TOWN OF SOUTH BERWICK, MAINE ABATEMENT FORM

Brandon W. Lebel						
165 Agamenticus Road South Berwick, ME 03908						
2023-6 165 Agamenti 012-003-A 889 2023 4/1/2022	cus Road					
Circumstances: Incorrect owner was billed. The lot was split as of 4/1/2022 and the entire lot was transferred erroneously. This lot with updated acreage and the new lot will be billed via supplemental bills.						
n:	Grant Abatement					
\$522,800	Tax Abated:	\$7601.51				
inted / Denied						
	_					
	_					
	165 Agamenti South Berwick 2023-6 165 Agamenti 012-003-A 889 2023 4/1/2022 as billed. The laroneously. This applemental bill	165 Agamenticus Road South Berwick, ME 03908 2023-6 165 Agamenticus Road 012-003-A 889 2023 4/1/2022 as billed. The lot was split as of 4/2 roneously. This lot with updated acupplemental bills. ar: Grant Abatement \$522,800 Tax Abated:				

Dated _____

SUPPLEMENTAL TAX WARRANT

36 M.R.S.A., Sections 713, 713-A, 713-B

County of YORK, ss. To Tim Pellerin, Tax Collector of the municipality of SOUTH BERWICK, within said County of YORK. GREETING:

Hereby are committed to you a true list of the assessments of estates of the persons hereinafter named. You are herby directed to levy and collect of each of the several persons named in said lists his respective proportion, therein set down, of the sum of Seven-thousand, one-hundred twenty-eight dollars and 96 cents, it being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated August 9, 2022 are extended thereto; and we do hereby certify that the list of assessments of estates of the persons named in said list is a supplemental assessment laid:

- (a) by virtue of Title 36, M.R.S.A., Section 713, as amended, and that the estates and assessments thereon as set forth in said list were invalid or void or were omitted from the original list committed unto you under our warrant dated <u>August 9</u>, 2022.
- (b) *by virtue of Title 36, M.R.S.A., Section 713 A, due to an erroneous forcelosure; or
- (c) * by virtue of Title 36, M.R.S.A., Section 713-B, as a penalty imposed under Section 581 or Section 1112 of Title 36.
 - Strike the inapplicable provisions.

Given	under	our	hands , 2022		day	of
				_		
				-	Assessor (s) of South Berwick	
				-		

SUPPLEMENTAL TAX CERTIFICATE

36 M.R.S.A., Sections 713, 713-A, 713-B

We, the undersigned, Assessors of the Municipality of SOUTH BERWICK, hereby certify that:

(a) The foregoing list of estates and assessments thereon, recorded in page 1 to 532 of this book, was invalid or void or was omitted from our original invoice and valuation and list of assessments of said 9th day of August, 2022 and are made by virtue of Title 36, M.R.S.A., Section 713-B, as amended.

Given	under	our	hands	this	day of , 2022.
-					Assessor (s) of South Berwick

Acct #889, Map 012, lot 003-A Michael R. Lebel Joyce E. Lebel 165 Agamenticus Road South Berwick, ME 03908

Property Tax: \$7,128.96

Note: - Assessors, paste this in your Valuation Book after the last item assessed in your Supplementary Assessment.





SUPPLEMENTAL TAX WARRANT 36 M.R.S.A., Sections 713, 713-A, 713-B

County of YORK, ss. To Tim Pellerin, Tax Collector of the municipality of SOUTH BERWICK, within said County of YORK. GREETING:

Hereby are committed to you a true list of the assessments of estates of the persons hereinafter named. You are herby directed to levy and collect of each of the several persons named in said lists his respective proportion, therein set down, of the sum of One-thousand six-hundred eighty-six dollars and 64 cents, it being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated August 9, 2022 are extended thereto; and we do hereby certify that the list of assessments of estates of the persons named in said list is a supplemental assessment laid: (a) by virtue of Title 36, M.R.S.A., Section 713, as amended, and that the estates and assessments thereon as set forth in said list were invalid or void or were omitted from the original list committed unto you under our warrant dated August 9, 2022.

(b) *by virtue of Title 36, M.R.S.A., Section 713-A, due to an erroneous forcelosure; or

(c) * by virtue of Title 36, M.R.S.A., Section 713-B, as a penalty imposed under Section 581 or Section 1112 of Title 36.

• Strike the inapplicable provisions.

- Bit the the mappineaste	provisions.
Given under our hands the august 2022. There & Sharpe,	
	Assessor (s) of South Berwick

SUPPLEMENTAL TAX CERTIFICATE 36 M.R.S.A., Sections 713, 713-A, 713-B

We, the undersigned, Assessors of the Municipality of SOUTH BERWICK, hereby certify that:

(a) The foregoing list of estates and assessments thereon, recorded in page 1 to 532 of this book, was invalid or void or was omitted from our original invoice and valuation and list of assessments of said 9th day of August, 2022 and are made by virtue of Title 36, M.R.S.A., Section 713-B, as amended.

Given under our hands this	$\begin{array}{c} 29^{72} \text{day of} \\ 2022. \end{array}$
Hera Eshape,	Assessing Agen
	Assessor (s) of South Berwick
Acct #3059, Map 012, lot 003-	A _1

Acct #3059, Map 012, lot 003-A-1
Brandon W. Lebel
165 Agamenticus Road
South Berwick, ME 03908

Property Tax: \$1,686.64

Note: - Assessors, paste this in your Valuation Book after the last item assessed in your Supplementary Assessment.





South Berwick Town Council Public Hearing Chapter 60, Building Construction August 23, 2022

Chair Mallory Cook opened the hearing at 6:30pm. Councilors present included John C. Kareckas, John James, Jessica Cyr and Jeff Minihan. Town Manager Tim Pellerin and Assistant Town Manager Jennifer Janelle were also in attendance.

The purpose of the hearing was to receive public comment on the proposed increases to the fee schedule in Code Chapter 60, Building Construction. Mrs. Cook explained that upon review, we needed to adjust our fees to bring them in line with the local area.

-Melissa Costella, Boyd's Corner Rd, asked if there are follow-ups after a permit is issued. Mr. Pellerin explained that we do hope people are being honest when they complete the permit applications. New construction is scrutinized more than remodels. He added that the Assessing Agent does review issued permits; sometimes, however, up to a year later. Mr. Kareckas read a list of required inspections as listed in the ordinance.

Mr. Pellerin did note that any complaints are followed up on.
Mrs. Cook closed the hearing at 6:36pm.
Attest:
Barbara Bennett, CCM

South Berwick Town Council Meeting August 23, 2022

Chair Mallory Cook called the meeting to order at 6:37pm. Councilors present included John James, John C. Kareckas, Jeff Minihan, and Jessica Cyr. Town Manager Tim Pellerin and Assistant Town Manager Jennifer Janelle were also in attendance.

Approval of Minutes

- 1. Board of Assessors: 08-09-22: On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adopt the minutes as written.
- 2. Town Council 8-09-22: On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adopt the minutes as written.

Treasurer's Warrant

- 1. On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to sign the warrant dated August 18, 2022 in the amount of \$16,705.32. [FY2022]
- 2. On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to sign the warrant dated August 18, 2022 in the amount of \$192,427.89. [FY2023]

Reports & Presentations

1. Nikki Conant of Sebago Technics gave a brief Power Point regarding the process for updating their 2010 traffic survey. A public information meeting will be scheduled in the fall for input. Note was made that this is not just another survey that will sit on a shelf.

Public Comment

- 1. Cliff Cleary, Spillane's Hill, commented that we should go back to using stickers for the transfer station. Mr. Pellerin commented that staff is in the process of looking into the costs. Our biggest problem is with contractors not individual residents doing renovations.
- 2. Audrey Fortier, Rodier Rd, commented that there are a lot of people in town that don't register their vehicles here, and that is why there are a lot of out-of-state-plates at the transfer station.
- 3. Melissa Costella, Boyd's Corner Rd, asked if the transfer station was a service or a business. Mr. Pellerin stated that it is a service for our residents. Mrs. Costella stated that we should be charging higher fees for non-residents. She added that going there has become an inconvenience and many people now use dumpsters, which creates more large trucks on our roads.
- 4. John Costella, Boyd's Corner Rd, commented that the problem of non-residents using our facility started as a result of the pay-as-you-throw bags. He also noted that our facility was built a long time ago and has not increased in size to accommodate the increase in population.

Mrs. Cook noted that our hauling costs have increased by 47%. Mr. Pellerin stated that we are looking into changes.

Town Manager's Report

- -Highway: Working on Belle Marsh Road paving and Boyd's Corner Road culverts. Street sweeping will begin next week.
- -Police: 7 arrests, 4 accidents, and 126 traffic stops (52 on Portland St). Our department is joining with others to form the Southern Maine Chief's Group. Next year the Dept. will be switching firearms (to match what other departments are using) as a strategic plan to allow for the sharing of equipment with other departments. PD is working with Fire and the school on incident planning.
- -Fire: 16 calls and 12 of our crew helped with the fatal auto crash on Route 4 in Berwick on Sunday. Rick Chute has been promoted to Captain and Training Officer. We hope to fill the open Lieutenant position by September 12th.
- -Code: Issued 6 building permits. Work continues on cannabis related ordinances. Still working with several property owners to bring them into compliance.

- -Planning: Great Hill Rd 5-lot subdivision is in the preliminary stages. Work continues on Solar Farms.
- -Library: July was a busy month with 2279 patrons and 2995 items borrowed. The ice cream party on the 13th was a big hit. Local author Mary Lou Bagley will be heading a book discussion on September 6th & 7th. The new software should be up and running in September.
- -Recreation: We have posted for a new Program Director to replace the former Assistant Recreation Director position. Adult yoga was a big hit, a new session will start in September. Over 200 senior center memberships have been received.
- -Assessing: Have received over 50 tax stabilization program applications. GIS mapping is almost complete.
- -Town Clerk: Have issued 3 sets of nomination papers for Council, one returned. Have issued 1 set of nomination papers for school board, one returned. This should be a busy election cycle; we already have over 50 absentee requests. The new State Automation Voter Registration is up and running. It allows for people applying for a driver's license or state ID to register electronically; we have processed over 60 so far. The Municipal Registrar still has final say whether they are added to the voting list or not.
- -Transfer Station: New rates go into effect on September $1^{\rm st}$. We have ordered a new sign "Resident dumping only/No commercial dumping." Hazardous Waste Day has been scheduled for September $10^{\rm th}$ from 9-1 at the bus garage on Route 4.
- -Finance: Tax bills have been mailed out. Still working on year end and preparing for the audit. -Administration: We have hired Pete Gitschier as our new custodian; replacing Jim Cassell, who has retired. Jen and Lt Upton attended grant training. Two traffic control signs have been ordered for Portland Street. Stormwater is due to the DEP on September 1st. Due to the bad acoustics, we will be moving the council meetings to the conference room at the Police Station. Consensus of the Council was to move the meetings to the Police Station. Work on the Route 236/91 intersection will begin in October by marking and clearing land. The completion date is

Unfinished Business

December 2023.

1. Manager Pellerin gave the Council an update on the State Roads transfer. The Town will have significantly increased maintenance of the roadways. The State will still handle signage, speed limits, and maintenance of the Great Works Bridge. Projected date for the transfer is July 1, 2023.

Mr. Kareckas made note that all maintenance work, especially dealing with cracking, should be appropriately fixed by the State before It paves and turns over the roads to us.

New Business

1. The Council discussed the Paul Street Parking Lot. The lot was purchased in 1997 for the specific purpose of adding parking for the downtown businesses. The owner of a neighboring apartment house stated that she had a verbal agreement with former Manager Ellsworth allowing her tenants to park overnight. Her tenants are now getting ticketed for overnight parking. The ordinance doesn't allow overnight parking in that lot.

Mr. James made note that with the possibility of losing other parking in the downtown, the spots in that lot will become more necessary for business use.

Mr. Minihan, although sympathetic, doesn't feel it appropriate to change our ordinance to accommodate one property owner.

It was agreed to allow the overnight parking for a limited time while the Council decides the next course of action.

2. The Council discussed the potential sale of a foreclosed property on Bennett Road. We have two parties interested in purchasing the property, one is an abutter.

On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to put the subject property (Map 3 Lot 37A) out to public bid pursuant to A158.2, A.1.

- 3. On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to write-off property taxes for Owner Unknown properties (Accts 3368, 3369, 3370, 3371, 3372, 3373, 3374, and 3375) for 2019 in the amount of \$1,466.80.
- 4. On a motion by Mr. James, seconded by Mr. Minihan, it was unanimously voted to write-off personal property taxes for the following accounts:

#268 Mikey's Pizza \$183.00 for 2017

#213 Isidore on the Rocks \$203.04 for 2020

#209 Vacuum Village \$1.36 for 2020

5. The Council briefly discussed the need for increasing our building code fees. There were no negative comments from the public.

On amotion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adopt the amendments to Chapter 60, Building Code, §3C Fees, as presented.

Councilor Comments

- 1. Ms. Cyr:
- -The Comp Plan Committee attended the last Planning Board meeting. Stormwater Management and low impact development standards were discussed. The possibility of a joint working group was also mentioned.
- -School starts on Wednesday the 31st. Seacoast Christian starts Wednesday the 24th.
- -The Comp Plan Update committee will be meeting on Monday.
- 2. Mr. James:
- -Thanked Jay and the crew for the good work ditching and mowing.
- -Thanked Chief Ruger for the increased traffic enforcement.
- 3. Mr. Kareckas:
- -Mowing looks good. Reminded everyone that it is inappropriate to put signs on the war memorial. They will be removed

Adjournment

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to adjourn the meeting at 8:13pm.

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Barbara Bennett, CCM

09/08/2022 Page 1

Bank: KENNEBUNK - Operating

Timo	Check	Amount	Date	Wrnt	Paye	<u> </u>
Type			08/18/22	15		VASAPOLI, TYANNE
P	45287	186.80		15		MAINE SAD 35
Ь	45288	728,737.74	08/19/22			BUREAU OF MOTOR VEHICLES
Р	45289	17,499.47	08/22/22	15 15		BUREAU OF MOTOR VEHICLES
Р	45290	23,459.78	08/26/22	15 15		
R	45291	60.00	09/08/22	15		2-Way Communications Services, Inc.
R	45292	174.40	09/08/22	15		ADVANTAGE TRUCK GROUP
R	45293	950.00	09/08/22	15		AFFORDABLE OFFICE SOLUTIONS
R	45294	44.24	09/08/22	15		AMERICA'S BRAVEST EQUIPMENT COMPANY
R	45295	990.00	09/08/22	15		AQUABOGGAN WATERPARK
R	45296	175.00	09/08/22	15		ATLANTIC ELEVATOR INSPECTION SERVICES
R	45297	3,864.62	09/08/22	15		ATLANTIC FUELS
R	45298	1,275.46	09/08/22	15		BAKER & TAYLOR
R	45299	8,097.73	09/08/22	15		BERNSTEIN, SHUR, SAWYER & NELSON
R	45300	620.87	09/08/22	15		BRUCE HASTY'S PLUMBING
R	45301	2,970.00	09/08/22	15		BSN SPORTS LLC
R	45302	698.41	09/08/22	15		BUSINESS EQUIPMENT UNLIMITED
R	45303	416.07	09/08/22	15		Capital One
R	45304	500.00	09/08/22	15		CARING UNLIMITED
R	45305	4,836.59	09/08/22	15		CENTRAL MAINE POWER
R	45306	80.00	09/08/22	15		CENTRAL TIRE CO, INC.
R	45307	437.32	09/08/22	15		CINTAS CORP
R	45308	630.17	09/08/22	15		COLONIAL LIFE & ACCIDENT INS.
R	45309	2,796.46	09/08/22	15	0181	CONSOLIDATED COMMUNICATIONS
R	45310	1,577.00	09/08/22	15	1162	COSAIN GROUP, LLC
R	45311	4,507.04	09/08/22	15	0391	CREATIVE DIGITAL IMAGING, INC.
R	45312	327.45	09/08/22	15	0021	CUMMINS NORTHEAST LLC
R	45313	346.25	09/08/22	15	0024	DIGITAL INK PRINTING, LLC
R	45314	175.00	09/08/22	15		Edison Press
R	45315	6,519.00	09/08/22	15		ELANCITY
R	45316	1,200.00	09/08/22	15		ELIMINATOR INC
R	45317	64.80	09/08/22	15		ELIOT SMALL ENGINE REPAIR, INC.
R	45318	739.46	09/08/22	15		FARWELLS AUTO SERVICE
R	45319	173.00	09/08/22	15		GENEST PRECAST
R	45320	525.00	09/08/22	15		GRANITE STATE POLICE CAREER COUNSELING, LLC
R	45321	5,009.00	09/08/22	15		GUTTERS BY DESIGN, LLC
R	45322	111.27	09/08/22	15		HAMEL, NICHOLAS
R	45323	356.93	09/08/22	15		Herc Rentals 187
R	45324	348.43	09/08/22	15		HOME DEPOT CREDIT SVCS
R	45325	266.36	09/08/22	15		Howard P. Fairfield, LLC
	45326	3,366.09	09/08/22	15		HYGRADE BUSINESS GROUP
R	45327	75.00	09/08/22	15		JANELLE , JENNIFER
R	45328	271.80	09/08/22	15		KEY FORD OF YORK
R			09/08/22	15		LANE
R	45329 45330	8,765.90				LAWSON PRODUCTS
R	45330 45331	307.42	09/08/22	15 15		Maine Battery
R	45331	79.00	09/08/22	15 15		MAINE DEPARTMENT OF INLAND FISHERIES AND
R	45332	2,429.75	09/08/22	15		
R	45333	158.69	09/08/22	15	WILD 0127	MAINE MUNICIPAL ASSOCIATION

Type	Check	Amount	Date	Wrnt	Paye	e
R	45334	199.50	09/08/22	15	0082	MAINE RESOURCE RECOVERY
R	45335	/29,114.39	09/08/22	15	0129	MAINE SAD 35
R	45336	188.00	09/08/22	15	0339	MATHESON TRI-GAS
R	45337	127.50	09/08/22	15		NEGM ELECTRIC, LLC
R	45338	96.75	09/08/22	15	0284	NEPTUNE UNIFORMS & EQUIPMENT
R	45339	564.52	09/08/22	15		NEW ENGLAND BARRICADE CO
R	45340	166.42	09/08/22	15	0276	NORTH COAST SERVICES
R	45341	1,386.41	09/08/22	15	1167	NORTHERN FORESTS LLC
R	453 4 2	4,000.00	09/08/22	15		OAKWOODS LUMBER INC
R	453 4 3	120.30	09/08/22	15		OFFICE OF INFORMATION TECH A/P
R	45344	303.49	09/08/22	15		O'REILLY FIRST CALL
R	45345	75.00	09/08/22	15		PELLERIN, TIMOTHY
R	45346	1,013.94	09/08/22	15		PIKE INDUSTRIES INC
R	45347	223.28	09/08/22	15		PINE STATE ELEVATOR COMPANY
R	45348	17,974.74	09/08/22	15		PINE TREE WASTE, INC
R	45349	180.00	09/08/22	15		PITNEY BOWES GLOBAL FINACIAL SERVICES
R	45350	18,500.00	09/08/22	15	1070	PRECISION ROOFING LLC
R	45351	275.78	09/08/22	15	0204	READY REFRESH
R	45352	75.00	09/08/22	15	0167	REDIMARKER, JAY
R	45353	110.00	09/08/22	15	0531	ROCHE LOCKSMITH SERVICES INC.
R	45354	1,680.10	09/08/22	15	0503	SERVICE CREDIT UNION
R	45355	697.50	09/08/22	15		SHOEM CORP
R	45356	69.20	09/08/22	15	0184	SOUTH BERWICK SEWER DISTRICT
R	45357	83.96	09/08/22	15	0041	STAPLES
R	45358	79.94	09/08/22	15	0936	STAPLES-LIBRARY ACCOUNT
R	45359	5,092.35	09/08/22	15	0095	STELLAR NETWORKS
R	45360	49.00	09/08/22	15	0180	Treasurer, State of Maine
R	45361	29.98	09/08/22	15	0342	TRI CITY TOOL CRIB
R	45362	195.45	09/08/22	15	0581	TRI-CITY MASONRY SUPPLIES
R	45363	1,259.92	09/08/22	15	0462	ULINE
R	45364	420,000.00	09/08/22	15	0366	US BANK CORPORATE TRUST BOSTON
R	45365	217,382.50	09/08/22	15	0344	US BANK ST. PAUL
R	45366	440.00	09/08/22	15	0272	VACHONS AUTO DETAILING
R	45367	124.78	09/08/22	15	0097	VERIZON WIRELESS
R	45368	538.53	09/08/22	15	1089	VILLAGE MOTORS
R	45369	287.00	09/08/22	15	0152	WB MASON
R	45370	7,088.65	09/08/22	15	0100	WEX BANK
R	45371	456.38	09/08/22	15		WHITE CAP L.P
R	45372	8,191.50	09/08/22	15		YORK AMBULANCE ASSN INC
R	45373	76.00	09/08/22	15	0066	YORK COUNTY REGISTRY OF DEEDS
• •		2,275,718.53				
	Total	2,2/3,/10:33				

Count

Checks 87 Voids 0

John Kareckas	John James
Jeff Minihan	Jessica Cyr
Mallory Cook	
	APPROVED
	TOWN MANAGE

This is to certify that there is due and chargeable to the appropriations listed above the sum set against each name and you are directed to pay unto the parties name in this schedule as signed by the Town Council below:

DRAFT
Performance Standards and Local Licensing Requirements
Medical Marijuana Registered Caregiver

October 24, 2021, Rev. August 26, 2022

DRAFT

§ 140-67.3 Performance Standards and Local Licensing Requirements for Medical Marijuana Cannabis Registered Caregiver.

Purpose and Authority:

Maine municipalities are authorized to regulate registered caregivers under 22MRS §2429-D. Local Regulation.

Registered caregivers as defined under prevailing laws and rules:

State of Maine Title 22: HEALTH AND WELFARE, Subtitle 22: HEALTH, Part 5 FOOD AND DRUGS, Chapter 558-C: MAINE MEDICAL USE OF MARIJUANA ACT §2422. Definitions 11. Registered Caregiver pursuant to §2425-A,

MAINE MEDICAL USE OF MARIJUANA PROGRAM RULE 18-691, CODE OF MAINE RULES 18
Department of Administrative and Financial Services, 691 Office of Marijuana Policy
Chapter 2: Maine Medical Use of Marijuana Program Rule, Chapter 2 (formerly 10-144 ch. 122)

Registered caregivers shall apply and operate under local license and performance standards listed in this chapter.

Purpose and Authority: This ordinance is enacted pursuant to authority granted 30-A M.S.A. § 3001, 22 M.R.S. § 2423-A (14) and 28-B M.R.S. § 402. The purpose of this ordinance is to set forth *procedures* and standards for the issuance of local licenses for Medical Marijuana Registered Caregivers in-order to protect public health, safety and welfare.

Definitions:

Registered Caregiver: "Registered Caregiver" means a caregiver who is registered by the State of Maine Department of Administrative and Financial Services, Office of Marijuana Cannabis Policy pursuant to 22 M.R.S. §2425-A.

Disqualifying drug offense: "Disqualifying drug offense" means conviction for a violation of a state or federal controlled substance law that is a crime punishable by imprisonment for one year of more, but does not include (1) An offense for which the sentence, including any termof term of probation, incarceration or supervised release, was completed 10 or more years earlier; or (2) An offense that consisted of conduct that would have been permitted under the Maine Medical Use of Marijuana Act.

DRAFT
Performance Standards and Local Licensing Requirements
Medical Marijuana Registered Caregiver
October 24, 2021, Rev. August 26, 2022

Administration:

License Requirement: Effective 30 days following enactment of the Ordinance ("the effective date", a Medical Marijuana Cannabis Registered Caregiver ("MM-CRC") shall not begin or continue operations unless it has received and is in possession of a license pursuant to this Ordinance. MM CRC that hold an approved lined use permit and/or are operating as of the effective date shall submit a completed application within 30 days of the effective date but shall have a grace period of 60 days after the effective date to receive a license, which may be extended by order of the Council if justified due to the anticipated timeline of the review process.

Licensing Authority: All MM-CRC license applications, whether new or renewal, shall be reviewed and may be approved by the Town Clerk. Planner. All other new license applications shall be reviewed and may be approved by the Town Council after public hearing. Application shall be made in writing using a form prepared by the Town of for the purpose and must include all information required by this Ordinance and by the form. The Town Clerk shall give notice of any public hearing held by the Town Council by publication in a newspaper of general circulation in the Town of South Berwick at least seven (7) days prior to action.

Review Procedures: The review procedures described below shall be the same for initial license applications as well as renewals, unless otherwise indicated. In reviewing license applications, the Licensing Authority and any consulting Town officials may consider the approval standards under this Ordinance as well as other applicable local, state or federal laws and, for license renewals, the Licensee's record of compliance with the same.

- A. The Town Clerk Planner shall be responsible for the initial investigation of the application to ensure compliance with the requirements of this Ordinance and to obtain recommendations from other Town officials as required.
- B. The Licensing Authority Town Council shall have the authority to impose any conditions on a license that may be reasonably necessary to ensure compliance with the requirements of this Ordinance or to address concerns about operations. Failure of any Licensee to comply with such conditions shall be considered a violation of the license and of this Ordinance.
- C. No license shall be granted shall be granted by the Licensing Authority until the Police Chief, Fire Chief, Health-Officer and Code Enforcement Officer all made positive recommendations regarding the Applicant's ability to comply with this Ordinance or any other applicable Town ordinance or state or federal law enforced by such local officials. The Town Clerk Planner shall provide a copy of the license application to each official along with a form upon which the official shall note their findings and conclusions, as well as any recommended conditions of approval. The Town Clerk Planner shall automatically include any conditions of approval recommended by the officials on an

Performance Standards and Local Licensing Requirements Medical Marijuana Registered Caregiver October 24, 2021, Rev. August 26, 2022

application to be issued for which the Clerk Council is the licensing authority. The Council shall have discretion to attach any conditions it deems necessary to any license lit awards.

- D. For renewal licenses, the application, review process and reviewing authority shall be the same as for initial licenses. All renewal applications for Medical Marijuana Cannabis Registered Caregivers shall be reviewed by the Town Council, which shall issue a renewal license only upon a finding that the MM-CRC has in the past license term been operating in accordance with this Ordinance as well as the MM-CRC previously submitted Operations Plan.
- E. Licenses shall be approved only for the type of MM-CRC identified in the application. A Licensee who intends to expand or convert Licensed Premises to a type of marijuana cannabis business this is not specifically approved in a license must obtain a new license for that use.
- F. Any Licensee that is required to obtain approval from the State of Maine shall provide the Code Enforcement Officer and Town Clerk copies of all necessary approvals prior to operating the licensed business.
- G. Any municipal official with authority to make recommendations, grant licenses or enforce this or other municipal ordinances regarding MM-CRC operations shall have the authority to enter the Licensee's or Applicant's premises without notice to make any inspection reasonably necessary to ensure compliance.

Application Requirements: Each applicant for MM-CRC license shall complete and file an application form provided by the Town Clerk-Planner, together with applicable license fee. The Application fee is non-refundable. Two paper copies and one electronic copy of the application and supporting materials shall be provided.

- A. A copy of the Applicant's State License application and supporting documentation.
- B. Evidence of all State approvals or conditional approvals required to operate as a MM CRC including, as applicable, State caregiver registration, Food and Fuel License application and certificate.
- C. If not a proprietor business, include any articles of incorporation, by-laws, partnership agreement or articles of association governing the entity that will own and/or operate the MM-CRC business.
- D. A release for each Applicant and for each officer, owner, member, manager or partner of the MM-CRC applicant seeking a license allowing Town of South Berwick officials to obtain criminal records and other background information related to the individual(s).
- E. Evidence of all land use approvals required to operate as MM-CRC, including, but not limited to, building permit(s), site plan review approval and change of use permit.

- F. Evidence of all other local approvals required to operate as MM-CRC, including any applicable food or victualer's license.
- G. A description of the premises for which the license is sought, including a plan of the premises.

If the Town Clerk Planner determines the submitted application is incomplete, they shall notify the applicant of additional information required. Supplemental requested information must be submitted within thirty (30) days of the Clerk's request or the application shall be denied.

License Issuance and Renewal:

- A. Each license issued under this Ordinance shall be valid for term of the license granted by the State License Authority ("the license year") or otherwise for one (1) year from the date of issuance. Applications for renewal licenses shall be submitted between 60 and 90 days prior to the expiration of the existing term to allow for timely processing. Any MM-CRC which fails to obtain a renewal license prior to expiration of the existing term shall not have the authority to operate until an license is granted.
- B. Applications for Medical Marijuana Cannabis Registered Caregiver will be processed as received and, if applicable for renewals, forwarded to the Council for action. If additional documents or information is needed, the Clerk Planner will contact the applicant to inform them of the deficiency.

Denial, Suspension or Revocation of a License: A license application for MM-CRC shall be denied by the Town and an existing license may be suspended or revoked by the Town Council after notice and hearing, if the Applicant, or any Owner of the Applicant or any owner of the property or Licenesee:

- A. Fails to meet the requirements of this Ordinance.
- B. Is not 21 years of age.
- C. Has a license required for MM-CRC suspended or revoked by the Town, by a municipality in the State of Maine, or by the State.
- D. Is in violation of this or any other Ordinance or has unpaid penalties assessed by a court related to marijuana cannabis business.
- E. Has not acquired all necessary state and local approvals prior to issuance of the license.
- F. Fails to meet zoning or other land use, shoreland, resource protection ordinances.
- G. Has been convicted of a criminal violation arising out of operation of a <u>cannabis</u> business.

- H. Has provided false or misleading information in connection with the license application.
- I. Odor has not been mitigated in the allotted 5 days after being notified by the Code Enforcement Officer.

Approval and Operating Requirements:

In order to obtain a license pursuant to this ordinance, the applicant shall demonstrate to the Town Council or its designee the following requirements shall be met. A license holder shall comply with all of these requirements during the term of the license.

- A. Fixed Location: All licensed premises shall be fixed, permanent locations. License holders shall not be permitted to operate other marijuana operations or establishments in other than the licensed premises, excluding for example, farmer's markets, farm stands or kiosks.
- B. Display of License: The municipal license shall be displayed in a conspicuous location in the place of sale or distribution and visible to qualifying patients served by the Registered Caregiver.
- C. Security: The licensed premises shall have lockable doors and windows and shall be served by an alarm system.
- D. Ventilation: The licensed premises shall comply with all odor and air pollution standards established by statute or ordinance, or as a condition of approval by the Planning Board.
- E. Waste Disposal: the licensed premises shall not dispose of waste and/or residue from the growth, cultivation, processing of medical marijuana in an unsecured waste receptacle not in its possession or control. All waste receptacles on site must have a metal cover and be locked at all times with proper security.
- F. Lighting: (requirements required)
- G. Parking: (On street and off street requirements required)
- H. Signage: (requirements required)
- I. External Facing Window Displays, Lighting or Lit or Unlit Wall Signage Prohibited.
- J. Hours of Operation: 8:00am to 8:00pm (suggested)
- K. Provisions to prevent loitering on the premises.
- L. MMCRC shall meet all operating and other requirements of prevailing State and Local law.
- M. Notification of changes in business operations.

Transfer of Ownership of Change of Location: Licenses issued under this Ordinance are not transferable to a new owner. Licenses are limited to the premises for which they are issued

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Performance Standards and Local Licensing Requirements Medical Marijuana Registered Caregiver October 24, 2021, Rev. August 26, 2022

and shall not be transferable to a different location. A licensee who seeks to operate in a new location shall acquire a new license for that location.

Appeals:

- A. The following appeals may be decided by the Town Council upon hearing in which they will hear evidence on the application, make its their own findings of fact and conclusions of law:
 - 1. Appeal of the Town Clerk's Town Council's denial of an application.
 - 2. Appeal by any aggrieved party having legal standing of any decision by the Town Clerk Town Council to grant a license under this Ordinance.
 - 3. Appeal by the applicant of any permit granted by the Town Clerk Town Council with conditions to which the applicant/licensee objects.
- 8. Appeals must be filed with the Town Clerk within thirty (30) days of the date of decision subject to appeal. The Town Council shall hold a hearing on the appeal and render a decision within thirty (30) days of the date of appeal, unless all parties consent to a delay.
- C. Appeals of final determinations issued by the Town Council pursuant to this Ordinance shall be made to York County Superior Court within thirty (30) days of the date of decision being appealed.

Any party may take an appeal, within 45 days after the decision is rendered by the Town Council to Superior Court from any order, relief or denial in accordance with the Maine Rules of Civil Procedure, Rule 80B.

Enforcement and Penalties: For Operations of MACRC business without the required license of in violation of this Ordinance shall be a violation of this Ordinance. The Town of South Berwick or its designee shall enforce the provisions of this subsection.

Severability: The provisions of the Ordinance are severable, and if any provision shall be declared to be invalid or void, the remaining provisions shall not be affected and shall remain in full force and effect.

Other Laws: In the event of a conflict between the provisions of this Ordinance and the provisions of other law or ordinance the more restrictive shall apply.

Appendix A

Medical MarijuanaCannabis Registered Caregiver Licensing Ordinance Schedule of Fees

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Performance Standards and Local Licensing Requirements Medical Marijuana Registered Caregiver October 24, 2021, Rev. August 26, 2022

Medical Marijuana Cannabis Registered Caregiver License-

No Cultivation on-site \$\frac{150}{2}\$

Medical Marijuana Cannabis Registered Caregiver License-

Cultivation conducted on-site \$300 \$3000

Definitions

Cannabis: Cannabis means the leaves, stems, flowers, and seeds of all species of plant genus cannabis, whether growing or not. It does not include mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of mature stalks, fiber, oil or cake or sterilized seed of the plant which is incapable of germination.

Cannabis Cooperative: Two or more Medical Cannabis or Adult Use Cultivators claiming a location as a primary residence in order to conduct cannabis home production. Cannabis cooperatives are considered Adult Use Cannabis Production Facilities if cannabis is grown by an Adult Use Caregiver and considered a Medical Cannabis Production Facility if grown by a Medical Cannabis caregiver.

Cannabis Caregiver Home Production: Cultivation, Delivery, Selling and/or storing of Medical Cannabis at a person's primary year-round residence. This use shall meet the Home Occupation requirements (insert Section when identified)

<u>Cannabis</u>, <u>Adult Use</u>: Cannabis that is cultivated, manufactured, distributed, or sold by a <u>Cannabis</u> establishment for adults 21+ as defined by Maine Title 28-B.

Cannabis Caregiver Retail Store: A store that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer, and that is used by a registered caregiver to offer cannabis plants or harvested cannabis for sale to qualifying patients.

Cannabis Cultivation Facility, Adult Use: A facility licensed under this chapter to purchase cannabis plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use cannabis; to sell adult use cannabis to product manufacturing facilities, to cannabis stores and to other cultivation facilities; and to sell cannabis plants and seeds to other cultivation facilities and immature cannabis plants and seedlings to cannabis stores.

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Performance Standards and Local Licensing Requirements
Medical Marijuana Registered Caregiver
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Cannabis Dispensary, Medical: An entity registered under section 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis plants or harvested cannabis or related supplies and educational materials to qualifying patients and the caregivers of those patients.

Cannabis Establishment: A cultivation facility, a products manufacturing facility, a testing facility or a cannabis store licensed by the State of Maine.

Cannabis Manufacturing, Adult Use: The production, blending, infusing, compounding or other preparation of cannabis and cannabis products, including, but not limited to, cannabis extraction or preparation by means of chemical synthesis. "Manufacturing" or "manufacture" does not include cultivation or testing.

Cannabis Store, Adult Use: A facility licensed under Maine Title 28-B to purchase adult use cannabis, immature cannabis plants and seedlings from a cultivation facility, to purchase adult use cannabis and adult use cannabis products from a products manufacturing facility and to sell adult use cannabis, adult use cannabis products, immature cannabis plants and seedlings to consumers.

<u>Cannabis Testing Facility:</u> A facility licensed by the State of Maine to research and test cannabis, cannabis products and other substances.

Drug Store:

Medical Cannabis: Cannabis that is acquired, possessed, cultivated, manufactured, used, delivered, transferred or transported to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the qualifying patient's debilitating medical condition.

Medical Cannabis Caregiver: A person, licensed hospice provider or licensed nursing facility that is designated by a qualifying patient to assist the qualifying patient with the medical use of cannabis in accordance with Maine State Law. A person who is a medical cannabis caregiver must be at least 21 years of age and may not have been convicted of a disqualifying drug offense.

Medical Cannabis Production Facility: A facility used for cultivating, ethanol extraction, and/or storing medical cannabis by a medical cannabis caregiver at a location which is not the medical cannabis caregiver's primary year-round residence or their patient's primary year-round

residence. Butane extraction is considered an Industrial Use. (Insert Industrial Use Section, if necessary)

Medical Cannabis Caregiver Home Occupation

- A. Medical Cannabis Caregiver Home Occupation. Medical Cannabis Caregiver Home Occupation shall meet all the following standards as prescribed:
- (1) Medical Cannabis Caregiver Home Occupation shall be carried on wholly within the principal building or within a building or other structure accessory to it and shall utilize, at a maximum, no more than 500 square feet.
- (2) <u>Medical Cannabis Caregiver Home Occupation shall not include the employment of any persons not residing on the premises in the performance of the occupation. SEE DEFINITION "Cannabis Cooperative".</u>
- (3) There shall be no outdoor storage of materials or products on the premises.

 All outdoor waste disposal receptacles must have a metal cover and be locked at all times.
- (4) There shall be no on-premises retail sales.
- (5) No nuisance such as waste discharge, offensive noise, vibration, smoke, dust, odors, heat or radiation shall be generated.
- (6) No traffic shall be generated by Medical Cannabis Caregiver Home Occupation in greater volumes than would normally be expected by a residential use.
- (7) There shall be no exterior signage and no other on-site advertising from the exterior shall be displayed.
- (8) A copy of the building layout must be provided to the Chief of Police and the Chief of Fire to ensure the safety of first responders.
- (9) Odor Control plans must be submitted to the local Code Enforcement Officer and must include carbon filtration and a negative pressure environment or sealed rooms.

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Performance Standards and Local Licensing Requirements
Medical Marijuana Registered Caregiver
October 24, 2021, Rev. August 26, 2022



TOWN OF SOUTH BERWICK, MAINE MUNICIPAL ELECTION WARRANT NOVEMBER 8, 2022

State of Maine County of York, ss.

To: Bridget Pote, resident of South Berwick, State of Maine, Greetings:

In the name of the Town of South Berwick, you are hereby required to notify the inhabitants of said Town, qualified to vote in Town affairs to assemble at the R. P. Gagnon Assembly Hall, third floor of the Town Hall at 180 Main Street, South Berwick, on Tuesday, the 8th day of November 2022 at 8:00 o'clock in the forenoon, then and there, to act on the following articles:

ARTICLE 1: To elect a moderator to preside at said meeting.

ARTICLE 2: To elect two members of the Town Council for a three-year

term each, and one member of the Board of Directors of School

Administrative District #35, for a three-year term.

ARTICLE 3: To vote on the following referendum questions:

Question 1: To see if the Town will vote to appropriate \$250,000 from the Undesignated Fund to assist the Great Works Regional Land Trust Purchase 71 Acres of property on the Salmon Falls River Tidal Waters located at Map 6 Lots 14, 14A and 29A such property to be used for public uses, and the appropriation of such funds will not affect the current mil rate?

Question 2: To see if the Town will accept the ownership of land purchased by the Great Works Regional Land Trust on the Salmon Falls River Tidal waters, such property located at Map 6, Lots 14, 14A and 29A.

The polls for voting on Articles 2 & 3 by secret ballot will be opened at 8am and will be closed at 8pm. Absentee ballots may be processed on Wednesday, November 2nd, Friday, November 4th, Saturday November 5th, and Monday, November 7th from 9am-3pm and on Election Day at 9am, 10am, 11am, noon, 1pm, 2pm, 3pm, 4pm, 5pm, 6pm, 7pm, and 8pm as necessary.

The Registrar of Voters will hold office hours while the polls are open to correct any errors on the voting list or change a name or address, and to accept new enrollments. A person not registered as a voter may not vote in any election.

Given under our hands this 13th day of September 2022.

Mallory Cook	John James
John C. Kareckas	Jeffrey Minihan
Jessica Cyr	

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:	Ву:						
Deposit Date:							
Amt. Deposited	;						
Payment Type:							
OK with SOS:	Yes □	No □					

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

Legal Business Entity Applicant Name (corporation, LLC):	Business Name (D/B/A):
Great Works Properties, Inc.	Stage House Inn
Individual or Sole Proprietor Applicant Name(s):	Physical Location:
	224 Main St., South Berwick, ME 03908
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
	PO Box 257, South Berwick, ME 03908
Mailing address, if different from DBA address:	Email Address:
PO Box 354 South Berwick ME 03908	gwp@gwi.net
Telephone # Fax #:	Business Telephone # Fax #:
207-384-5283	207-384-5283
Federal Tax Identification Number:	Maine Seller Certificate # or Sales Tax #:
01-0477433	1207671
Retail Beverage Alcohol Dealers Permit:	Website address:
	 www.stagehouseinn.com
	Land Control of the C
1. New license or renewal of existing license? □ N	Yew Expected Start date:
X P	enewal Expiration Date: 10/04/2022
	enewar Expiration Date. 1000-12022
2. The dollar amount of gross income for the licensure period	d that will end on the expiration date above:
Food: \$555,061.00 Beer, Wine or Spirits: \$	302,598.00 Guest Rooms: \$ 316,028.00
	71 1 H.I 1 N
3. Please indicate the type of alcoholic beverage to be sold:	(cneck all that apply)
Malt Liquor (beer) M Wine	Spirits

4.	Indicate the type of license applying for: (choose only one)										
	×	Restauran (Class I, I		·)		Class (Class	A Restaurant/Lounge s XI)			Class (Class	A Lounge s X)
	×	Hotel (Class I, I	I, III, IV	")		Hotel (Class	– Food Optional s I-A)			Bed & (Class	k Breakfast s V)
		Golf Cour (Class I, I		-	nal licen	ses, plea	ise check if apply)	Auxili	ary		Mobile Cart
		Tavern (Class IV))				Other:				<u></u>
		Qualified	Caterer				Self-Sponsored Ever	nts (Qua	lified C	aterers	Only)
				<u>Refer</u>	to Sectio	on V for	the License Fee Schedule (on page 9			
5. Business records are located at the following address: 310 Portland St., Berwick, ME 03901											
6.	Is the 1	licensee/ap	plicant(s	s) citize	ns of th	e Unite	ed States?	×	Yes		No
7.	Is the	licensee/ap	plicant(s	s) a resi	dent of	the Sta	ite 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.									the license as a	
8.	Is lice	nsee/applic	ant(s) a	busines	s entity	like a	corporation or limited	liability	compa	ny?	
	×	Yes		No	If Yes	, comp	lete Section VII at the	end of t	his app	lication	ı
9.	O. 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?									r capacity in any	
	×	Yes		No							
		Not a	pplicabl	e – licer	isee/ap	plicant	(s) is a sole proprietor				

endorsement of commercial paperntity within or without the State distribution, wholesale sale, store	er, guarantee of credit or fina e, if the person or entity is en	ancial assistance gaged, directly o	of any sort fro	om any pei	rson or		
□ Yes 💢 No							
If yes, please provide details	::				***************************************		
11. Do you own or have any interes	t in any another Maine Liquo	r License?	□ Yes	□ 1	No		
If yes, please list license number pages as needed using the same	· · · · · · · · · · · · · · · · · · ·	ete physical loc	ation address:	(attach add	litional		
Name of Business	License Numbe	r Complete l	Physical Addre	SS			
Outlook Farm Golf Club, LLC	GC-2000-5885	310 Portlan	310 Portland St., Berwick, ME 0390				
-							
12. List name, date of birth, place licensee/applicant. Provide man format)	iden name, if married. (attac	ch additional pa	ages as needed	l using the	e same		
Full Na	ne	DOB		ace of Birt	.II		
James J. Flynn		11/14/1966	Rochester	, NH			
Gary A. Loiselle		04/16/1983	Rochester, NH				
Jennifer Fitzpatrick Hill		12/02/1970	Gardner, MA				
Name Gary A. Loiselle 83 Main Name	e for previous 5 years Address: in St. South Berwick, ME 03 Address: 1 St., South Berwick, ME 039 Address: ant St., South Berwick, ME 0	908					
Name	Address:						

13. W	ill any	law ent	orceme	nt officer	directly bene	tit finan	cially fr	om this	s licens	e, 11 18su	ied?		
		Yes	×	No									
	If Ye	s, provi	de nam	e of law er	nforcement o	fficer an	ıd depar	tment v	where e	mploye	d:		
		icensee, ed States			been convict Yes 💢		y violat	ion of t	he liqu	or laws	in Mai	ne or any	State of
	If Ye		e provi	de the foll	lowing inform	mation a	and attac	ch addi	tional p	ages as	neede	d using t	he same
Name	»:						Date o	of Conv	riction:				
Offen	se:						Locati	ion:				MANUTE I	
Dispo	sition:											•	
	olation	is, in Ma es, pleas	aine or	any State o	er been conv of the United lowing infor	States?		Yes	×	No			
Name	e:						Date o	of Conv	viction:				
Offen	ise:						Locat	ion:					
Dispo	sition:												
16. H	as the	licensee	/applica	ant(s) form	nerly held a N	Maine lic	quor lice	ense?	×	Yes		No	
17. D	oes the	e license	e/appli	cant(s) ow	n the premise	es?	×	Yes		No			
	If No	o, please	e provid	le the name	e and address	s of the o	owner:						

18. If you are applying for a liquor license for a Hotel or rooms available: 20.00	Bed & Breakfast, please provide the number of guest
19. Please describe in detail the area(s) within the premis diagram in Section VI. (Use additional pages as needed)	•
Guest Rooms, Bar, Restaurant, Function Room, I	Patio & Front Porch
	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
church, chapel or parish house by the ordinary course	ses to the main entrance of the school, school dormitory
Name: Seacoast Christian School	
Distance: 0.08	100000 APPEND
Section II: Signature of Applicant(s)	
By signing this application, the licensee/applicant under punishable by law. Knowingly supplying false information Criminal Code, punishable by confinement of up to one	on on this application is a Class D Offense under Maine's
Please sign and date in blue ink.	
Dated:	
Signature of Duly Authorized Person	Signature of Duly Authorized Person
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 complie approve this on-premises liquor license application.	ed with the process outlined in 28-A M.R.S. §653 and
Dated:	
Who is approving this application? Municipal Office	cers of
☐ County Commi	issioners of County
records of Local Option Votes have been	r County Commissioners must confirm that the verified that allows this type of establishment to alcohol to be sold for the appropriate days of the his verification was completed.
Signature of Officials	Printed Name and Title

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.

TOWN COUNCIL

Agenda Information Sheet

Meeting Date: 9/13/2022 NB #3							
Agenda I tem: Sale of 22 Belle Marsh Road							
Department Head Recommendation:							
Town Manager's Recommendation:							
To sell the property for 100% of the Assessed value in accordance with A158.2 A (2), to Stuart & Jo Ann Stevens.							
Requested Action:							
Council to vote to allow the Town Manager to see Map 004-027-B00 for 100% of the Assessed va A158.2 A (2).	•						
Vote							

Tim Pellerin Town Manager, South Berwick, ME 180 Main Street South Berwick, ME

Mr. Pellerin,

We are requesting permission to purchase 10+/- acres of town owned land on Belle Marsh Road. The property is on Tax map 004-027-B00. We are abutters to this property at 22 Belle Marsh Road (Tax map 004-027-D00), and would like to purchase the town owned land for the current assessed value of \$134,800 as required by town code A158-2 A (2).

Thank you for your help in this matter. If you need further information, please contact us.

Stuart A. Stevens, Jr.

22Belle Marsh Road

South Berwick, ME

207.475.2177

207.752.4404

Jo Ann Stevens

exp: May 18,2027

Robin L thiton

Chapter A158

TAX-ACQUIRED PROPERTY

§ A158-1. Purpose.

§ A158-2. Disposal.

[HISTORY: Adopted by the Town Council of the Town of South Berwick 1-12-1987.1 Amendments noted where applicable.]

§ A158-1. Purpose.

Since the Town of South Berwick occasionally forecloses on property for nonpayment of taxes, a fair and consistent manner of disposing of that property is necessary. It will be the policy of the Town of South Berwick to dispose of tax-acquired property with no intent of making a profit.

§ A158-2. Disposal. [Amended 11-9-1998]

- A. Former owner(s) regain ownership. The Town will make every reasonable effort to see that the last former owner(s) of the property has the opportunity to regain ownership of his/her property. The Town will first offer the tax-acquired property to the last former owner upon the condition that all back taxes, interest, lien costs and the current year taxes are paid in full. This will be done within 10 days after the foreclosure date by notifying the former owner(s) by certified mail. If there is no response within 30 days, the Town Council at its sole option may take any of the following actions:
 - Public sealed bids. The Town may offer the tax-acquired property to the general public on a sealed bid basis. Notification of bids shall be published in a newspaper of general circulation and shall be posted in some conspicuous place in Town at least seven days, but not more than 14 days prior to the bid deadline. Separate written notice shall be sent to the property abutter(s). The tax-acquired property shall be sold to the highest reasonable (minimum may be set by the Town Council before the bid) bidder.
 - (2) Sell to property abutters. The property may be offered to the property abutters at current assessed value at a ratio of 100%. If there is more than one abutter, selection will be made by lottery.
 - (3) Town ownership. The Town may choose not to dispose of tax-acquired property, but to retain the property for public use.
 - (4) The Town may choose to dispose of tax acquired property through a public auction. [Added 1-16-2008]
 - (5) The Town may choose to donate or sell tax-acquired property for up to or less than its current assessed value to a qualified conservation organization, as described in

A158:1 12 - 01 - 2017

^{1.} Editor's Note: The Council reviewed and ratifled this policy 12-8-2015.

IRC Section 170(h), whose core mission includes the conservation and stewardship of land in perpetuity. [Added 4-25-2017]

B. Future disposition. The Town will not dispose of tax-acquired property if the location of the property is questionable. If the location of the property becomes known at a later date, the Town may dispose of it in conformance to this policy.

A158:2 12 - 01 - 2017