoning Code Special Town Meeting Update

6. Town Manager Report and Communications

7. Fiscal Warrants

7.1 Town Warrant \$ 93,233.92

7.2 Academy Hill \$165,367.01

8. Board of Assessors

9. Executive Session(s)

10. Adjournment

Public Comments Regarding Items On The Agenda Can Be Sent To The Town Manager's Email Prior To The Meeting For Circulation To The Rest Of The Board (townmanager@newcastlemaine.us)

Upcoming Events

For Updated Information Please Check The Town's Facebook/Twitter accounts and Town's Website: newcastlemaine.us

Executive Session 1 M.R.S.A. Section 405 (6) A – Personnel, C – Real Estate, D - Labor Contracts, E – Legal, H – Consultation With CEO Concerning Enforcement Action

Board of Selectmen & Assessors Meeting - Minutes
August 17, 2020 @ 7:00p.m.
Via Zoom Meeting/YouTube Live Streaming

Attendees: Brian Foote, Tor Glendinning, Joel Lind, Robert Nelson, Wanda Wilcox

1. Call to Order: 7:04pm

2. Amendments to the Agenda (Pending Approval)

Foote moved the warrant prior to Core Code item 5.1

3. Minutes

- 3.1 August 10, 2020 – Lind moved to approve the minutes as written, Wilcox seconded. Comments: Page Two Consensus was to make LUO become separate ordinances. Timing: reached consensus not to do a separate referendum vote on September 29th. Motion passed 5-0

4. New Business

5. Unfinished Business

- 5.1 Core Zoning Code Timetable Discussion (Vote Date, Vote Method, Public Engagement)

Discussion: Timeline and Method of voting seem intertwined. September special town meeting or referendum vote is one question. Questions and answers about the code with residents are valued, concurrent engagement. A challenge exists regarding reaching out to potentially 1000 people who may be voting in a referendum vote. It is difficult to vote when uninformed. Consensus is for a special town meeting.

Discussion re: Methods of reaching out/informing voters: combined effort with BOS members and Core Code Committee members. Meetings with residents with questions or concerns via appointments as important initial steps. A walk-in outdoor tent at the town office proposed for mid-mornings on weekends, with a public note in the Lincoln County News. Will set a roster of availability of BOS and Committee members for scheduling. Tentative schedules: Saturday 22nd (Nelson) and 29th (Lind) of August mid-morning for drop-ins, perhaps a third Saturday before September 29th, appointments available at town office on Tuesday/Thursdays 12-1pm (Glendinning & Nelson available), Evenings 5-6pm (Wilcox & Lind available). Optimal is with materials in hand for residents to review. Location: parking lot at town office/historical society for August 22nd & 29th, Fosters auction parking lot with tent and 50 chairs offered for special town meeting on September 29th at 6pm. Create videos in response to time talking with residents, wait to see what the questions are from residents. Include basics as starting point for how to read the code. Materials exist for review were prepared prior to shutdown. Nelson will organize Core Code Committee members for availability to help with drop-ins and appointments. Advertisement deadlines for the newspaper precludes notification for this coming weekend (22nd). Email to "This is Newcastle" list to inform of the opportunities to learn about the Core Code.

Timeline: September 29 Special town meeting, Planning Board meeting/public hearing 17th September. Result is next four weeks outreach/communication with residents. Fosters Auction location as possible location for special town meeting.

Method of voting: clickers? The town already has them. If yes, do testing for range. FM transmitters increase participation, residents could listen while remaining in their cars – how to borrow those. Goal to increase accessibility.

DRAFT

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Motion by Nelson to approve current Core Code Warrant Article wording, read aloud by Nelson (text below), and to present the warrant at the special town meeting. Seconded by Lind. Motion passed 5-0.

Warrant: "Shall the Town enact the "Core Zoning Code" and "Road Driveway and Entrance Ordinance", and repeal Chapters 1, 2, 3, 4, 5, 7, 9, and 10 of the Newcastle Land Use Ordinance, and convert Chapter 6 to the Floodplain Management Ordinance, and convert Chapter 8 to the Mobile Home Parks Ordinance, and convert Chapter 11 to the Shoreland Ordinance, and convert Chapter 12 Section A to the Erosion and Sediment Control Ordinance, and convert Chapter 12 Section B to the Storm Water Management Ordinance, and convert Chapter 13 Section I to the Archaeological Sites Ordinance, and convert Chapter 13 Section O to the Tower Ordinance, and repeal Chapter 13 Sections A-H, Sections J-N and Section P, and convert Chapter 14 Section K to the Seasonal Conversion Ordinance, and repeal Chapter 14 Sections A-J and Section L, effective January 1, 2021?"

Motion by Glendinning to have a Special Town Meeting September 29th 6pm. Seconded by Nelson. Motion passed 5-0

6. Town Manager Report and Communications

7. Fiscal Warrants

7.1 Academy Hill Rec \$ 239,761.51 – Motion to approve by Nelson, Seconded by Lind. Motion passed 5-0.

8. Board of Assessors

9. Executive Session(s)

10. Adjournment – Motion to adjourn Lind, seconded by Nelson. Motion passed 5-0, adjourned at 7:52 pm

Public Comments Regarding Items On The Agenda Can Be Sent To The Town Manager's Email Prior To The Meeting For Circulation To The Rest Of The Board (townmanager@newcastlemaine.us)

Upcoming Events

Office Closed – Labor Day – September 7th

For Updated Information Please Check The Town's Facebook/Twitter accounts and Town's Website: newcastlemaine.us

Executive Session 1 M.R.S.A. Section 405 (6) A – Personnel, C – Real Estate, D - Labor Contracts, E – Legal, H – Consultation With CEO Concerning Enforcement Action



Town of Newcastle Cemetery Rules and Regulations

1.0 INTRODUCTION

- 1.1 The Town of Newcastle places into effect the following Rules and Regulations as approved by the Town of Newcastle Board of Selectmen on the 14th day of September 2015. The purpose of these Rules and Regulations is to provide support, protection and consistency for the benefit of all lot owners. These cemeteries are dedicated to human burial and the provisions of Maine State Law will be strictly enforced in all wanton injury, disturbance and disregard of property. These Rules and Regulations are subject to change without prior notice as deemed necessary with the approval of the Town of Newcastle Board of Selectmen.
- 1.2 These Rules and Regulations apply only to the Town of Newcastle owned and maintained cemeteries and not to privately owned cemeteries that are not maintained by the Town of Newcastle.
- 1.3 Town of Newcastle cemeteries maintained are:
 - Sheepscot Cemetery
 - Crowell and Margaret Hatch Cemetery
 - Whitehouse Cemetery
 - Glidden Street Cemetery
 - Pine Knoll Cemetery
 - Hussey Cemetery

2.0 GENERAL CARE

- 2.1 The general care of the cemeteries is assumed by the Town of Newcastle and includes the cutting of grass at reasonable intervals and the raking and cleaning of the grounds.
- 2.2 The general care assumed by the Town shall in no case mean the maintenance, repair or replacement of any memorial or tomb, or mausoleum placed or erected upon lots; nor the doing of any special or unusual work in the cemetery.

3.0 USE OF CEMETERIES

- 3.1 The cemeteries are open from dawn to dusk. Persons trespassing before dawn and after dusk will be subject to sanctions allowed under applicable Maine State Law. Those visiting the cemetery should drive, park and walk in such a manner so as not to disturb the tranquility of the cemetery.
- 3.2 Workers at a cemetery shall cease work in the vicinity of any funeral service until such time as services have been concluded.
- 3.3 Anyone doing work in the cemetery shall not leave any debris, tools or any other materials in area of the cemetery except in those areas designated as acceptable disposal sites.
- 3.4 All workers employed by outside firms, while within a cemetery, are subject to rules and regulations of the cemetery.
- 3.5 Recreational ATV's and snowmobiles are prohibited in a cemetery. Anyone operating an ATV or snowmobile within the confines of a cemetery will be reported to the Lincoln County Sheriff's Office.
- 3.6 Roads and/or avenues within a cemetery are subject to closure as conditions warrant, up and until a time is determined by the Trustees that the conditions are once again favorable to open them.
- 3.7 Use of metal detectors is not allowed.

4.0 OWNERSHIP

- 4.1 A licensee may reserve a lot or lots by paying in full at the Town Office the purchase price as set out in the schedule of fees. The lot shall be reserved for the use of the licensee.
- 4.2 A licensee of a lot or lots desiring to transfer ownership rights to another licensee must make written application for approval to the Town before transfer will be validated and pay all associated fees.
- 4.3 A licensee wishing to transfer ownership rights back to the Town of Newcastle may do so by making written application to the Town of Newcastle. In exchange for the ownership rights the original licensee shall receive a payment not to exceed the original purchase price minus associated transfer fees.

Approved: September 14, 2015

Amended: August 24, 2020

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4.4 Descent of Title – The laws of the State of Maine govern the descent of title to cemetery Right of Interments as well as other matters related to their ownership. In the result of death of the lot, notarized statements as to relationship and certified copies of will are normally acceptable.

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5.0 PERPETUAL CARE

5.1 Perpetual care is required on all lots purchased or granted in the Town of Newcastle. The cost of perpetual care varies depending on the lot size and location. The cost of perpetual care is determined by the Selectmen and is subject to change without notice.

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5.2 All endowment funds established must be approved at a Town Meeting. An endowment fund shall be established for each cemetery whereby the Town of Newcastle will hold and invest the principal sum and interest to possibly defray the cost of the general operation of the cemetery.

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5.3 The cost of the general operation of the cemeteries will be approved annually at a Town Meeting.

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6.0 PROPER BURIAL

6.1 The term "Proper Burial" is used to define the acceptable method for the burial of human remains. Traditional burials of human remains must be placed in a casket and vault. No other means of disposal of ashes or remains such as scattering will be tolerated. Cremains may be buried in an acceptable cremains' container

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6.2 Burial vaults and cremains containers shall have a minimum coverage of 8" which equals a 42" minimum depth for burial vaults.

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6.3 Burials in Town of Newcastle owned cemeteries shall be carried out under the purview and with authorization of the Town, or its designee, and all burials must be consistent with its guidelines. Burials determined by the Town of Newcastle not to be in said conformance will have to be rectified by the responsible party or parties.

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6.4 No animals shall be buried in any lot.

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7.0 BURIALS PER LOT

7.1 One traditional burial or 2 traditional burials for children up to 5 years of age per single grave lot.

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7.2 One cremains may be interred in an occupied grave.

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7.3 Up to 4 cremains per single grave lot.

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7.4 Up to two cremations per cremation lot.

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8.0 GRAVE OPENINGS/CLOSING

8.1 Graves may be opened year-round as ground conditions permit but any damage incurred on the burial grounds shall be the responsibility of the person(s) overseeing the burial.

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8.2 All graves being opened to receive a casket shall be required to have a cement liner or vault.

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8.3 Before any burial is made complete payment for the lot must be made to the Town Office.

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8.4 No lot shall be used for any other purpose than for human burial.

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8.5 The Town of Newcastle shall be notified before any burials occur.

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8.6 A lot must be "flagged" before a grave opening.

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9.0 LOCATION OF GRAVES

When the lot owner or owners request the location of a grave it must be approved by the Cemetery Trustee. No change of the location will be made, except at the expense of the owner.

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10.0 ABOVE GROUND INTERMENT

There shall be no interment or entombment, either in whole or in part above the surface of the ground unless in an approved mausoleum.

11.0 PINE KNOLL GRAVES & BURIALS

Single Lot will accommodate 2 graves. A double lot will accommodate 4 graves.

12.0 SHEEPSCOT GRAVES & BURIALS

An 11' x 11' lot will accommodate 4 graves. An 11' x 22' will accommodate 8 graves. A 22' x 22' lot will accommodate 16 graves.

13.0 INTERMENT OF INDIGENT PERSONS

- 13.1 The Town of Newcastle shall, on request, provide a lot without charge for the interment of indigent person(s) on a case by case basis.
- 13.2 No monument or marker, other than a veteran's marker, shall be allowed unless payment is made for the lot.
- 13.3 Preexisting indigents lots are grandfathered.

14.0 DISINTERMENT

No body shall be disinterred until all proper paper work as required by the State of Maine Department of Human Services and any other agencies. Notification of disinterment shall be made to the Town of Newcastle.

15.0 PLANTS, FLOWERS, FENCES & DECORATIONS

- 15.1 Flowers from the funeral or grave side service shall be placed on the site as soon as the grave has been closed.
- 15.2 As soon as flowers, wreaths, emblems, baskets and other decorations placed upon a grave become unsightly, they shall be removed. If the Town of Newcastle elects to remove such they assume no responsibility for their protection or maintenance. The Town of Newcastle has the right to refuse to replace or return them when they are removed.
- 15.3 Due to potential liability and possible personal injury, plastic flowers and plastic arrangements must be placed in a flower bed or suitable container.
- 15.4 Any decorations, including but not limited to fences, that interfere with maintenance of the cemetery can be removed.
- 15.5 Around October 15th of each year the Town of Newcastle have the right, at its discretion, to remove and dispose of any summer decorations.
- 15.6 Around April 15th of each year the Town of Newcastle, shall have the right at its discretion to remove, any and all decorations from the previous winter.
- 15.7 Flower vases or other containers must be heavy enough to keeps flowers and other decorations in place and not allow the vases and containers to blow over and around the cemetery.
- 15.8 All containers, vases, flowers and decorations found blowing around the cemetery may be removed at the discretion of the Town of Newcastle
- 15.9 Plastic pots used to hold decorations should be of sufficient strength to withstand string trimmer abrasion.
- 15.10 No damages may be recovered from the Town of Newcastle or anyone hired to work within the cemetery for this type of damage.
- 15.11 Glass bottles and ceramic vases are not allowed. If a violation occurs, and broken glass or flying wire results in personal injury, it is the legal responsibility of the lot owner to settle legal disputes.

16.0 GRAVE MARKERS

16.1 GRAVE MARKER PERMITS

- 16.1.0 A Grave Marker Intent to Place Memorial Notification Form will be issued upon payment for cemetery lot(s). Extra forms will be available at the Newcastle Town Office or on the Town of Newcastle's official web site.
- 16.1.1 Grave marker permits shall be delivered to the Newcastle Town Office where they will be kept on file.

16.2 PLACEMENT

- 16.2.0 The placement of any or all monuments, headstones and/or cornerstones must be installed in an approved location. Foundations shall require a grave marker permit.
- 16.2.1 Any monument or headstone taller than 8 inches shall require a foundation. Monuments and headstones should not exceed 36 inches in height.
- 16.2.2 Only one monument (tablet & base) or headstone allowed per single grave lot. Said monument or headstone shall not be longer than 66% of the width of the

Approved: September 14, 2015

Amended: August 24, 2020

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- single grave lot. Only one family monument per 2 grave or larger lot will be allowed. Said family monument shall not be longer than 66% of the width of the lot.
- 16.2.3 Multiple cremations on a single grave lot are allowed one above ground monument or headstone or one flush marker per cremation.
 - 16.2.4 Installation of any foundation for a monument or headstone, without a permit will be subject to a fine, penalty or action of the Town of Newcastle.
 - 16.2.5 All fines, penalties and actions assessed, shall be the responsibility of the lot owner.
 - 16.2.6 The lot owner may hire any reputable monument company to install foundations and monuments on any lot(s) owned by them.
 - 16.2.7 Any inadequately installed foundation shall be repaired or replaced by the monument company who installed the monument. If said monument company is no longer in business the lot owner shall be responsible.
 - 16.2.8 All monuments shall be installed on concrete foundations that are 4 feet in depth and at least 2 inches larger in width and length than the monument being placed thereon.
 - 16.2.9 Sodding, loaming and seeding are the responsibilities of the monument company.
- 16.3 MATERIALS**
- 16.3.0 All monuments, headstones or cornerstones must be crafted from materials that will last indefinitely.
 - 16.3.1 Bronze plaques shall be mounted in a permanent manner.
- 16.4 CORNER STONES**
- 16.4.0 All corner stones or markers must be flush with the ground.
 - 16.4.1 Cornerstones may be installed only on 2 grave lots or larger.
- 16.5 DISCLAIMER**
- Accidental damage to any stone or corner stone(s) is not the responsibility of the Town of Newcastle.

17.0 BRUSHES, SHRUBS & TREES

- 17.1 No planting of trees, bushes and shrubs is allowed. No exceptions shall be granted.
- 17.2 Any such plantings shall be removed by the Town at the owner's expense.
- 17.3 No compensation will be paid by the Town of Newcastle for trees, shrubs or bushes that are removed.

18.0 TRAFFIC

- 18.1 Any motorized vehicles being operated within the confines of a cemetery shall not travel at a speed greater than 10 miles per hour.
- 18.2 No person shall drive a vehicle on any part of the cemetery other than a roadway provided for that purpose except for burial purposes or monument installation or repair. Any damages incurred by such motorized vehicles shall be their responsibility.

19.0 MISCELLANEOUS

- 19.1 No exposed crushed rock is allowed.
- 19.2 Disposal of all rubbish, paper, dried flowers, etc. shall be the responsibility of the lot owner(s), subject to the littering laws of the State of Maine.
- 19.3 Disposal of such upon lots, avenues or in the nearby woodlands is forbidden.
- 19.4 Picking flowers, breaking or injuring any tree or shrub, marring any stone or in any way defacing any object within a cemetery will, under the state laws, subject the offender to severe penalty.
- 19.5 There will be no mounding of lots.
- 19.6 Whenever a body is permanently disinterred from a grave and the grave is vacated, lots must be brought back to original appearance.
- 19.7 The Town of Newcastle shall have the right to remove from any lot – weeds, grass or any article, which is deemed unsightly, improper or injurious to the appearance of the cemetery, unless grandfathered.
- 19.8 No person shall write upon, mark, scratch, deface or injure any lot, grave marker, fence, building or any structure in or around the cemetery. Any person found guilty of such damage shall be responsible for the cost of repairing the damage and be subject to the penalty imposed in these Rules and Regulations and the State of Maine.

Approved: September 14, 2015

Amended: August 24, 2020

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20.0 INFRACTIONS

Any violation or infractions of these rules will be subject to all the rights and liabilities reserved to municipalities and as duly provided for under Maine State Law.

21.0 DEFINITIONS

BURIAL VAULT - a strength tested vault of concrete, or steel that will withstand the weight of 10,000 pounds.

CREMAINS - means the remains of a body that has been cremated.

CREMAINS CONTAINER – container that is acceptable (i.e., urn, vault box)

FLAGGING – markers placed by a Trustee indicating boundaries of a given lot.

GRAVE - a space occupied by 1 traditional burial

LOT - means a subdivision of land for the purpose of containing a grave or the burial of cremains.

GRAVE MARKER - means a flat or upright marker bearing the name of the interred deceased person for memorial purposes.

LICENSEE - shall mean a person or persons who purchase a plot or plots.

MONUMENT - means an upright marble, granite or stone or concrete monument erected on any lot or plot to memorialize one or more persons.

SINGLE GRAVE LOT– would be a space that would occupy 1 traditional burial or 2 traditional burials for children up to 5 years of age or 1 traditional burial and 1 cremains or up to 4 cremains.

22.0 SCHEDULE OF FEES

SIZE	DESCRIPTION (All Include Perpetual Care)	PRICE
4' x 10'	Single Grave Lot	\$ 600
4' x 6'	Cremation Grave Lot	\$ 500

23.0 AMENDMENTS

The Newcastle Board of Selectmen reserves the right to amend and modify or make changes to these rules and regulations at any time without notice.

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Jon Duke <townmanager@newcastlemaine.us>

Tax Acquired Property Listings

Bonnie Stone <bzstoneme@gmail.com>
To: Jon Duke <townmanager@newcastlemaine.us>

Tue, Aug 18, 2020 at 4:11 PM

Jon,

Here's the Comparable Market Analysis for the 3 Curlewis Lots.

I recommend combining Lots 42 & 45 to be sold together. Since they abut one another, it seems to make sense when considering the depreciation in value of Lot 42 due to the power lines bisecting the property and the great abundance of wetlands. There really is not a good building site on Lot 42.

With regard to Lot 42-C, the right-of-way for Mobius and the boxcar not only detract from the value of the land, but also any real potential to build upon. Therefore, I suggest donating or selling that lot to Mobius for a dollar.

I suggest listing Lot 42 & 45 together for \$25,000. Of course, should the combined back taxes exceed that figure, then it should be adjusted. However, I do not think a figure over \$32,000 is reasonable for a quick sale.

Let me know when the select board has authorized you to be executor for the listing agreement, purchase & sale agreement and deed. Just as soon as that is recorded in the select board's minutes, we can work on the listing agreement and get the properties on the market.

If you have any questions before the select board meeting, please give me a ring or send an email.

I look forward to working with you.

Take care,
Bonnie
Bonnie Z. Stone

Associate Broker
207-592-0784 (cell)

Drum & Drum Real Estate
P.O. Box 847
Damariscotta, ME 04543
207-563-1772 (office) 207-563-1552 (fax)

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CMA-Town Of Newcastle Map 6-Lots 42-42C-45 Curlewis--08-18-20.pdf

Comparable Market Analysis

Map 6 Lots 42, 42C & 45, N. Newcastle Road, Newcastle, ME, 04553

Prepared for Map 6, Lots 42 & 42C & 45 (Curlewis)—Tuesday, August 18, 2020



Bonnie Stone
Drum & Drum Real Estate Inc
17 Bristol Road
Damariscotta, ME 04543
207-563-1772
207-563-1772
bzstoneme@gmail.com

Jon,

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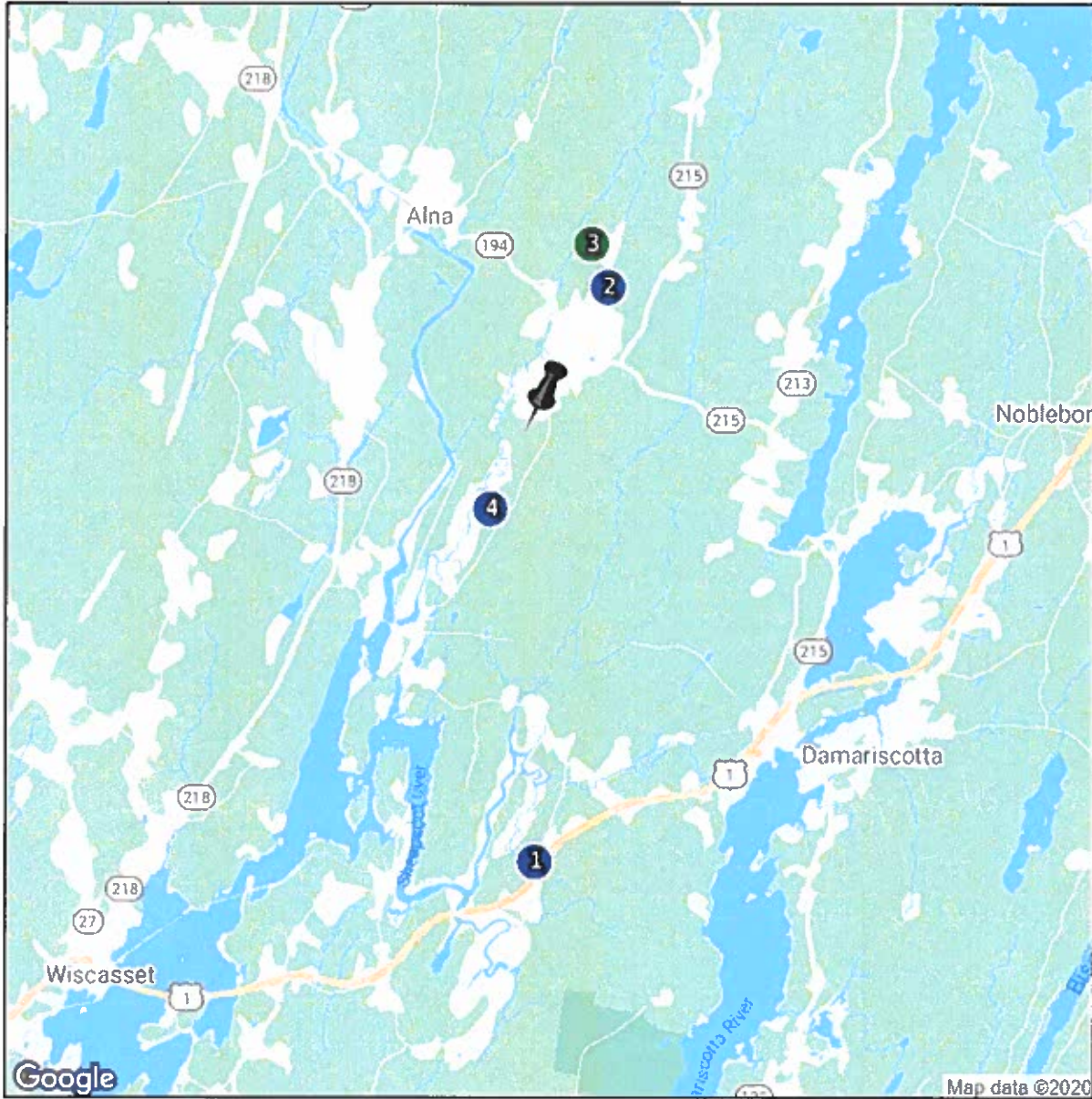
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I look forward to working with you.

Take care,
Bonnie

Bonnie Z. Stone
08/18/20

Map of Subject And Comparable Properties



● Active
 ● Sold
 ● Pending
 ● Withdrawn
 ● Cancelled
 ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	Map 6 Lots 42, 42C & 45 N. Newcastle Road, Newcastle ME 04553			
1	44 Lewis Hill Road , Newcastle ME 04553	1420859	Closed	4.05m
2	8-33 Hassan Avenue , Newcastle ME 04553	1422515	Closed	1.55m
3	Lot 32B Estey Road , Newcastle ME 04553	1452606	Active	1.85m
4	Lot 34-C North Newcastle Road , Newcastle ME 04553	1437720	Closed	0.80m

Comparable Properties

Subject

1420859

1422515

1452606



Map 6 Lots 42, 42C & 45 N.
Newcastle Road
Newcastle ME 04553

44 Lewis Hill Road
Newcastle ME

8-33 Hassan Avenue
Newcastle ME

Lot 32B Estey Road
Newcastle ME

Distance From Subject		4.05		1.55	1.85
List Price		\$59,000		\$15,000	\$30,000
Original List Price		\$59,000		\$36,000	\$36,750
Sold Price		\$40,000		\$13,500	
Status		Closed		Closed	Active
Status Date		05/21/2020		01/28/2020	05/18/2020
Days on Market		264		190	92
Adjustment			+/-		+/-
# Bedrooms					
Total Baths					
SqFt Finished Above Grade					
SqFt Finished Below Grade					
SqFt Finished Total					
Lot Size Acres +/-	42.85	6	+8750	7	+9000
Year Built					
Style					
Basement					
Garage					
Garage Spaces					
Vehicle Storage					
Water		Well Existing on Site		Well Needed on Site	None
Sewer		Unknown		Septic Needed	None
Heat System					
Water Info: Water Frontage		No		No	Yes
Water Info: Water Front Amount +/-					365.00
Well Existing			-8000		
No Power Lines			-10000		-10000
Level Lot with Multiple Bldg Sites					
Adjusted Price	\$25,333	\$30,750		\$12,500	\$27,750

Subject

1437720



Map 6 Lots 42, 42C & 45 N. Newcastle Road
Newcastle ME 04553

Lot 34-C North Newcastle Road
Newcastle ME

Distance From Subject			0.80			
List Price			\$79,000			
Original List Price			\$79,000			
Sold Price			\$75,000			
Status			Closed			
Status Date			11/25/2019			
Days on Market			14			
Adjustment			+/-		+/-	+/-
# Bedrooms						
Total Baths						
SqFt Finished Above Grade						
SqFt Finished Below Grade						
SqFt Finished Total						
Lot Size Acres +/-	42.85	11	+7750			
Year Built						
Style						
Basement						
Garage						
Garage Spaces						
Vehicle Storage						
Water		None				
Sewer		None				
Heat System						
Water Info: Water Frontage		Yes				
Water Info: Water Front Amount +/-		377.00				
Well Existing						
No Power Lines			-10000			
Level Lot with Multiple Bldg Sites			-40000			
Adjusted Price	\$25,333		\$32,750			

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1420859	44 Lewis Hill Road, Newcastle ME	\$59,000	264	05/19/2020	\$40,000	\$-9,250	\$30,750
1422515	8-33 Hassan Avenue, Newcastle ME	\$15,000	190	01/28/2020	\$13,500	\$-1,000	\$12,500
1437720	Lot 34-C North Newcastle Road, Newcastle ME	\$79,000	14	11/25/2019	\$75,000	\$-42,250	\$32,750

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price
1452606	Lot 32B Estey Road, Newcastle ME	\$36,750	92	\$30,000	\$-2,250	\$27,750

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$12,500	\$27,750	\$12,500
Average	\$25,333	\$27,750	\$25,938
Median	\$30,750	\$27,750	\$29,250
High	\$32,750	\$27,750	\$32,750

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Lot Size Acres +/-	Avg. List \$/Lot Size Acres +/-	Avg. Sold \$/Lot Size Acres +/-	Avg. DOM
Closed	3	153,000	51,000	128,500	42,833	0.84	8	6,386.00	5,137.81	156
Active	1	30,000	30,000	0	0	0.00	11	2,707.58	0.00	92
Overall	4	183,000	45,750	128,500	42,833	0.84	9	5,466.40	5,137.81	140

Listing Price Recommendation

Low	\$12,500
High	\$32,750
Recommended	\$25,333

Public Detail Report

MLS #: 1420859

County: Lincoln

Seasonal: No

List Price: \$59,000

Status: Closed

Property Type: Land

Directions: Route 1 to Newcastle. Take left on Lewis Hill Rd. Property will be on the right.

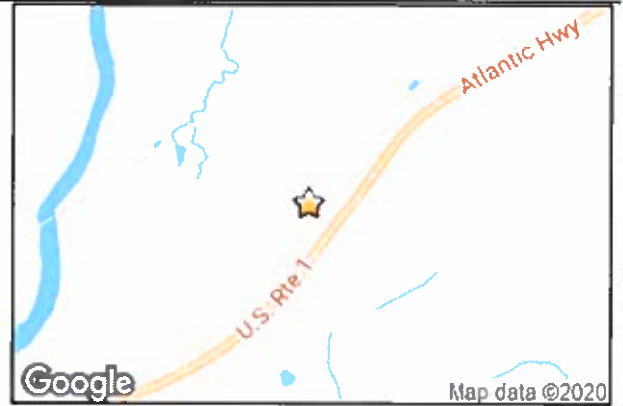


44 Lewis Hill Road

Newcastle, ME 04553

List Price: \$59,000

MLS#: 1420859



Land Information

Surveyed:	Yes	Waterfront:	No	Water Body Type:	Stream	Road Frontage +/-:	255
Lot Size Acres +/-:	6	Source of Acreage:	Public Records	Source of Road Frontage:	Deed	Zoning:	Rural
Mobile Homes Allowed:	Unknown	Zoning Overlay:					Unknown

Property Features

Driveway:	No Driveway	Electric:	Circuit Breakers	Roads:	Paved
Parking:	1 - 4 Spaces	Gas:	No Gas	Site:	Wooded
Location:	Rural	Water:	Well Existing on Site		
Restrictions:	No Restrictions	Sewer:	Unknown		
View:	Trees/Woods				

Tax/Deed Information

Book/Page	1222/267	Full Tax Amt/Yr:	\$1,414/ 2019	Map/Block/Lot:	4//78
Deed/Conveyance Type Offered:	Warranty	Tax ID:	44lewishillroadnewcastlemaine		

Remarks

Remarks: Wonderful 6 acre parcel just minutes to downtown Newcastle. Fix up the cabin already there or build elsewhere on the property. This location is perfect for a seasonal home or year-round. Lots of privacy. The property has a drilled well, and may have a septic system. There is also a shed on property as well as electricity. Stream from the Sheepscot River meanders through the property. Bring your imagination!

LO: Coldwell Banker Realty

Sold Information

Sold Terms/Other:		Closed Date:	05/19/2020
		Closed Price:	\$40,000

Listing provided courtesy of:

Bonnie Stone
 Drum & Drum Real Estate Inc.
 17 Bristol Road
 Damariscotta, ME 04543
 207-563-1772
 207-563-1772
bzstoneme@gmail.com

Prepared by Bonnie Stone on Tuesday, August 18, 2020 3:32 PM.

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MLS #: 1422515

County: Lincoln

Seasonal: No

List Price: \$15,000

Status: Closed

Property Type: Land

Directions: From Route 215 or 194 take Hassan Ave. Follow to the end.



8-33 Hassan Avenue

Newcastle, ME 04553

List Price: \$15,000

MLS#: 1422515



Land Information

Lot Size Acres +/-:	7	Waterfront:	No	Zoning:	Rural
Source of Acreage:	Public Records	Water Views:	No	Zoning Overlay:	No
Mobile Homes Allowed:	Unknown				

Property Features

Driveway: No Driveway	Electric: No Electric	Roads: Gravel/Dirt; Public Not Maintained
Location: Rural	Gas: No Gas	Site: Rolling/Sloping; Wooded
View: Trees/Woods	Water: Well Needed on Site	
	Sewer: Septic Needed	

Tax/Deed Information

Book/Page/Deed:	4936/66/Partial	Full Tax Amt/Yr:	\$768/ 2018	Map/Block/Lot:	8/33
Deed/Conveyance Type Offered:	Trustee			Tax ID:	008-033HassenAveNewcastleMe04553

Remarks

Remarks: Great opportunity to own a large and very private lot in North Newcastle. On the discontinued portion of Hassan Ave. Approximately one mile from the famous Oxbow Brewing Company.

LO: William Raveis Real Estate

Sold Information

Sold Terms/Other:	Closed Date: 01/28/2020
	Closed Price: \$13,500

Listing provided courtesy of:



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 Drum & Drum Real Estate Inc.
 17 Bristol Road
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 207-563-1772
 207-563-1772
bzstoneme@gmail.com

Prepared by Bonnie Stone on Tuesday, August 18, 2020 3:32 PM.

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MLS #: 1452606

County: Lincoln

Seasonal: No

List Price: \$30,000

Status: Active

Property Type: Land

Directions: Route 215 to Route 194 to Hassen Road on right, turn left onto Estey Road. Property is 1/2 mile or so on right side.



Lot 32B Estey Road

Newcastle, ME 04553

List Price: \$30,000

MLS#: 1452606



Land Information

Surveyed: Yes	Waterfront: Yes	Waterfront Amount +/-: 365	Zoning: shoreline/rural
Lot Size Acres +/-: 11.08	Src of Wtrfrt: Survey	Water Frontage Owned: 365	Zoning Overlay: No
Source of Acreage: Survey	Water Views: No	Waterfront Shared +/-: 275	
Mobile Homes Allowed: Yes		Water Body: Dyer	
		Water Body Type: River	

Property Features

Driveway: No Driveway	Electric: No Electric	Roads: Association; Dead End; Gravel/Dirt; Right of Way
Location: Rural; Subdivision	Gas: No Gas	Site: Right of Way; Wooded
Restrictions: Other Restrictions	Water: None	
	Sewer: None	

Tax/Deed Information

Book/Page 3463/748	Full Tax Amt/Yr: \$748/ 2019	Map/Block/Lot: 8//32
		Tax ID: lot32Besteyrd,newcastle,maine04553

Remarks

Remarks: Wooded 11+/- acre lot, located off grid with 365+/- feet of frontage on Dyer River. Road is rough. Surveyed last year so flags should be noticeable.

LO: Cromwell Coastal Properties

Listing provided courtesy of:



Bonnie Stone
 Drum & Drum Real Estate Inc.
 17 Bristol Road
 Damariscotta, ME 04543
 207-563-1772
 207-563-1772
bzstoneme@gmail.com

Prepared by Bonnie Stone on Tuesday, August 18, 2020 3:32 PM.

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MLS #: 1437720

County: Lincoln

Seasonal: Unknown

List Price: \$79,000

Status: Closed

Property Type: Land

Directions: From Damariscotta, take Route 1 South, turn onto Sheepscot Road. When the road makes a 90 degree left-handed turn toward the River in the Village of Sheepscot, continue straight onto N. Newcastle Road. The property is 1.3 miles down on the left at sign

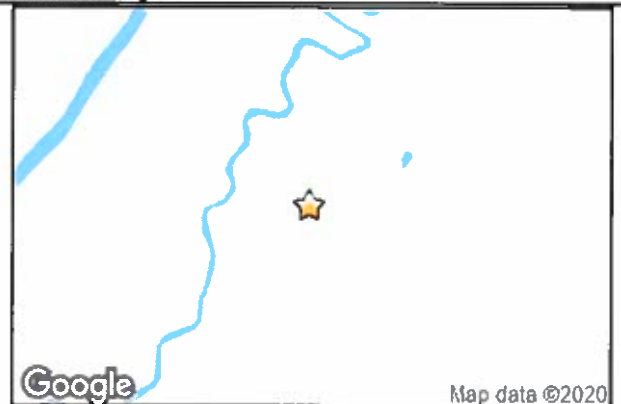


Lot 34-C North Newcastle Road

Newcastle, ME 04553

List Price: \$79,000

MLS#: 1437720



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount +/-:	377	Road Frontage +/-:	165
Lot Size Acres +/-:	11	Srce of Wtrfrt:	Deed; Survey	Water Frontage Owned:	377	Source of Road Frontage:	Deed
Source of Acreage:	Survey	Water Views:	Yes	Waterfront Shared +/-:	0	Zoning:	Shoreland
Mobile Homes Allowed:	No			Water Body:	Dyer's River	Zoning Overlay:	No
				Water Body Type:	Ocean; River		

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Paved; Public
Location:	Near Town; Rural	Gas:	No Gas	Site:	Open; Pasture/Field; Rolling/Sloping; Wooded
Restrictions:	Other Restrictions	Water:	None		
Recreational Water:	Waterfront Tidal	Sewer:	None		
View:	Fields; Scenic; Trees/Woods				

Tax/Deed Information

Book/Page/Deed:	3333/217-218/All	Full Tax Amt/Yr:	\$866.36/ 2018	Map/Block/Lot:	06//34-C
Deed/Conveyance Type	Quit Claim w/	School District:	AOS 93	Tax ID:	lotcnorthnewcastleroad
Offered:	Covenant				

Remarks

Remarks: Build your dream home on this private 11 acres waterfront parcel. Enjoy the rhythm and tranquility of the changing tides & marvel in the stunning beauty of the marsh along the banks of the Dyer's River. This property affords ample opportunity for kayaking, swimming, birding, artistic pursuits and quiet meditation. A short paddle downstream to join the Sheepscot River and the open Atlantic Ocean beyond. Just a 10 minute drive to all the conveniences of downtown Damariscotta including Skidompha Library/Miles Hospital/Lincoln Theater/the Town Landing & Marina, 30 minutes to Bath/ Brunswick/Bowdoin College plus 50 minutes to Portland.

LO: Drum & Drum Real Estate Inc.

Sold Information

Sold Terms/Other: Closed Date: **11/25/2019**
Closed Price: **\$75,000**

Listing provided courtesy of:



Bonnie Stone
Drum & Drum Real Estate Inc.
17 Bristol Road
Damariscotta, ME 04543
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207-563-1772
bzstoneme@gmail.com

Prepared by Bonnie Stone on Tuesday, August 18, 2020 3:32 PM.

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Curlewis Unpaid Taxes

Lot	Size	Valuation	Taxes Owed
06-42	17 Acres	\$56,000.00	\$4,321.46
06-42-00C	1.55 Acres	\$29,400.00	\$2,358.38
06-45	24.3 Acres	\$58,300.00	\$4,490.73
Total Taxes			\$11,170.57

Town Manager's Report

August 20, 2020

- Much of this week has been filled with preparing for the Special Town Meeting on September 29th. I shared many of the details with you all via email last week, but we are merely focused on the details at the venue such as lighting, method of voting (paper v. clickers), use of FM transmitter, and logistics of checking in voters. Just before starting this report, I hit send on the email blast to residents regarding the special town meeting and the updated version of the code on the town's website. I have also put together the packets Rob will be using this weekend for his pop-up meetings with residents. I hope our residents take advantage of these opportunities to learn more and I would certainly urge each of you to reach out to residents who have yet to speak with you directly regarding to code so that they can learn more about how this document applies to their own homes and businesses.
- Work is progressing on Academy Hill quite well. The second phase of the project is nearly complete with a base coat of pavement just past the school, which should ease many of the challenges for returning Lincoln Academy student families and staff early next month. Curbing is currently being installed in that area and work has begun on the third phase which calls for incorporating the water from the springs and the water tower into the structured drainage. The heavy rain early this week was a nice test for the lower section of drainage, and it passed beautifully. West Hamlet received finish paving on Friday, so we can finally put a bow on the end of that project.
- The flooring should be complete at the Community Room by the time you read this, and I have ordered some training tables for the room to go along with the office chairs we brought over from the meeting room at the Town Office.
- The streetlight LED conversion is also moving along well. We're looking at a net of three additional streetlights at the Main Street/Mills Road/Academy Hill intersection and moving a handful to light up intersections and main roads from less efficient locations. I'm hoping we will have the IGA report back for your next meeting so that you can review these locations and we'll be ready to move forward with an order soon.
- Absentee ballot requests have already begun to inundate the office as the already heated presidential race intersects with concerns relating to the efficacy of the postal service to meet the needs of voters this fall. We have already received more than 100 absentee ballot requests and I don't see that trends slowing down. This may require additional help from ballot clerks as early as September to allow our staff to do what they typically do.

Jrnl	Invoice Description	Reference	Proj	Amount	Encumbrance
Description	Account				
00033 CENTRAL MAINE POWER CO					
0060	VARIOUS ELECTRIC ACCTS				
35013306861	- FLASHER	E 101-55-06		20.46	0.00
	GEN GOVT - PROTECTION / FLASHER RT 1				
35011988843	- T.O.	E 101-65-02		127.79	0.00
	GEN GOVT - TOWN OFFICE / ELECTRICITY				
35015543313	- BIRD	E 101-67-02		10.11	0.00
	GEN GOVT - BIRD PLAYGR / ELECTRICITY				
35015543750	- SHPS FD	E 105-68-02		17.26	0.00
	PUB SAFETY - SHEEPSCT STA / ELECTRICITY				
35016922797	- SANDLOT	E 107-50-19		16.31	0.00
	PUBLIC WORKS - PUBLIC WORKS / MILLS RD ELE				
	Vendor Total-			191.93	
00074 COLBY & GALE					
0060	FIRE STATION - FUELS	ACCT #9530			
FD VEHICLE FUEL		E 105-05-60		369.00	0.00
	PUB SAFETY - FIRE DEPT / VEH GAS/OIL				
	Vendor Total-			369.00	
00007 DAMARISCOTTA BANK & TRUST					
0060	FIRE TRUCK PYMT	SEPT PYMT			
(SEPT) PAYMENT		E 110-30-60		2,256.92	0.00
	DEBT SERVICE - DEBT SERV / LOAN PYMT FT				
	Vendor Total-			2,256.92	
00071 DISCOUNT TIRE & ALIGNMENT					
0060	TRUCK 1 - SERVICE 2 INVS	REAR BRAKES			
TRUCK 1 - MAINT SERVICE		E 105-05-42		543.52	0.00
	PUB SAFETY - FIRE DEPT / EQ/VEH MAINT				
	Vendor Total-			543.52	
00271 GROUP DYNAMIC INC					
0060	FSA MEDICAL - JON DUKE	2 INVOICES			
YR FSA MEDICAL - JON DUKE		E 101-02-04		33.30	0.00
	GEN GOVT - FRINGE BENEF / OTHER HEALTH				
MEDICAL FSA 2020		E 101-02-04		5.55	0.00
	GEN GOVT - FRINGE BENEF / OTHER HEALTH				
	Vendor Total-			38.85	
00897 HAGAR ENTERPRISES, INC					
0060	RDS / DOWNTOWN/ #3268	SNOW / #3268			
Roads		E 107-50-01		29,328.16	0.00
	PUBLIC WORKS - PUBLIC WORKS / SNOWPLOW RD				
Snow Downtown		E 107-50-03		5,487.89	0.00
	PUBLIC WORKS - PUBLIC WORKS / SNOW DWNTWN				
INV #3268 - WASHOUT REPAI		E 107-50-11		1,395.25	0.00
	PUBLIC WORKS - PUBLIC WORKS / GEN CONTRACT				
	Vendor Total-			36,211.30	
00272 ICMA RETIREMENT CORPORATION					
0060	PLAN NUMBER: 100117				
PLAN NUMBER: 100117		E 101-02-03		250.00	0.00
	GEN GOVT - FRINGE BENEF / RETIREMENT				
	Vendor Total-			250.00	
00165 KONICA MINOLTA/SYMQUEST					
0060	500-0473754-000	INV420254351			
500-0473754-000		E 105-05-55		72.27	0.00
	PUB SAFETY - FIRE DEPT / ADMIN/OFC				
	Vendor Total-			72.27	
00121 LOUIS DOE, INC.					
0060	2 SEPERATE INVOICES	FD & TOWN OFF			
FD - SHOP MAT		E 105-05-55		12.96	0.00

Jrnl	Invoice Description	Reference	Amount	Encumbrance
Description	Account	Proj	Amount	Encumbrance
	PUB SAFETY - FIRE DEPT / ADMIN/OFC			
TO - BRASS PLATES/ANTS	E 101-25-95		142.26	0.00
	GEN GOVT - OPERATIONS / SUPPLIES			
	Vendor Total-		155.22	
0000 LUCAS STRIPING				
0060 STRIPING OF 1/2 NEWCASTLE	INV#5490			
INV#5490 - STRIPING	E 107-50-35		2,358.17	0.00
	PUBLIC WORKS - PUBLIC WORKS / LINE STRIPE			
	Vendor Total-		2,358.17	
00015 MAINE MUNICIPAL ASSOC.				
0060 TOWN MEETINGS & ELECTION	MANUAL			
TOWN MEETING & ELEC MANUA	E 101-25-95		45.00	0.00
	GEN GOVT - OPERATIONS / SUPPLIES			
	Vendor Total-		45.00	
00016 MAINE MUNICIPAL EMPL. HEALTH TRUST				
0060 SEPT INVOICE	MHT-15110			
TWN SHARE-HEALTH INS/CLRK	E 101-02-02		2,132.71	0.00
	GEN GOVT - FRINGE BENEF / HEALTH INS			
DEDUC/LIFE INS/ TM	E 101-02-06		26.40	0.00
	GEN GOVT - FRINGE BENEF / LIFE INSURAN			
DEDUC/DENTAL INS/ TC	G 1-338-00		74.85	0.00
	GEN'L GOV. / DENTAL DED			
DEDUC/DENTAL INS/ TM	G 1-338-00		428.58	0.00
	GEN'L GOV. / DENTAL DED			
DEDUC/VISION INS/ TC	G 1-334-00		11.15	0.00
	GEN'L GOV. / VISION DED			
TWN SHARE HEALTH INS/DC	E 101-02-02		2,132.71	0.00
	GEN GOVT - FRINGE BENEF / HEALTH INS			
DEDUC/INCOME PROT/TC	E 101-02-05		52.98	0.00
	GEN GOVT - FRINGE BENEF / S/T DISABILT			
DEDUC/INCOME PROT/TM	E 101-02-05		81.82	0.00
	GEN GOVT - FRINGE BENEF / S/T DISABILT			
DEDUC/INCOME PROT/DC	E 101-02-05		43.27	0.00
	GEN GOVT - FRINGE BENEF / S/T DISABILT			
DEDUC/HEALTH INS/TC	G 1-332-00		256.00	0.00
	GEN'L GOV. / HLTH INS DED			
DEDUC/HEALTH INS/DC	G 1-332-00		256.00	0.00
	GEN'L GOV. / HLTH INS DED			
DEDUC/DENTAL INS/DC	G 1-338-00		74.85	0.00
	GEN'L GOV. / DENTAL DED			
DED/VISION/DC	G 1-334-00		5.58	0.00
	GEN'L GOV. / VISION DED			
SUPP LIFE INS	G 1-331-00		132.00	0.00
	GEN'L GOV. / LIFE INS DED			
	Vendor Total-		5,708.90	
00142 NAPA-CLARK AUTO PARTS				
0060 FUEL PUMP - #8	ACCT#1550			
FUEL PUMP - #8	E 105-05-42		61.29	0.00
	PUB SAFETY - FIRE DEPT / EQ/VEH MAINT			
	Vendor Total-		61.29	
00000 PHI BUILDERS & ARCHITECTS				
0060 TO RENOVATIONS - BALANCE	#NCTO2020-1			
TO RENOVATIONS - BALANCE	E 210-91-09		28,668.00	0.00
	MUN BLDG - RES ACCT EXP / MUNI BDG EXP			
	Vendor Total-		28,668.00	
01077 PHILLIPS POWER PRODUCTS				
0060 FD - AV GAS	ACCT#13015			
FD - AV GAS	E 105-05-60		141.00	0.00

Jrnl	Invoice Description	Reference	Proj	Amount	Encumbrance
Description	Account				
	PUB SAFETY - FIRE DEPT / VEH GAS/OIL				
	Vendor Total-			141.00	
00102 READY REFRESH/NESTLE					
0060 INV#20G0310022652	FD - WATER				
INV#20G0310022652	E 105-05-40			100.43	0.00
	PUB SAFETY - FIRE DEPT / NEW EQUIP				
	Vendor Total-			100.43	
00395 SEACOAST SECURITY & TELE.					
0060 ALARM MONITORING	INV#662057				
ALARM MONITORING	E 101-65-04			90.00	0.00
	GEN GOVT - TOWN OFFICE / MAINT/REPAIR				
	Vendor Total-			90.00	
01510 SYMQUEST GROUP, INC.					
0060 SERVICE CONTRACT	#1505661				
SERV. CONTRACT	E 105-05-55			44.38	0.00
	PUB SAFETY - FIRE DEPT / ADMIN/OFC				
	Vendor Total-			44.38	
00163 SYNCB/AMAZON					
0060 INVS 7/07-08/07/2020	8 INVOICES				
INVS 7/07-08/07/2020	E 101-25-95			1,036.14	0.00
	GEN GOVT - OPERATIONS / SUPPLIES				
	Vendor Total-			1,036.14	
00030 TOWN OF NEWCASTLE/PETTY CASH					
0060 REPLENISH PETTY CASH					
REPLENISH PETTY CASH	E 101-25-05			41.12	0.00
	GEN GOVT - OPERATIONS / POSTAGE/ENV				
	Vendor Total-			41.12	
00023 TREASURER, STATE OF ME-BMV					
0060 7/24-7/31 & 7/31-8/7/2020	BMV REPORTS	*** PAID ***	Check #	24740	
7/24-7/31/2020 BMV REPORT	G 1-345-00		7,705.06		0.00
	GEN'L GOV. / STATE MV FEE				
7/31-8/07/2020 BMV REPORT	G 1-345-00		6,104.48		0.00
	GEN'L GOV. / STATE MV FEE				
	Vendor Total-			13,809.54	
01503 U.S. BANK EQUIPMENT FINANCE, INC					
0060 COPIER LEASE/MAINT	INV#421532672				
T.O. COPIER LEASE & MAINT	E 101-26-01			198.60	0.00
	GEN GOVT - LEASES / COPIER				
	Vendor Total-			198.60	
00000 USPS					
0060 30-DAY NOTICES CERTIFIEDS	108 @ 6.95 EA	*** PAID ***	Check #	24762	
USPS - ALNA CERTIFIEDS	E 101-25-05		750.60		0.00
	GEN GOVT - OPERATIONS / POSTAGE/ENV				
	Vendor Total-			750.60	
01590 W.B. MASON					
0060 INV #21256217	WEB ORDER				
INV #21256217	E 101-25-95			81.74	0.00
	GEN GOVT - OPERATIONS / SUPPLIES				
	Vendor Total-			81.74	

Jrnl	Invoice Description	Reference			
Description	Account	Proj	Amount	Encumbrance	
		Prepaid Total-	14,560.14		
		Current Total-	78,663.78		
		Warrant Total-	93,223.92		

THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS LISTED ABOVE AND YOU ARE DIRECTED TO PAY UNTO THE PARTIES NAMED IN THIS SCHEDULE.

DATE: 8/24, 2020

BRIAN FOOTE
TOR GLENDINNING
ROBERT NELSON
JOEL LIND
WANDA WILCOX

Jrnl	Invoice Description	Reference			
Description	Account	Proj	Amount	Encumbrance	
00897	HAGAR ENTERPRISES, INC				
0082	Academy Hill Recon Proj	Pay Req #7			
Academy Hill Project	E 202-50-47		165,367.01	0.00	
	ROADS RES - PUBLIC WORKS / ACADEMY HILL				
		Vendor Total-	165,367.01		
		Prepaid Total-	0.00		
		Current Total-	165,367.01		
		Warrant Total-	165,367.01		

THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS LISTED ABOVE AND YOU ARE DIRECTED TO PAY UNTO THE PARTIES NAMED IN THIS SCHEDULE.

DATE: 8/24, 2020

BRIAN FOOTE
TOR GLENDINNING
ROBERT NELSON
JOEL LIND
WANDA WILCOX

TO (OWNER): Town of Newcastle
 PO Box 386
 Newcastle, ME 04553

PROJECT: Academy Hill Reconstruction

APPLICATION NO: 7
 PERIOD TO: 8/15/2020

DISTRIBUTION TO:
 - OWNER
 - ARCHITECT
 - CONTRACTOR

FROM (CONTRACTOR): Hagar Enterprises, Inc
 54 Biscay Road
 Damariscotta, ME 04543

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO: 2019-015

CONTRACT DATE: 11/19/2019

CONTRACT FOR: Academy Hill Reconstruction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Type Document is attached.

- 1. ORIGINAL CONTRACT SUM \$ 1,762,518.25
- 2. Net Change by Change Orders \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,762,518.25
- 4. TOTAL COMPLETED AND STORED TO DATE \$ 1,106,139.47

5. RETAINAGE:

- a. 4.87% of Completed Work \$ 53,845.67
- b. 0.00% of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 53,845.67

6. TOTAL EARNED LESS RETAINAGE \$ 1,052,293.80
 (Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 886,926.79

8. CURRENT PAYMENT DUE \$ 165,367.01

9. BALANCE TO FINISH, INCLUDING RETAINAGE
 (Line 3 less Line 6) \$ 710,224.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Hagar Enterprises, Inc
 54 Biscay Road Damariscotta, ME 04543

By: Seth Hagar Date: 8-18-20
 Seth Hagar, Vice President

State of: ME
 County of: Lincoln

Subscribed and Sworn to before me this 18th Day of Aug 2020

Notary Public: Deann M Neings
 My Commission Expires: 01/03/2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): Town of Newcastle
PO Box 386
Newcastle, ME 04553

PROJECT: Academy Hill Reconstruction

APPLICATION NO: 7
PERIOD TO: 8/15/2020

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Hagar Enterprises, Inc
54 Biscay Road
Damariscotta, ME 04543

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO: 2019-015

CONTRACT FOR: Academy Hill Reconstruction

CONTRACT DATE: 11/19/2019

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	Base Bid excluding Allowances		.0000	1,392,768.50	59.0000%	821,733.41	12.5000%	174,096.06	0.00	995,829.47	71.50	396,939.03
1	Base Bid including Additional Items		.0000	26,500.00		0.00	.0000%	0.00	0.00	0.00	.00	26,500.00
1a	Base Bid Rail Road Coordination Allowance		.0000	10,000.00		0.00	.0000%	0.00	0.00	0.00	.00	10,000.00
1b	Base Bid Ledge Removal Allowance		.0000	15,000.00		0.00	.0000%	0.00	0.00	0.00	.00	15,000.00
2	Option 1: Mill Road Crossing		.0000	51,755.75		0.00	.0000%	0.00	0.00	0.00	.00	51,755.75
5	Option 4: Pedestrian Lighting excluding Allowances		.0000	77,874.00		0.00	.0000%	0.00	0.00	0.00	.00	77,874.00
6	Option 5: Shim Coat Road		.0000	32,000.00	100.0000%	32,000.00	.0000%	0.00	0.00	32,000.00	100.00	.00
7	Alternate 1: Granite Curbing (less 160')		.0000	156,620.00	50.0000%	78,310.00	.0000%	0.00	0.00	78,310.00	50.00	78,310.00
REPORT TOTALS				\$1,762,518.25		\$932,043.41		\$174,096.06		\$1,106,139.47		\$656,378.78
									\$0.00			\$0.00