



# Town of Waldoboro, Maine

1600 Atlantic Highway P.O. Box J

Waldoboro, ME 04572

Phone: (207) 832-5369

Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

---

**June 20, 2023**

**Heather Johnson, Commissioner  
Maine Department of Economic and Community Development  
State House Station 59  
Burton Cross Building, 3<sup>rd</sup> Floor  
Augusta, ME, 04333**

**RE: 2023 Amendment to Waldoboro Tax Increment Financing District Development Program**

Dear Commissioner Johnson,

On behalf of the Town of Waldoboro, I am pleased to submit for your review the *2023 Amendment to the First Waldoboro Tax Increment Financing District Development Program*. This Amendment was approved by the residents of the Town of Waldoboro through a warrant vote on June 13, 2023.

With this letter, I certify that all information contained in the application is true and correct to the best of my knowledge.

Please contact us if there are any questions or comments relating to our proposal.

Sincerely,

Julie Keizer, Town Manager

Economic Development Project

Town of Waldoboro, Maine

*An Application for a Municipal Development and Tax Increment Financing District*

DRAFT

---

2023 Amendment to the First Waldoboro Tax Increment Financing District Development Program

---

Considered by the Town of Waldoboro

June 13, 2023

## Table of Contents

Section	Page
<b>I.     <u>Introduction</u></b>	4
A. Summary of Establishment of the First Waldoboro Tax Increment Financing District Development Program	4
B. Physical Description and Original Assessed Value	4
<b>II.    <u>Public Project Costs List</u></b>	4
<b>III.   <u>Other Development Program Updates and Confirmations</u></b>	10
A. Relocation of Displaced Persons	10
B. Municipal Indebtedness	10
C. Description of commercial facilities, arts districts, improvements, or projects to be financed in whole or in part by the Development Program	10
D. Description of public facilities, improvements, or programs to be financed in whole or in part by the Development Program	10
E. Duration of the Program	10
F. Sources of Anticipated Revenues	10
G. Description of the Terms and Conditions of any agreements, contracts, or other obligations related to the Development Program	10
H. Proposed regulations and facilities to improve transportation	11
I. Environmental Controls	11
J. Proposed operation of the Development District, private and public, after the planned capital improvements are completed	11
<b>IV.    <u>Municipal Approval</u></b>	11
A. Public Hearing	11
B. Town Meeting Approval	11
<b>V.     <u>DECD Forms</u></b>	11
A. Application cover Sheet	11
B. Statutory Requirements & Thresholds Forms and Employment Goals	11

### **Exhibit List**

Exhibit A	Maps of the District
Exhibit B	Assessors Certificate
Exhibit C	Copy of the Notice of Public Hearing
Exhibit D	Copy of the Attested Public Hearing Minutes
Exhibit E	Copy of the Warrant Article and Results of the Vote held on June 13, 2023
Exhibit F-1	TIF Revenue Projections
Exhibit F-2	Tax Shift Projections
Exhibit G	Application Cover Sheet
Exhibit H	Statutory Requirements & Thresholds Form and Employment Goals
Exhibit I	TIF District Value Sheet

## **I. Introduction**

### **A. Summary of the 2023 Amendment**

The Town of Waldoboro (the “Town”) seeks to amend the First Waldoboro Tax Increment Financing District (the “District”) and the Development Program (the “Development Program”). The District and Development Program was approved by the Maine Department of Economic and Community Development (“DECD”) on March 3, 2020 for a term of thirty (30) years. The Town created the District to capture increased assessed values from various sites with potential for economic growth and increased values from the upcoming revaluation. These captured values would then be used to fund a variety of economic development projects within Waldoboro as noted under Section II.

The Town wishes to amend the Development Program (the “Amendment”) to include new projects set forth under Section II, which will be referenced as Table 2. The Amendment would also address geographical and valuation changes to the District with three (3) parcels being removed from the District while an additional two (2) parcels are being corrected since parts of them were used to create a brand new parcel.

### **B. Physical Description and Original Assessed Value**

The Amendment will result in the District reducing by 50.28 acres and \$3,888,000 in Original Assessed Value (OAV). The Amendment will result in the original 747.55 acres in the District to become 697.27 acres and the OAV will be changed from \$18,367,310 to \$14,479,310. Following approval from the Department of this District and Development Program, the Town will keep a record of the parcels and their original assessed value and provide updates to the file as the properties in the District provide new value based. Exhibit A for the maps of the District—both of the entire geographic area of the Town and the tax maps providing the Map and Lot numbers for the District properties—will be corrected to amend Tax Map U-2, which contains two (2) parcels being removed from the Amendment, amend Tax Map U-9 to remove one (1) parcel, updated Tax Maps of the Town of Waldoboro and U-14, which contains the two (2) parcels that have been redrawn to establish a new parcel, and an updated copy of U-5, which has an updated parcel demonstrating that the area was discovered to be smaller than when the District was approved. A copy of the updated Tax Map of the Town of Waldoboro and U-14 will be provided as Exhibit A of this document.

The Town intends to continue the original term of the District for the maximum duration of thirty (30) years from the initial approval. Please find attached—at both Exhibits F-1 and F-2—projections of estimated increased assessed value, TIF revenues, and tax shifts for the future years of the District based on the proposed Amendment.

## **II. Public Project Costs List**

The Public improvements that are being proposed in this Development Program requires approval from the Department to ensure they satisfy the eligibility requirements for TIF revenues. Please note that the cost estimates are preliminary. Any use of the TIF revenues for the proposed capital projects will not be utilized without authorizations from a town meeting or warrant indicating majority approval.

**Table 1**  
**Projects Approved on June 11, 2019**

<b>Costs of Improvements made Within the District</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
1. Cost of funding Capital Improvements. TIF revenues may be applied to the construction of public water, municipal sewer, and natural gas service to areas along the commercial Route One corridor to expand commercial and industrial activities. The revenues may be used for engineering, construction, pump facilities, easements, and other consequences applicable to the installation of pipes.	ss. 5225 (1)(A)(1)(a-d)	\$1,200,000
2. Cost of funding Capital Improvements. TIF revenues may be applied to the installation of High-Speed Fiber to serve the commercial Route One corridor and the industrial zones in the District's footprint to meet commercial demand for faster broadband connectivity. The revenues may be used for engineering, feasibility studies, fiber lines, and associated equipment with installation.	ss. 5225 (1)(A)(1)(a-d)	\$1,000,000
3. Cost of funding Capital Improvements. TIF revenues may be applied to the construction of new roads, parking areas, and associated improvements, such as drainage structures, sewer and water lines, electrical and other utilities to enhance commercial capabilities in the Waldoboro TIF District. This will include engineering, easements, purchasing right-of-way, and construction.	ss. 5225 (1)(A)(1)(a-d)	\$2,500,000
4. Cost of funding Capital Improvements. TIF revenues may be applied to the development of new industrial and/or commercial development parks to accommodate new development and provide jobs. This will include	ss. 5225 (1)(A)(1)(a-d)	\$4,000,000

engineering, purchasing land, easements, and construction of infrastructure such as roads, water, sewer, and utilities, stormwater features, site development and buildings.		
5. Cost of funding Capital Improvement projects (the boat launch and parking) for commercial marine activities as defined by ss. 5222 (10A) including, but not limited to, ship building, fishing, aquaculture, and other marine related commercial activities.	ss. 5225 (1)(A)(1)(a-d)	\$500,000

<b>Costs of Improvements made Outside, but related to, the District</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
6. Municipal Sewer Extension to primarily serve the Waldoboro Business Park and adjacent commercial and industrially zoned properties located off State Route 32 North for commercial and industrial usage as it relates to the TIF District. The project includes engineering, design, and construction of the sewer infrastructure—including necessary pump stations and related equipment.	ss. 5225 (1)(B)(1-3)	\$3,500,000

<b>Community Wide Municipal Investments</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
7. Costs of funding economic development events developed by the Town.	ss. 5225 (1)(C)(1)	\$45,000 (\$1,500 per year for 30 years)
8. Cost of services and equipment to provide skills, development, and training for jobs created and/or retained within the municipality (Training Funds).	ss. 5225 (1)(C)(4)	\$500,000
9. Costs for funding Capital Improvements for pedestrian trails, river walk trails, and rest areas to enhance Waldoboro's tourism industry that are connected to the Waldoboro Trail System that has significant potential to promote economic development.	ss. 5225 (1)(C)(6)	\$250,000

10. Costs associated with the development and/or maintenance of new or existing recreational trails with significant potential to promote economic development. The TIF revenues may be applied to the design, construction, and ongoing maintenance of the Waldoboro Trail System.	ss. 5225 (1)(C)(6)	\$600,000
11. Costs associated with providing local match to federal, state, regional, and foundation grants that support any of the purposes on Title 30-A Chapter 206, Subchapter 1 (Development Districts for Municipalities and Plantations). TIF revenues may be applied as a local match to grants deemed by the municipality to have significant potential for economic development—including, but not limited to, public infrastructure as it relates to commercial use.	ss. 5230	\$2,000,000
12. Cost of funding Capital Improvements. TIF revenues may be applied to locate areas for commercial marine activities as defined by ss. 5222 (10A) for such things as aquaculture, fishing, ship/boat building/repair and other commercial industries. Activities include site engineering, land purchase, and development. This includes using municipal-owned parcels if feasible.	ss. 5225 (1)(C)(8)	\$1,000,000
13. Cost of planning and implementing a marketing campaign to emphasize the Town as business friendly.	ss. 5225 (1)(C)(1)	\$15,000

**Total Estimated Project Costs: \$ 17,110,000**



**Table 2**  
**2023 Amended Project List To Be Added to Original Project List**

<b>Costs of Improvements made Within the District</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
14. Cost of demolition, alteration, remodeling, repair, or reconstruction of municipally-owned structures, fixtures, or buildings that are designated as a blight or not safe for residential use. These associated expenses shall be used to revitalize blighted areas and create additional lots for commercial developments or workforce housing.	ss. 5225 (1)(A)(1)(b)	\$500,000
15. Hiring of professional services for preliminary designs of site work projects to expand public infrastructure associated with economic development. These projects may include—but are not limited to—public roads and utilities to allow more commercial projects on a parcel to stop sprawl developments along existing roads.	ss. 5225 (1)(A)(4)	\$200,000

<b>Costs of Improvements made Outside, but related to, the District</b>		
16. Public safety improvements to areas along public roads with notable vehicular crashes. These public safety improvements may include, but are not limited to, establishing new sidewalks and crosswalks, providing matching funds to the Maine Department of Transportation for improvements on State-aid roads, repairs to existing roads leading to the TIF District, and establishing new roads and shared parking areas to remove entrances on major arterial roads. Improvements from this project category must be directly related to or are made necessary by the establishment or operation of the TIF District, as it relates to commercial/ industrial activity.	ss. 5225 (1)(B)(1)	\$250,000
17. Purchase of public safety equipment associated with maintaining adequate services to protect investments and workers in the TIF District.	ss.5225 (1)(B)(1)	\$60,000

<b>Community Wide Municipal Investments</b>		
18. Costs associated with quality childcare and/or adult care facilities, including finance costs and construction, staffing, training, certification, and accreditation costs related to child care and/or adult care.	ss. 5225 (1)(C)(5)	\$200,000
19. Enhancements to the Medomak Watershed to protect the water quality and wildlife dependent on the ecosystem. Improvements include, but are not limited to, removal/ replacement of obstructions and culverts that inhibit passageways for notable fish species identified by the Department of Marine Resources, addressing sources of pollution that may contaminate the Medomak River, establishing new nursing and habitat zones, the purchase of equipment to improve natural habitat preservation, and providing matching funds for grant opportunities. These enhancements must be aimed towards existing or new aquaculture industries that have relied on the Medomak Watershed for healthy and vibrant habitats for commercial harvesting.	ss. 5225 (1)(C)(8)	\$250,000
20. Associated expenses with expansion of broadband service to unserved residential and commercial areas. Broadband and unserved areas are defined by ConnectMaine Authority.	ss.5225 (1)(C)(10)	\$100,000
21. Costs associated with expansion of municipal water and sewer to support housing projects aimed at affordable workforce housing.	ss. 5225 (1)(E)	\$250,000

**Total Estimated Project Costs from Amendments: \$ 1,910,000**

### **III. Other Development Program Updates and Confirmations**

**A. Relocation of Displaced Persons**

No relocation of displaced persons will result from this Development Program.

**B. Municipal Indebtedness**

The Town reserves the right to issue municipal bonds to pay for capital improvements described in the Development Program. Any municipal bonds issued for such project would require the town approval process as normally required for municipal indebtedness.

**C. Description of commercial facilities, arts districts, improvements, or projects to be financed in whole or in part by the Development Program**

No commercial facilities, arts districts, improvements, or projects will be financed in whole or in part by this Program. The projects envisioned by this Program are municipally based.

**D. Description of public facilities, improvements, or programs to be financed in whole or in part by the Development Program**

All considered projects are listed under Section II (Public Project Costs List). All projects envisioned by this program would be municipally based with a focus on commercial/ industrial purposes.

**E. Duration of the Program**

The Town will have this program last for the maximum term of 30 years. The term began July 1, 2019, through June 30, 2049 upon DECD approval.

The Amendments under this Program shall take effect immediately upon authorization by the State Department of Economic and Community Development.

**F. Sources of Anticipated Revenues**

TIF revenues are expected to be generated over the proposed 30-year term in private investment associated with new property improvements within the proposed District. 100% of increased assessed value of real estate taxable property in the District will be captured and applied to the Development Program.

**G. Description of the Terms and Conditions of any agreements, contracts, or other obligations related to the Development Program**

There will be no credit enhancement agreements (CEA), contracted or other obligations associated with the developer's private investment within the proposed District.

The Development Program requires establishment of a Development Program fund pledged to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S.A. section 5227 (3)(A) (Supp. 2008).

The Development Program Fund is established consisting of a project cost account (Project Cost Account) pledged to and charged with payment of project costs outlined in the financial plan. The Project Cost Account shall consist of one or more Town cost subaccounts (the town project Cost Subaccount) pledged to and charged with the payment of costs of the Town's project costs. TIF revenues allocated to the Town will be to the Town project Cost Subaccount to finance such costs directly.

H. **Proposed regulations and facilities to improve transportation**

No proposed regulations and or facilities to improve transportation are required by the development activities proposed in the District.

I. **Environmental Controls**

The improvements contemplated by this Development Program will comply with all Federal, State, and Local environmental and land development laws, rules, regulations, and ordinances.

J. **Proposed operation of the Development District, private and public, after the planned capital improvements are completed.**

All the real estate property improvements made by the private developer and located within the District will always be owned by the private developer or a related entity.

During the term of the District, the Select Board and/ or their designee(s) will be responsible for all administrative matters required of the Town concerning the implementation and operation of the District.

IV. **Municipal Approval**

A. **Public Hearing**

Attached—as Exhibit B—is an attested copy of the Notice of Public Hearing held on May 30, 2023, in accordance with the requirements of 30-A M.R.S.A. 5526(1), 5526(5), with respect to this Amendment. The notice was published in a newspaper of general circulation in the Town on a date at least ten (10) days prior to the public hearing.

Attached—as Exhibit C—is an attested copy of the minutes and attendance sheet of the public hearing held on May 30, 2023. The minutes outline an opportunity for attending audience members to ask questions regarding the amendment of the District and the Development Program. The minutes were certified by the Director of Planning and Development for Waldoboro and signed by an official Notary.

B. **Town Meeting Approval**

Attached—as Exhibit D—is an attested copy of the Warrant Article that was placed on the Town of Waldoboro June 13, 2023, ballot along with the results of the vote certified by the Town of Waldoboro Town Clerk.

V. **DECD Forms**

A. **Statutory Requirements & Thresholds Forms and Employment Goals**

Attached—as Exhibit E—is a completed Statutory Requirements & Thresholds and Employments Goals forms for this District.



MAP PREPARED BY:  
JAMES BUSHY AND PARTNER INC.  
1000 BUSHY ROAD, SUITE 100  
JEFFERSON, MA 01463  
TEL: 978-281-1111 FAX: 978-281-1112

Jefferson

Washington

Exhibit A  
Map is based on  
the District that  
was approved in  
2020 by DECD.

Nobleboro

Warren

Danversville  
Orange parcels--  
Remaining TIF  
DISTRICT.

BLUE parcels--  
Lots that are  
removed if approved.

Friendship

Cushing

TOWN OF WALDOBORO

0 1,000 2,000 3,000 4,000 5,000  
SCALE 1 INCH = 200 FEET



Exhibit A

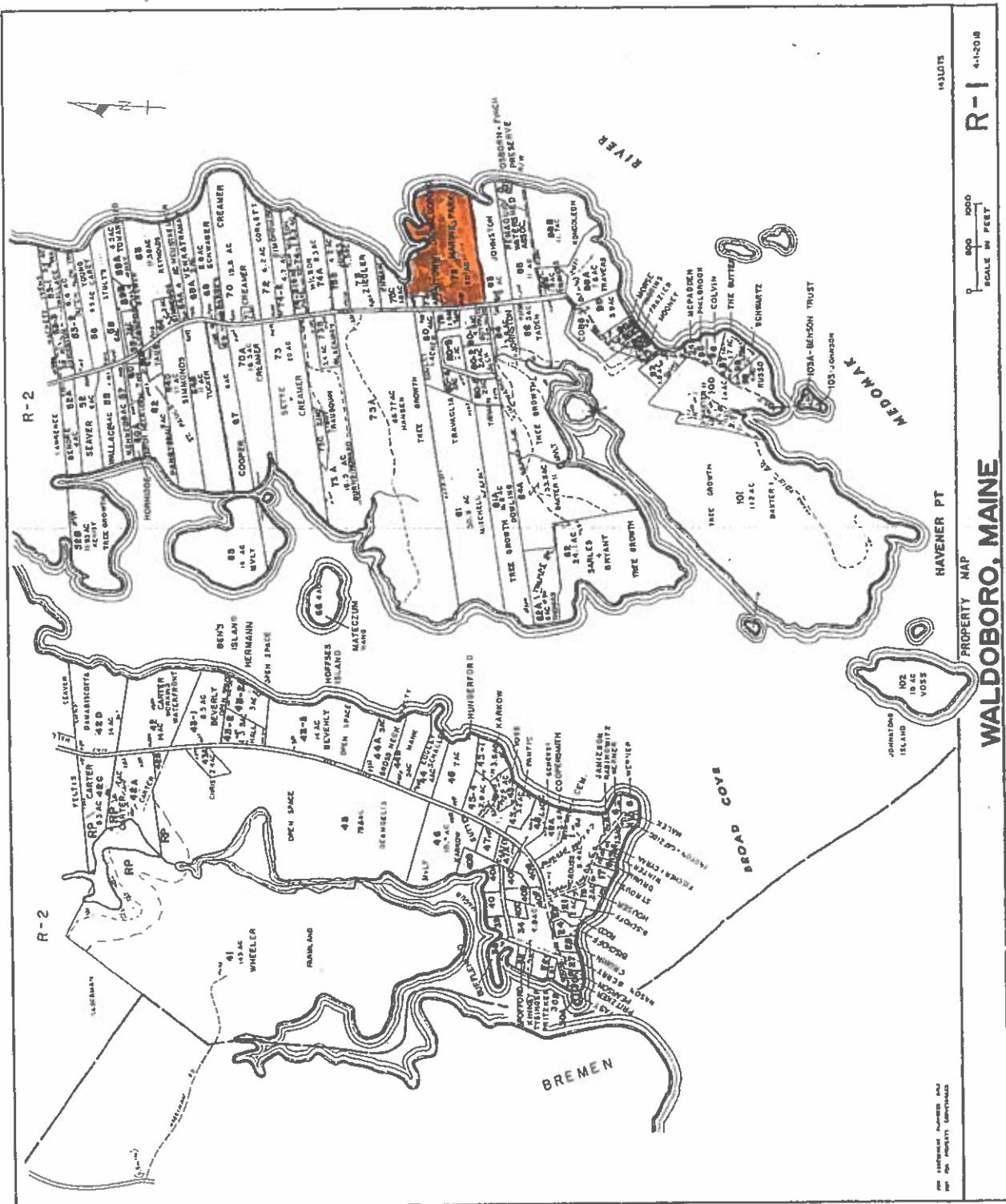


Exhibit A

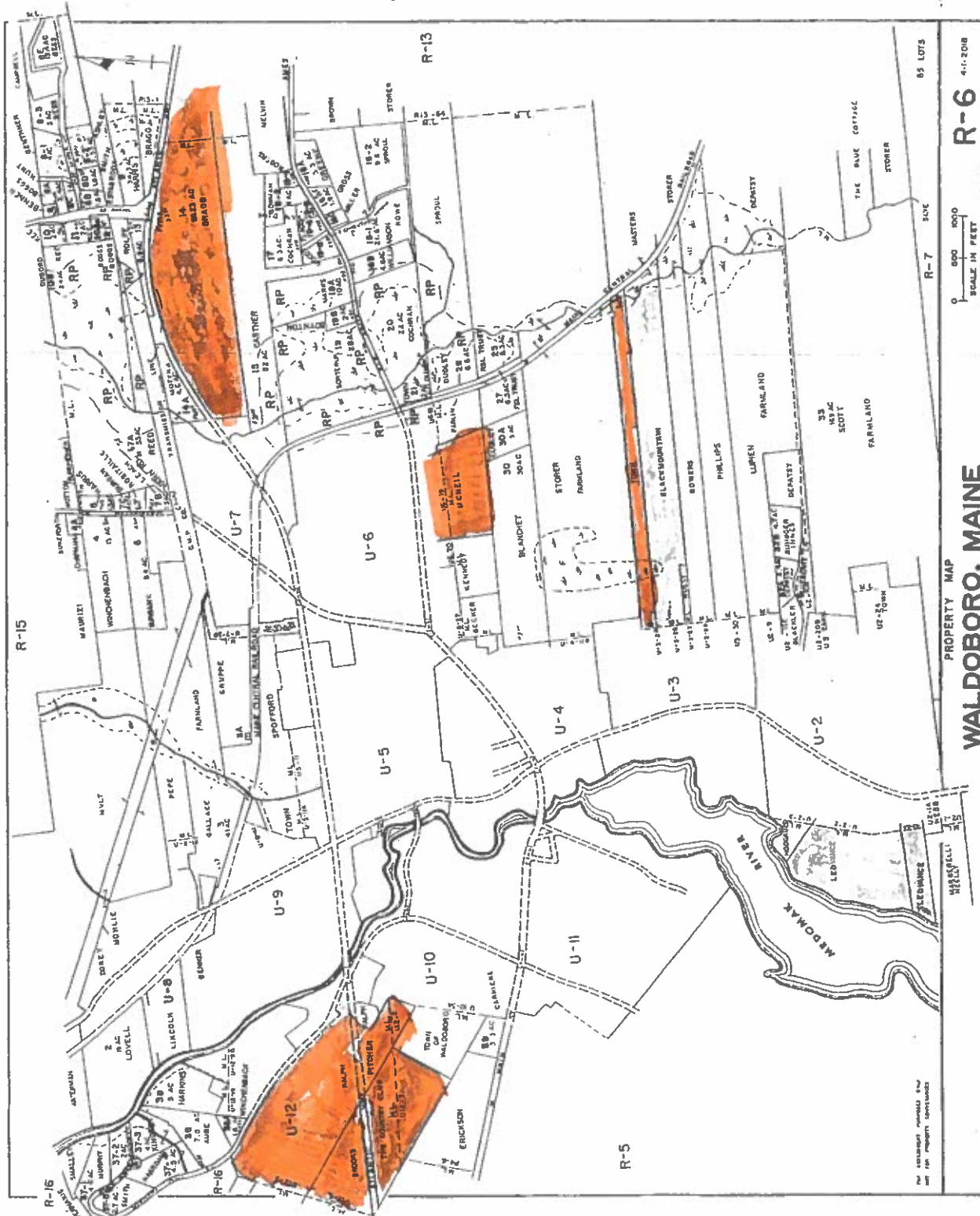


Exhibit A

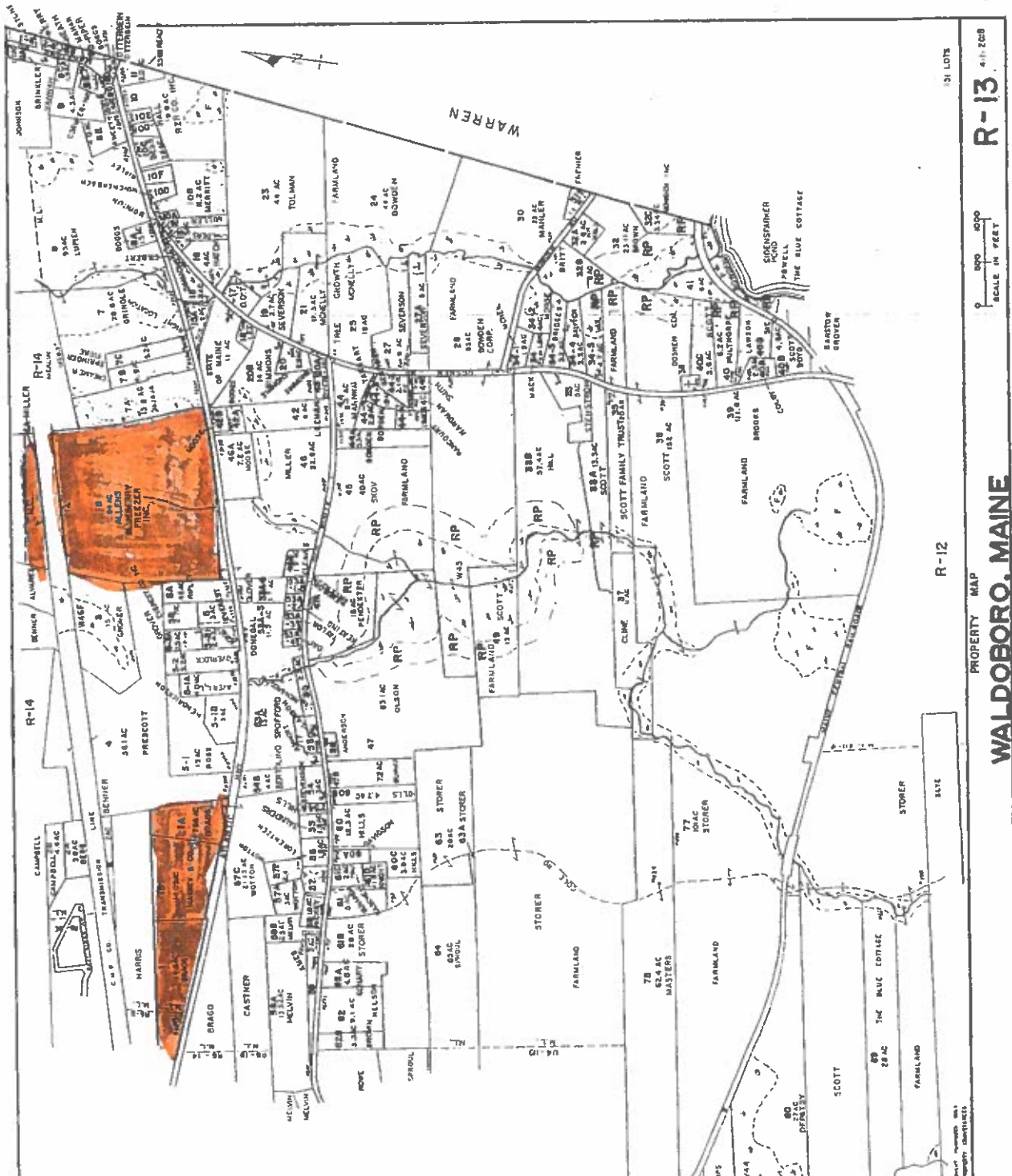




Exhibit A

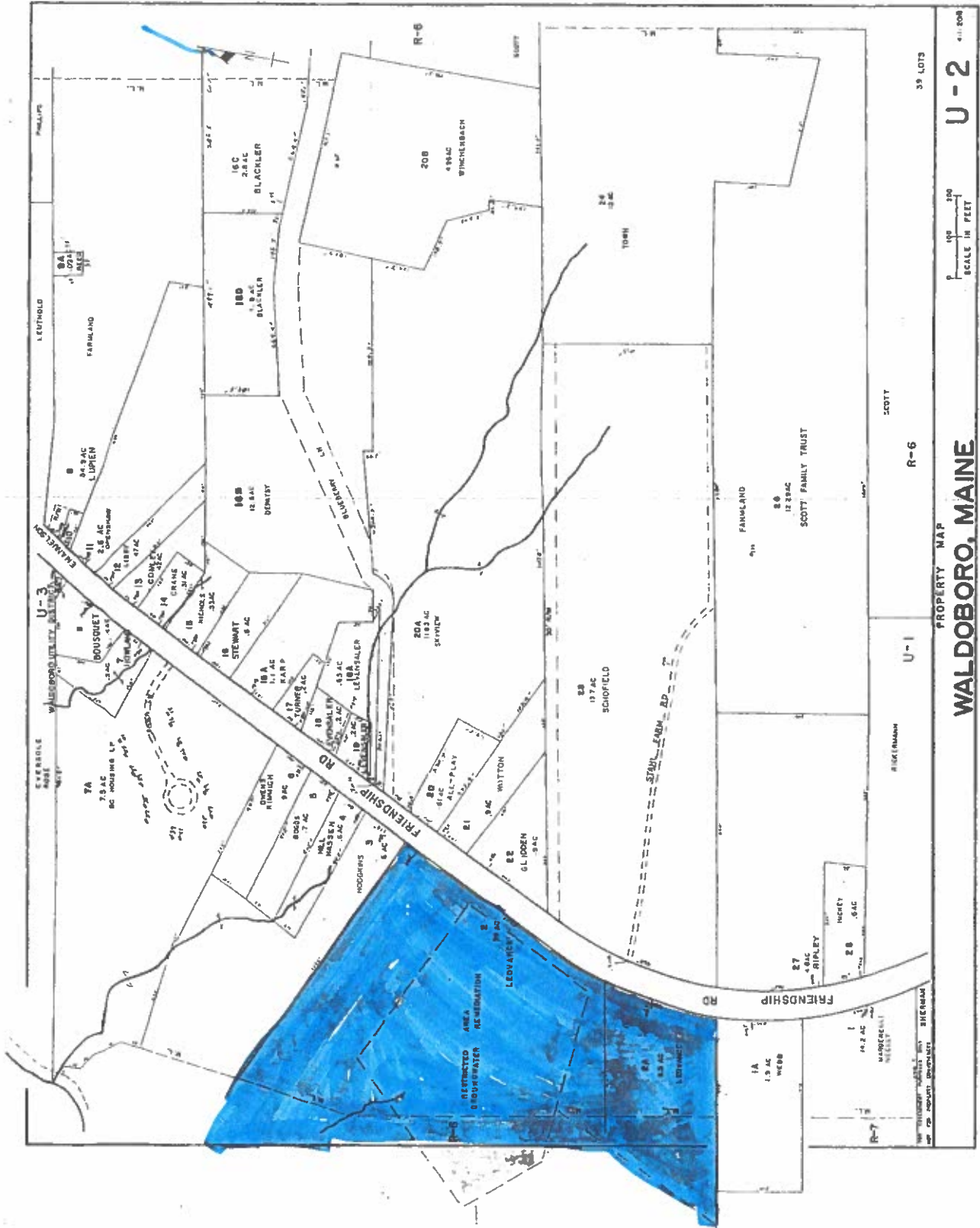
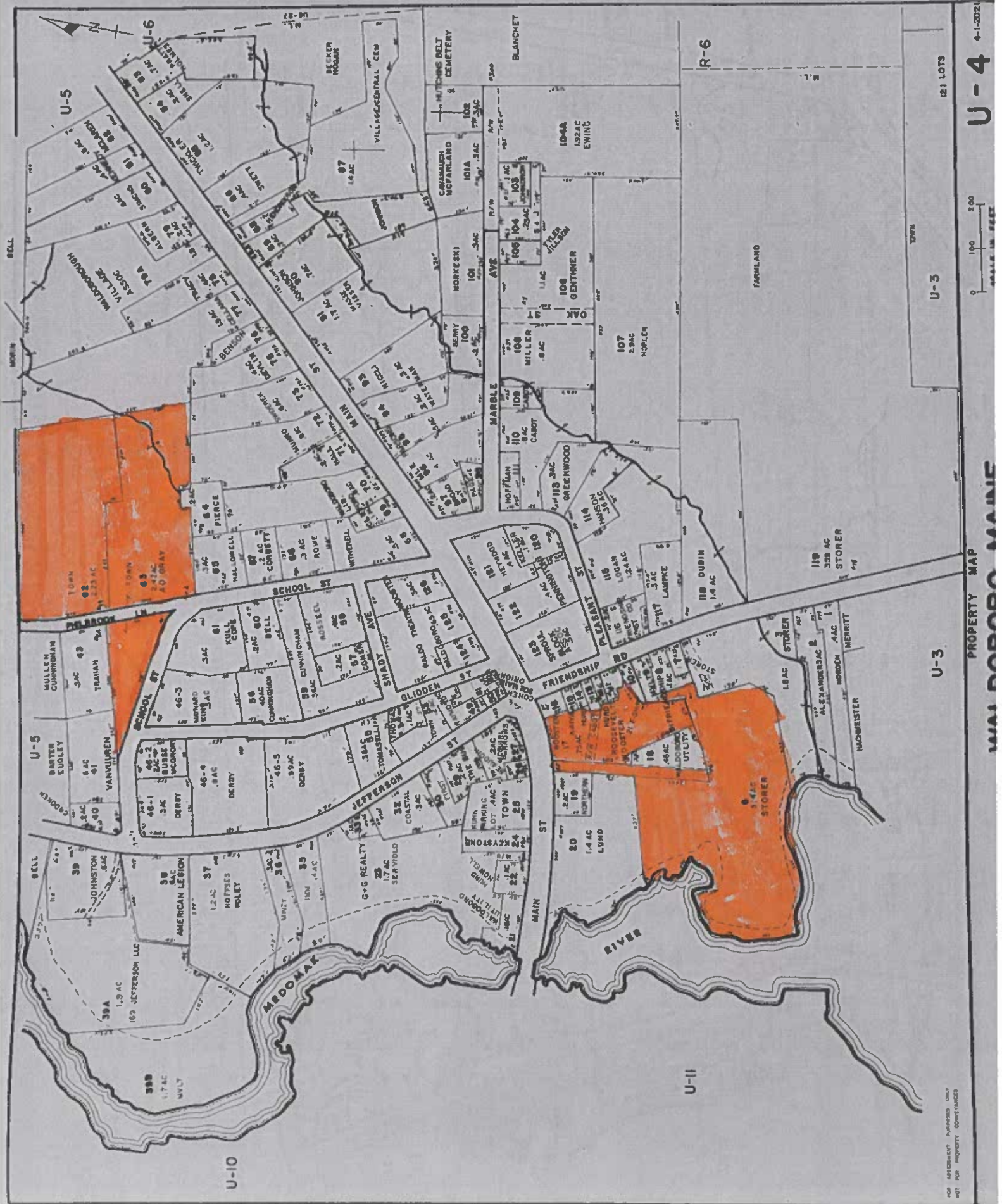


Exhibit A







FOR INFORMATION PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES

U-4 4-1-2021

Exhibit A

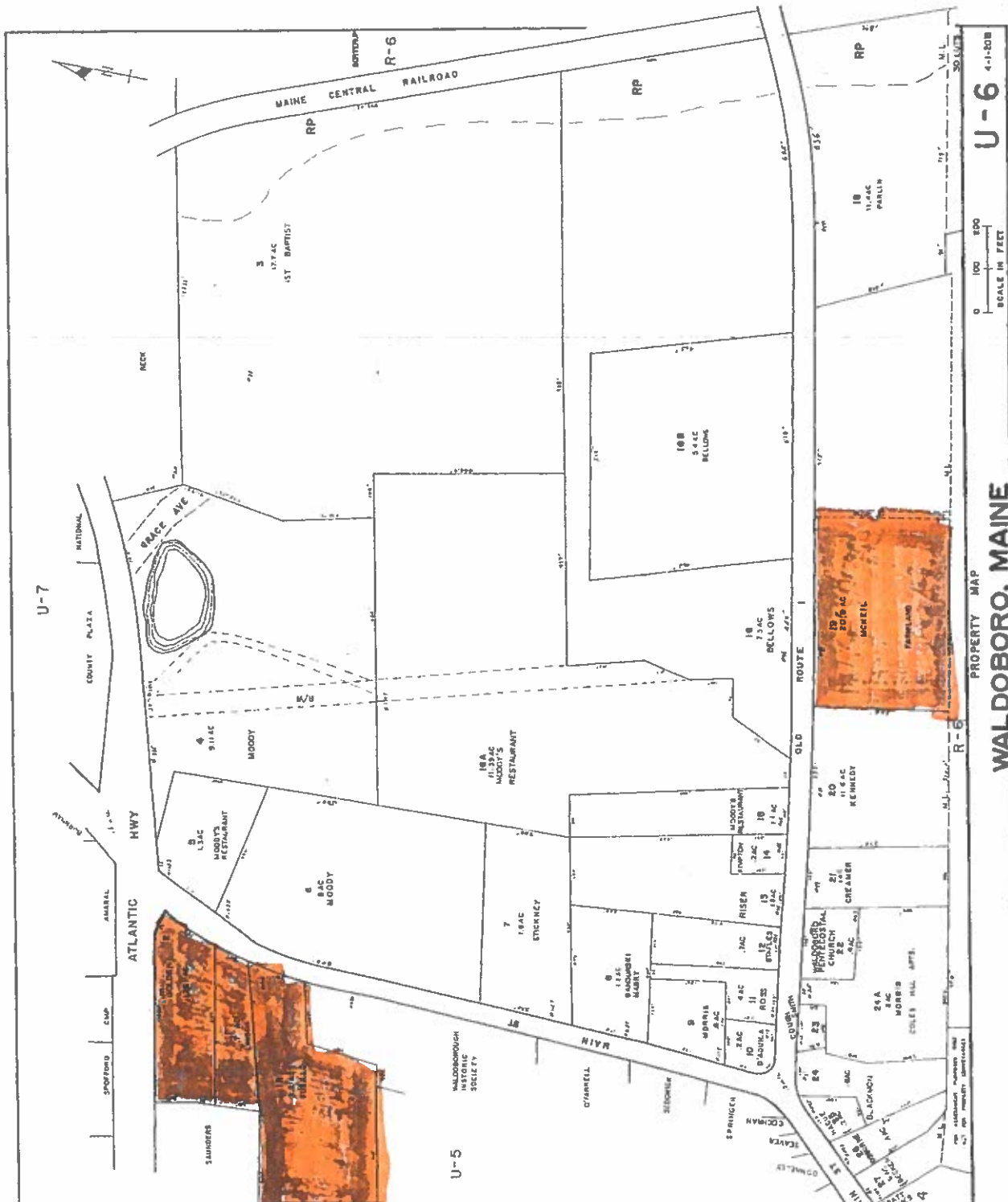
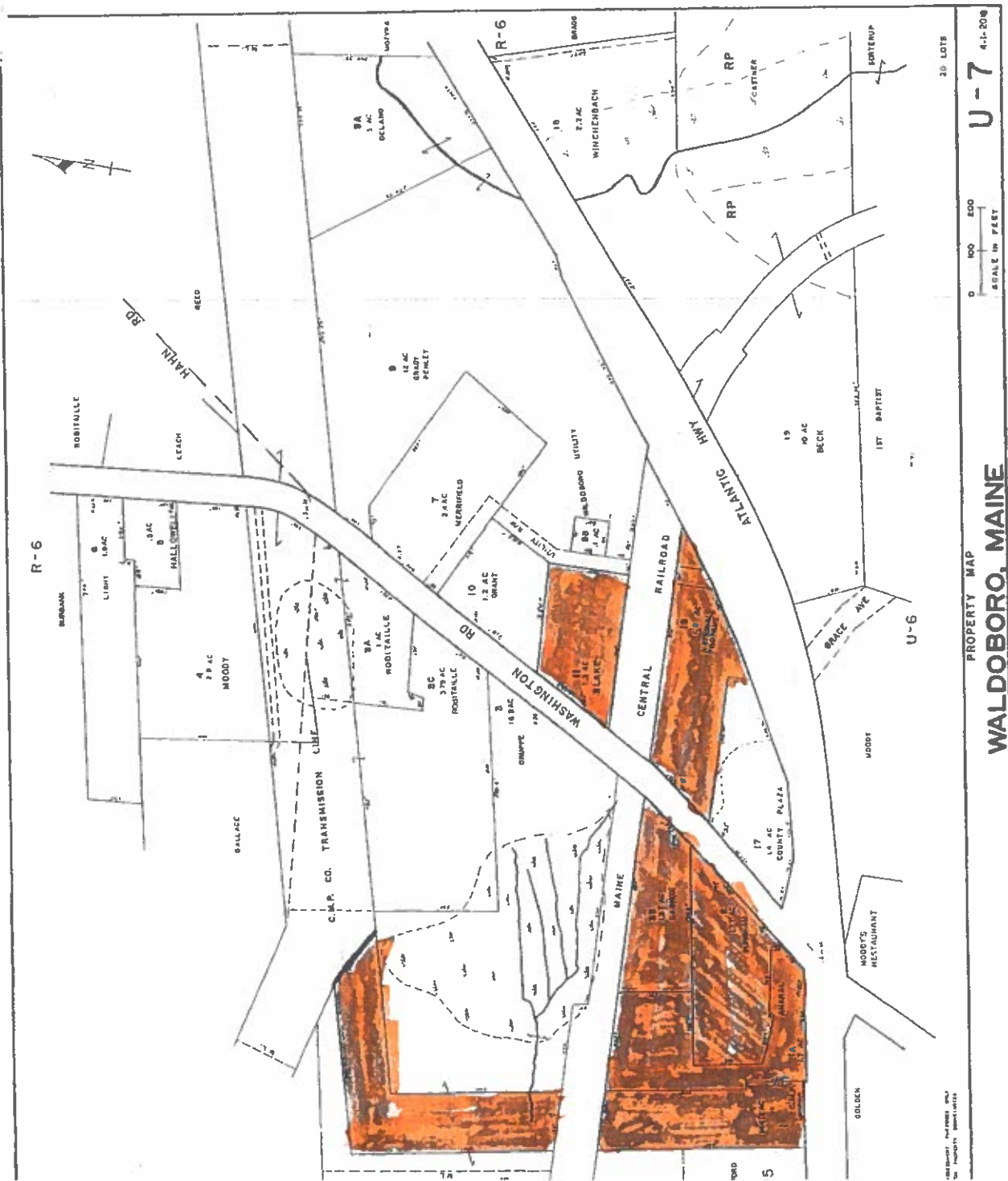


Exhibit A





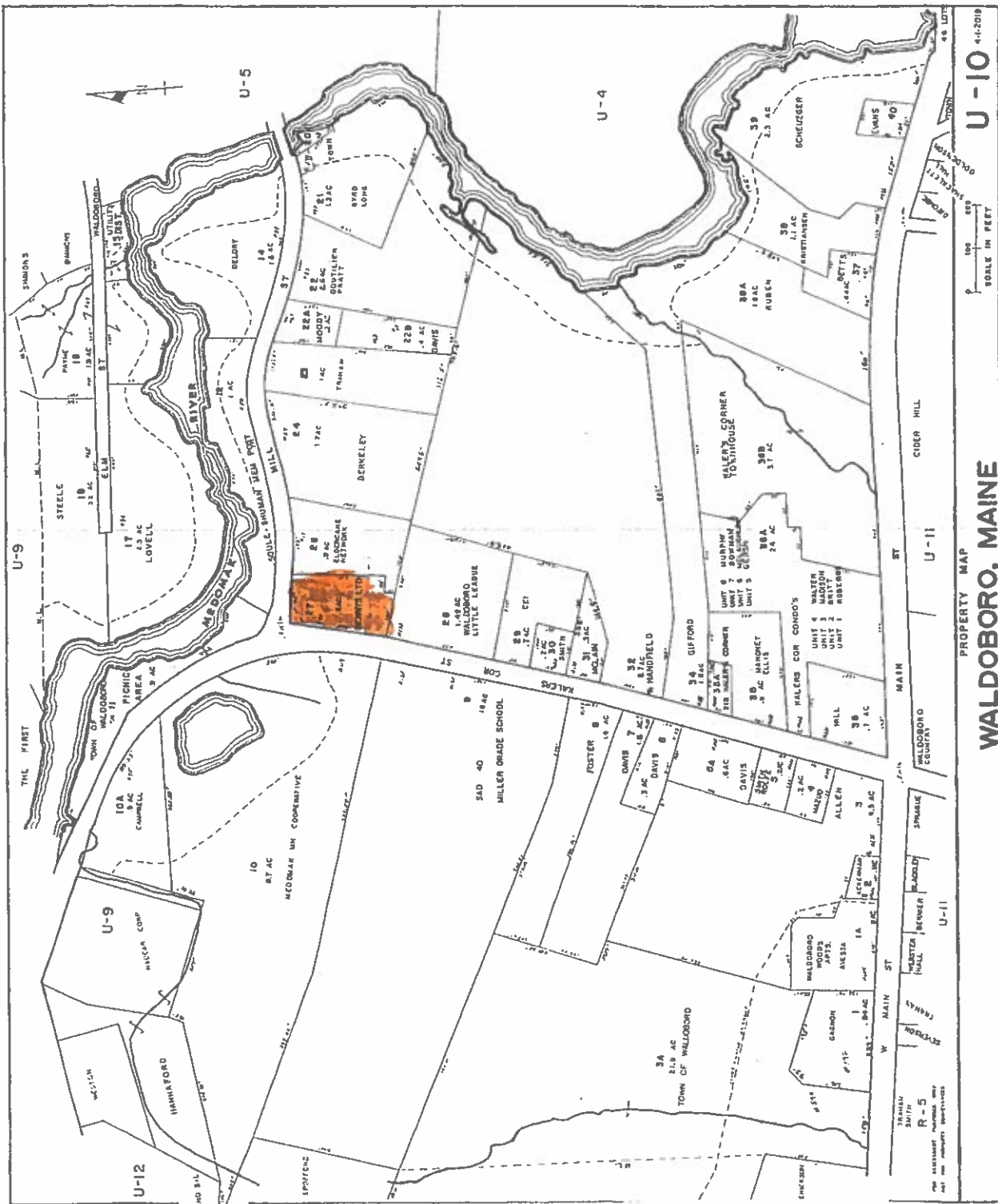


Exhibit A



Exhibit A

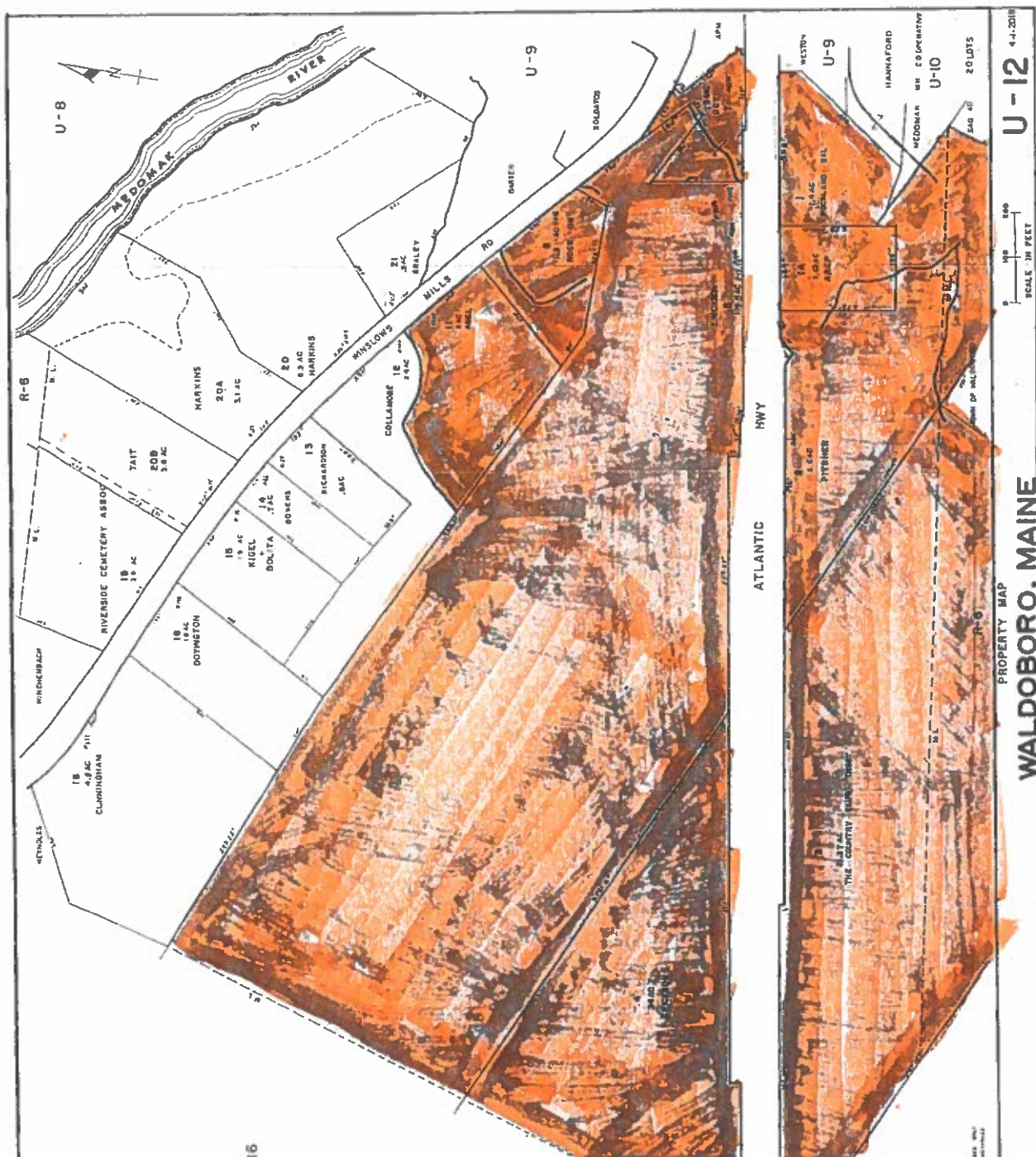




Exhibit A

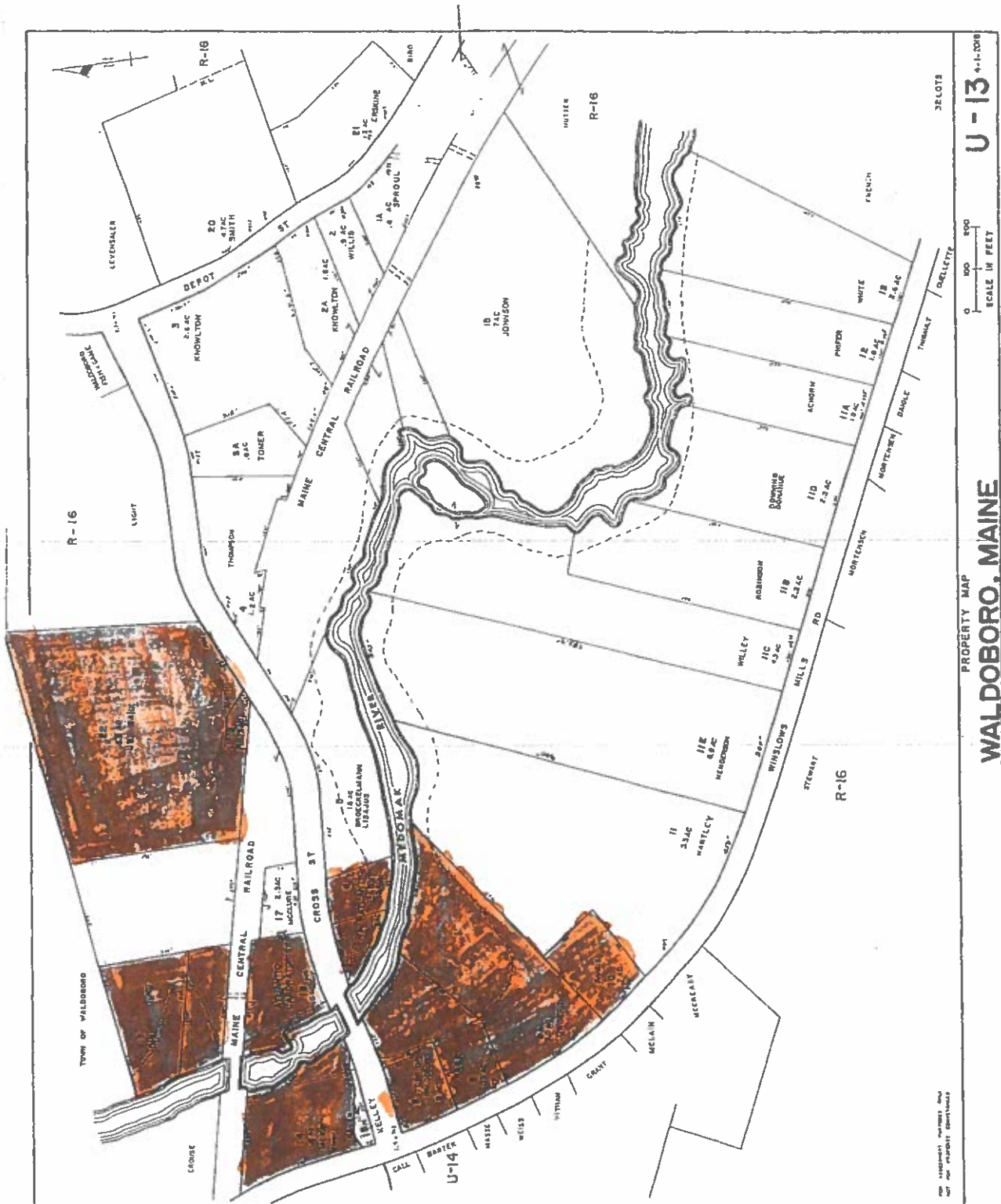
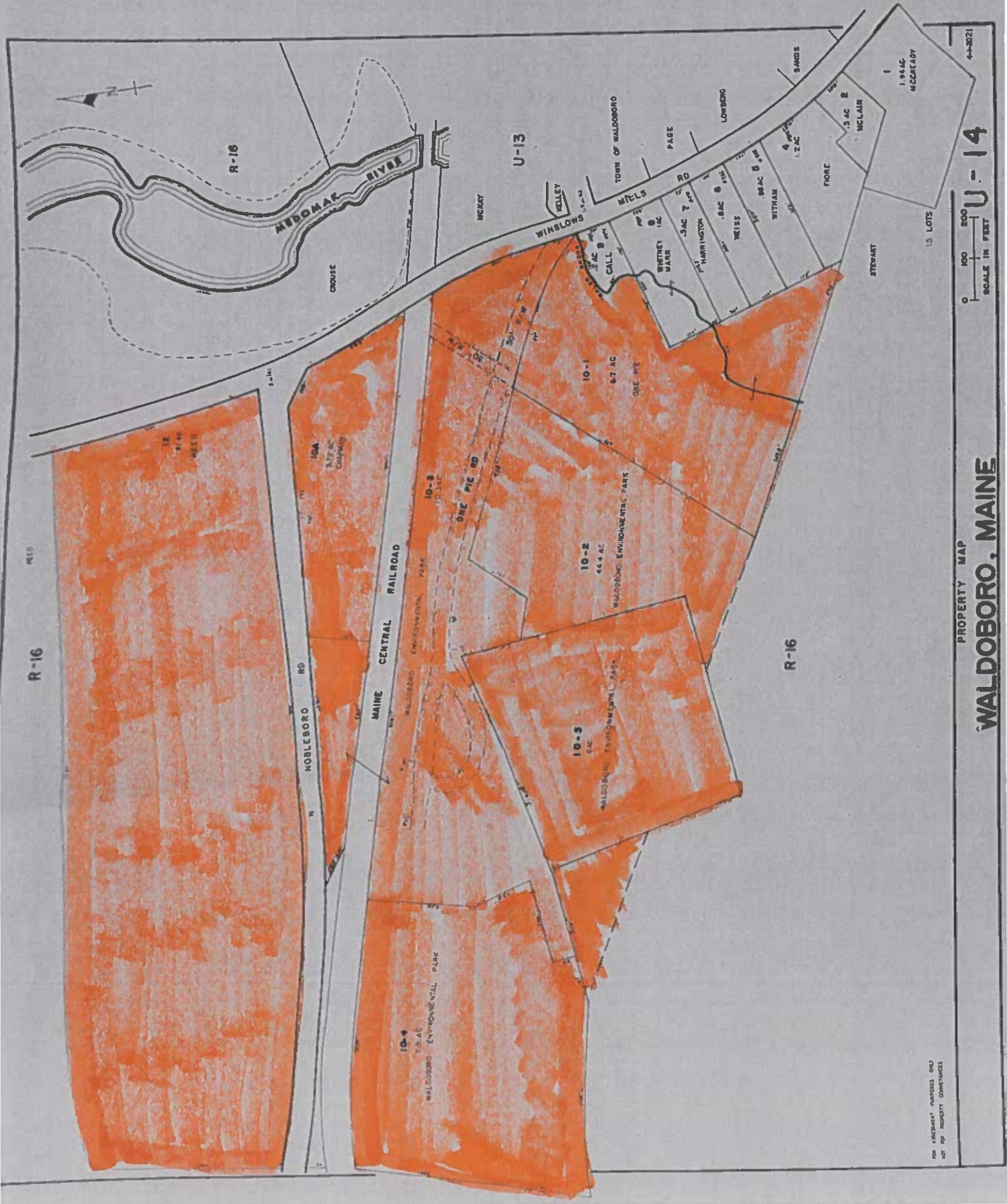


Exhibit A







# Town of Waldoboro, Maine

1600 Atlantic Highway P.O. Box J

Waldoboro, ME 04572

Phone: (207) 832-5369

Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

## Exhibit B

### **Assessor's Certificate of Original Assessed Value for 2023 Amendment to the First Waldoboro Tax Increment Financing District Development Program**

I, Darryl McKenney, the undersigned Tax Assessor's Agent for the Town of Waldoboro, Maine, do hereby certify that the attached tax maps under Exhibit A showing the locations and boundaries of the individual properties identified in Exhibit I are an accurate description of the proposed TIF District if the 2023 Amendment is approved. As indicated in Exhibit H, the total land area in this proposal will decrease to 697.27 acres out of the total municipal acreage of 43,385.39.

I hereby certify, pursuant to 30-A MRS § 5227(2) that the Original Assessed Value of the taxable real and personal property in the proposed TIF District as of March 31, 2019 was \$18,367,310. As of March 31, 2023, the taxable real and personal property in the proposed TIF District would be \$14,479,310 with the removal of the parcels proposed under the 2023 Amendment.

In witness whereof, this certificate has been executed by me on this day of 2-27-23.

Darryl McKenney  
Municipal Tax Assessor's Agent, Town of Waldoboro

LEGAL ADVERTISING

STATE OF MAINE  
LINCOLN COUNTY  
PIRIATE COURT

NOTICE TO CREDITORS

18-CV-11-RS-3-240011

The following Personal Representative has been appointed in the Estates noted below. The first publication of this notice is on May 11, 2023. If you are a creditor of the decedent, you must present your claim within four months of the first publication date of this Notice to Creditors or be forever barred.

You may present your claim by filing a written statement of your claim on a proper form with the Register of Probate of this Court or by delivering or mailing to the Personal Representative listed below at the address published by the Personal Representative a letter which states the name and address of the decedent and the amount claimed or in such other manner as the law may provide. See 18-C.M.R.S. §3-404.

**ESTATE OF VICTORIA JAMES MURPHY**, late of South Bristol, Deceased, Docket No. 2023-0100, April 10, 2023, Robert B. Gregory, Esq., P.O. Box 780, Damariscotta, ME 04545 and Patricia James Hale, Jr., 15 Second St., Windsor Locks, CT 06096, appointed personal representative without bond.

**ESTATE OF ELDON C. HUNT JR.**, late of Newcasco, Deceased, Docket No. 2023-0102, April 12, 2023, Christine K. Hunt, 24 Bonker Hill Road, Newcasco, ME 04553 and Laura H. Houghton, 20 Lincoln Lane, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF THOMAS S. LAMBERT**, late of Wiscasset, Deceased, Docket No. 2023-0104, April 13, 2023, Candace Cohn Lamplough, 47 Bayview Heights, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF KEVIN J. ROLAND**, late of Wiscasset, Deceased, Docket No. 2023-0105, April 14, 2023, Dorothy F. Freeman, 18 Hunt Meadow Road, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF PETER D. HORNE**, late of East Boothbay, Deceased, Docket No. 2023-0106, April 18, 2023, Randolph S. Horne, 400 Pitt Road, Industry, ME 04938, appointed personal representative without bond.

**ESTATE OF KATHARINE G. MARTIN**, late of Wiscasset, Deceased, Docket No. 2023-0107, April 18, 2023, Beth Kimball Martin, 525 Western Highway S., Richmond Hill, GA 31324, appointed personal representative without bond.

**ESTATE OF MONTY D. JONES**, late of Jefferson, Deceased, Docket No. 2023-0108, April 19, 2023, Scott V. Jones, 194 Head Tide Road, Wiscasset, ME 04533, appointed personal representative without bond.

**ESTATE OF PATRICIA M. JEREMIAH**, late of Wiscasset, Deceased, Docket No. 2023-0110, April 19, 2023, Catherine J. Darling, 834 E. Big Horn Trail, Tucson, AZ 85750 and Nicholas G. Jeremiah, 13309 Alder Avenue NE, Seattle, WA 98122, appointed personal representative without bond.

**ESTATE OF PHILIP A. MILLER**, late of Southport, Deceased, Docket No. 2023-0111, April 19, 2023, Marisa K. Wade, 322 Emory Lane, Boothbay Harbor, ME 04538, appointed personal representative without bond.

**ESTATE OF GLEN F. HELLER JR.**, late of Wiscasset, Deceased, Docket No. 2023-0114, April 20, 2023, Beth E. Spicer-Heller, 391 Hunt Meadow Road, Wiscasset, ME 04533, appointed personal representative without bond.

**ESTATE OF PHILIP A. MILLER**, late of Wiscasset, Deceased, Docket No. 2023-0115, April 25, 2023, Carol Barber Miller, 82 Milliken Island Road, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF KARL JAMES MAREAN**, late of Boothbay, Deceased, Docket No. 2023-0045-2, March 26, 2023, Daniel Maren, 88 Waban Park, Newton, MA 02456, appointed personal representative without bond.

**ESTATE OF JANE G. OAKES**, late of Boothbay, Deceased, Docket No. 2023-0118, April 27, 2023, Jason L. Oakes, 337 Dover Road, Boothbay, ME 04537, appointed personal representative without bond.

**ESTATE OF NANCY L. HURST**, late of Boothbay, Deceased, Docket No. 2023-0119, April 27, 2023, Graham A. B. Hunt, 333 Barbers Island Road, Boothbay, ME 04537, appointed personal representative without bond.

**ESTATE OF ALVIN B. COOPER**, late of Fairmount, Deceased, Docket No. 2023-0121, April 27, 2023, Wendy Coyle, 15 Macleod Drive, Fairmount, ME 04104, appointed personal representative without bond.

**ESTATE OF ELIAS A. BOWD**, late of Jefferson, Deceased, Docket No. 2023-0122, April 27, 2023, Stacy L. Morr, 54

LEGAL ADVERTISING

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered February 10, 2023 in the action entitled KeyBank, N.A., et al/b/m First Niagara Bank, N.A. v. Peggy Jean Wadsworth et al/b/m Peggy J. Wadsworth, by the Wiscasset District Court, Docket No. RE-22-8, wherein the Court adjudged the foreclosure of a mortgage granted by Peggy Jean Wadsworth et al/b/a Peggy J. Wadsworth to KeyBank National Association dated December 31, 2010 and recorded in the Lincoln County Registry of Deeds in Book 436, Page 285, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on:

June 15, 2023 at 10:00 AM  
At Holiday Inn by the Bay,  
Spring Street, Portland, Maine.

The property is located at 1434 Old August Road, Wadsworth, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$8,000.00 in certified or bank check at the time of the public sale made payable to Bennett & McHugh, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within sixty (60) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

This property will be sold as is. Additional terms will be announced at the public sale.  
KeyBank, N.A., et al/b/m First Niagara Bank, N.A. by its attorneys,  
Bennett & McHugh, P.C.,  
36 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

**ESTATE OF RUTH P. WEBSTER**, late of Wiscasset, Deceased, Docket No. 2023-0095, May 2, 2023, Richard Delano, 543 Lovell Road, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF ROY A. HUDSON**, late of Round Pond, Deceased, Docket No. 2023-0078, May 2, 2023, Kevin C. Hudson, P.O. Box 159, Kalsbach, NY 11852, appointed personal representative without bond.

**ESTATE OF ALAN J. BALDWIN**, late of Newcasco, Deceased, Docket No. 2023-0120, May 4, 2023, Jennifer Leahy Galshe, 50 Newcasco Dr., Unit A, Portland, ME 04103, appointed personal representative without bond.

**ESTATE OF GEORGE N. WESTON**, late of Newcasco, Deceased, Docket No. 2023-0130, May 4, 2023, Mark L. Doe, P.O. Box 448, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF DOUGLAS E. CLARK**, late of Bristol, Deceased, Docket No. 2023-0131, May 4, 2023, Jennifer Leahy Galshe, 134 Long Island Road, Moultonborough, NH 03254 and Kenneth W. Clark, Five Cedar St., Exeter, NH 03833, appointed personal representative without bond.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

STATE OF MAINE  
LINCOLN COUNTY  
PIRIATE COURT

PROBATE NOTICES

TO ALL PERSONS INTERESTED IN ANY OF THE MATTERS LISTED BELOW:

Notice is hereby given by the respective Personal Representatives that they have filed formal petitions concerning the following matters. These matters will be heard at 10:00 A.M. or at such other time as they may be in the following cases: **WEDNESDAY, June 7, 2023** The requests may be made on or after this hearing date if the sufficient evidence is heard. This is in compliance with the requirements of 18-C.M.R.S. §3-403 and Maine Probate Rule 4. All shall show names of Petitioner and address and telephone number at which Petitioner or his attorney may be reached.

**ESTATE OF JEWELL E. LEDWELL**, late of Johnson City, NH, Deceased, Docket No. 2023-0116, Petition for Formal Adjudication of Intestacy for Formal Adjudication of Intestacy Only, Beth E. Spicer-Heller, whose Attorney is Kyle M. Garmann, Bennett & McHugh, P.C., 30 Danforth St., Suite 104, Portland ME 04101 (207) 310-8895.

**ESTATE OF MARY A. WHITNEY**, late of Boothbay, Deceased, Docket No. 2023-0123, Petition for Formal Adjudication of Intestacy and Appointment of Michael A. Plummer as Personal Representative, whose address is 45 Haskins Place, Boothbay, ME 04537 (207) 380-4066.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

NOTICE OF PUBLIC HEARING

The Town of Waldoboro will be holding a public hearing on May 10, 2023, from 4:30 pm to 6:00 pm, to discuss proposed amendments entitled: 2023 Amendment to the First Waldoboro Tax Incremental Financing District Development Program pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. The proposed amendments include updating the properties located within the District as well as updating the eligible uses of the funds.

A copy of the proposed amendments will be on file with the Town Clerk during normal business hours. All interested individuals are invited to attend the public hearing and will be given an opportunity to be heard.

The public hearing will be held at the Waldoboro Town Office located at 1600 Atlantic Highway. If you are unable to attend in person, residents can attend via Zoom by going to the "Stay Connected" tab at the Town of Waldoboro website ([waldoboromaine.org](http://waldoboromaine.org)). Residents are also able to submit questions or comments to [planning@waldoboromaine.org](mailto:planning@waldoboromaine.org) if they are unable to attend.

NOTICE OF FORMAL ON-DEMAND PUBLIC MEETING

Damariscotta

To discuss the construction of a multi-use path located on Main Street from Biscay Road to the Great Salt Bay Community School.

Access to this and all other active meeting presentations is available at our Public Meetings Page located at [billymainedot.net/meetings](http://billymainedot.net/meetings)

MaineDOT will have an on-demand presentation available for this Formal Public Meeting. This meeting will give information about the proposed project, including video presentations and other pertinent information to help the public understand the project. These on-demand meetings allow for convenient viewing at any time. The meeting also provides the ability for online comments and questions that will be answered by MaineDOT staff.

This public meeting is to inform and invite public comments. We are particularly interested in learning local views, discovering local resources, and identifying local concerns and issues. Anyone interested can view the presentation at the above website or scan the QR Code with their smartphone for access.

MaineDOT invites and encourages you to review the meeting and share your thoughts on this project during the formal comment period from May 17, 2023 to June 2, 2023.

Reasonable accommodations have been made to provide access to these meetings by providing access at any time within a two-week period. Additional accommodations to allow full participation in these meetings can be requested by contacting the Project Manager listed below. Please see the Accessibility/Accommodation document on our Public Involvement Background Information Page for more information regarding requesting accommodations.

Questions, comments, or inquiries can be made directly through the on-demand meeting or can be directed to the Project Manager listed below.

Daniel Loring, Project Manager, Maine Department of Transportation  
24 Child Street, 18 State House Station, Augusta, Maine 04333-0016  
Telephone: (207) 624-3451  
Email: [daniel.m.loring@maine.gov](mailto:daniel.m.loring@maine.gov)  
Work Identification Numbers 025337.00 Federal Aid Project Number 2533700

LEGAL ADVERTISING

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered February 10, 2023 in the action entitled KeyBank, N.A., et al/b/m First Niagara Bank, N.A. v. Peggy Jean Wadsworth et al/b/m Peggy J. Wadsworth, by the Wiscasset District Court, Docket No. RE-22-8, wherein the Court adjudged the foreclosure of a mortgage granted by Peggy Jean Wadsworth et al/b/a Peggy J. Wadsworth to KeyBank National Association dated December 31, 2010 and recorded in the Lincoln County Registry of Deeds in Book 436, Page 285, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on:

June 15, 2023 at 10:00 AM  
At Holiday Inn by the Bay,  
Spring Street, Portland, Maine.

The property is located at 1434 Old August Road, Wadsworth, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$8,000.00 in certified or bank check at the time of the public sale made payable to Bennett & McHugh, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within sixty (60) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

This property will be sold as is. Additional terms will be announced at the public sale.  
KeyBank, N.A., et al/b/m First Niagara Bank, N.A. by its attorneys,  
Bennett & McHugh, P.C.,  
36 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

**ESTATE OF RUTH P. WEBSTER**, late of Wiscasset, Deceased, Docket No. 2023-0095, May 2, 2023, Richard Delano, 543 Lovell Road, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF ROY A. HUDSON**, late of Round Pond, Deceased, Docket No. 2023-0078, May 2, 2023, Kevin C. Hudson, P.O. Box 159, Kalsbach, NY 11852, appointed personal representative without bond.

**ESTATE OF ALAN J. BALDWIN**, late of Newcasco, Deceased, Docket No. 2023-0120, May 4, 2023, Jennifer Leahy Galshe, 50 Newcasco Dr., Unit A, Portland, ME 04103, appointed personal representative without bond.

**ESTATE OF GEORGE N. WESTON**, late of Newcasco, Deceased, Docket No. 2023-0130, May 4, 2023, Mark L. Doe, P.O. Box 448, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF DOUGLAS E. CLARK**, late of Bristol, Deceased, Docket No. 2023-0131, May 4, 2023, Jennifer Leahy Galshe, 134 Long Island Road, Moultonborough, NH 03254 and Kenneth W. Clark, Five Cedar St., Exeter, NH 03833, appointed personal representative without bond.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

STATE OF MAINE  
LINCOLN COUNTY  
PIRIATE COURT

PROBATE NOTICES

TO ALL PERSONS INTERESTED IN ANY OF THE MATTERS LISTED BELOW:

Notice is hereby given by the respective Personal Representatives that they have filed formal petitions concerning the following matters. These matters will be heard at 10:00 A.M. or at such other time as they may be in the following cases: **WEDNESDAY, June 7, 2023** The requests may be made on or after this hearing date if the sufficient evidence is heard. This is in compliance with the requirements of 18-C.M.R.S. §3-403 and Maine Probate Rule 4. All shall show names of Petitioner and address and telephone number at which Petitioner or his attorney may be reached.

**ESTATE OF JEWELL E. LEDWELL**, late of Johnson City, NH, Deceased, Docket No. 2023-0116, Petition for Formal Adjudication of Intestacy for Formal Adjudication of Intestacy Only, Beth E. Spicer-Heller, whose Attorney is Kyle M. Garmann, Bennett & McHugh, P.C., 30 Danforth St., Suite 104, Portland ME 04101 (207) 310-8895.

**ESTATE OF MARY A. WHITNEY**, late of Boothbay, Deceased, Docket No. 2023-0123, Petition for Formal Adjudication of Intestacy and Appointment of Michael A. Plummer as Personal Representative, whose address is 45 Haskins Place, Boothbay, ME 04537 (207) 380-4066.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered February 10, 2023 in the action entitled KeyBank, N.A., et al/b/m First Niagara Bank, N.A. v. Peggy Jean Wadsworth et al/b/m Peggy J. Wadsworth, by the Wiscasset District Court, Docket No. RE-22-8, wherein the Court adjudged the foreclosure of a mortgage granted by Peggy Jean Wadsworth et al/b/a Peggy J. Wadsworth to KeyBank National Association dated December 31, 2010 and recorded in the Lincoln County Registry of Deeds in Book 436, Page 285, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on:

June 15, 2023 at 10:00 AM  
At Holiday Inn by the Bay,  
Spring Street, Portland, Maine.

The property is located at 1434 Old August Road, Wadsworth, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$8,000.00 in certified or bank check at the time of the public sale made payable to Bennett & McHugh, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within sixty (60) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

This property will be sold as is. Additional terms will be announced at the public sale.  
KeyBank, N.A., et al/b/m First Niagara Bank, N.A. by its attorneys,  
Bennett & McHugh, P.C.,  
36 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

**ESTATE OF RUTH P. WEBSTER**, late of Wiscasset, Deceased, Docket No. 2023-0095, May 2, 2023, Richard Delano, 543 Lovell Road, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF ROY A. HUDSON**, late of Round Pond, Deceased, Docket No. 2023-0078, May 2, 2023, Kevin C. Hudson, P.O. Box 159, Kalsbach, NY 11852, appointed personal representative without bond.

**ESTATE OF ALAN J. BALDWIN**, late of Newcasco, Deceased, Docket No. 2023-0120, May 4, 2023, Jennifer Leahy Galshe, 50 Newcasco Dr., Unit A, Portland, ME 04103, appointed personal representative without bond.

**ESTATE OF GEORGE N. WESTON**, late of Newcasco, Deceased, Docket No. 2023-0130, May 4, 2023, Mark L. Doe, P.O. Box 448, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF DOUGLAS E. CLARK**, late of Bristol, Deceased, Docket No. 2023-0131, May 4, 2023, Jennifer Leahy Galshe, 134 Long Island Road, Moultonborough, NH 03254 and Kenneth W. Clark, Five Cedar St., Exeter, NH 03833, appointed personal representative without bond.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

STATE OF MAINE  
LINCOLN COUNTY  
PIRIATE COURT

PROBATE NOTICES

TO ALL PERSONS INTERESTED IN ANY OF THE MATTERS LISTED BELOW:

Notice is hereby given by the respective Personal Representatives that they have filed formal petitions concerning the following matters. These matters will be heard at 10:00 A.M. or at such other time as they may be in the following cases: **WEDNESDAY, June 7, 2023** The requests may be made on or after this hearing date if the sufficient evidence is heard. This is in compliance with the requirements of 18-C.M.R.S. §3-403 and Maine Probate Rule 4. All shall show names of Petitioner and address and telephone number at which Petitioner or his attorney may be reached.

**ESTATE OF JEWELL E. LEDWELL**, late of Johnson City, NH, Deceased, Docket No. 2023-0116, Petition for Formal Adjudication of Intestacy for Formal Adjudication of Intestacy Only, Beth E. Spicer-Heller, whose Attorney is Kyle M. Garmann, Bennett & McHugh, P.C., 30 Danforth St., Suite 104, Portland ME 04101 (207) 310-8895.

**ESTATE OF MARY A. WHITNEY**, late of Boothbay, Deceased, Docket No. 2023-0123, Petition for Formal Adjudication of Intestacy and Appointment of Michael A. Plummer as Personal Representative, whose address is 45 Haskins Place, Boothbay, ME 04537 (207) 380-4066.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered February 10, 2023 in the action entitled KeyBank, N.A., et al/b/m First Niagara Bank, N.A. v. Peggy Jean Wadsworth et al/b/m Peggy J. Wadsworth, by the Wiscasset District Court, Docket No. RE-22-8, wherein the Court adjudged the foreclosure of a mortgage granted by Peggy Jean Wadsworth et al/b/a Peggy J. Wadsworth to KeyBank National Association dated December 31, 2010 and recorded in the Lincoln County Registry of Deeds in Book 436, Page 285, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on:

June 15, 2023 at 10:00 AM  
At Holiday Inn by the Bay,  
Spring Street, Portland, Maine.

The property is located at 1434 Old August Road, Wadsworth, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$8,000.00 in certified or bank check at the time of the public sale made payable to Bennett & McHugh, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within sixty (60) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

This property will be sold as is. Additional terms will be announced at the public sale.  
KeyBank, N.A., et al/b/m First Niagara Bank, N.A. by its attorneys,  
Bennett & McHugh, P.C.,  
36 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

**ESTATE OF RUTH P. WEBSTER**, late of Wiscasset, Deceased, Docket No. 2023-0095, May 2, 2023, Richard Delano, 543 Lovell Road, Wiscasset, ME 04578, appointed personal representative without bond.

**ESTATE OF ROY A. HUDSON**, late of Round Pond, Deceased, Docket No. 2023-0078, May 2, 2023, Kevin C. Hudson, P.O. Box 159, Kalsbach, NY 11852, appointed personal representative without bond.

**ESTATE OF ALAN J. BALDWIN**, late of Newcasco, Deceased, Docket No. 2023-0120, May 4, 2023, Jennifer Leahy Galshe, 50 Newcasco Dr., Unit A, Portland, ME 04103, appointed personal representative without bond.

**ESTATE OF GEORGE N. WESTON**, late of Newcasco, Deceased, Docket No. 2023-0130, May 4, 2023, Mark L. Doe, P.O. Box 448, Newcasco, ME 04553, appointed personal representative without bond.

**ESTATE OF DOUGLAS E. CLARK**, late of Bristol, Deceased, Docket No. 2023-0131, May 4, 2023, Jennifer Leahy Galshe, 134 Long Island Road, Moultonborough, NH 03254 and Kenneth W. Clark, Five Cedar St., Exeter, NH 03833, appointed personal representative without bond.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

STATE OF MAINE  
LINCOLN COUNTY  
PIRIATE COURT

PROBATE NOTICES

TO ALL PERSONS INTERESTED IN ANY OF THE MATTERS LISTED BELOW:

Notice is hereby given by the respective Personal Representatives that they have filed formal petitions concerning the following matters. These matters will be heard at 10:00 A.M. or at such other time as they may be in the following cases: **WEDNESDAY, June 7, 2023** The requests may be made on or after this hearing date if the sufficient evidence is heard. This is in compliance with the requirements of 18-C.M.R.S. §3-403 and Maine Probate Rule 4. All shall show names of Petitioner and address and telephone number at which Petitioner or his attorney may be reached.

**ESTATE OF JEWELL E. LEDWELL**, late of Johnson City, NH, Deceased, Docket No. 2023-0116, Petition for Formal Adjudication of Intestacy for Formal Adjudication of Intestacy Only, Beth E. Spicer-Heller, whose Attorney is Kyle M. Garmann, Bennett & McHugh, P.C., 30 Danforth St., Suite 104, Portland ME 04101 (207) 310-8895.

**ESTATE OF MARY A. WHITNEY**, late of Boothbay, Deceased, Docket No. 2023-0123, Petition for Formal Adjudication of Intestacy and Appointment of Michael A. Plummer as Personal Representative, whose address is 45 Haskins Place, Boothbay, ME 04537 (207) 380-4066.  
DATE: May 8, 2023

Toni J. Lorum  
Deputy Register of Probate  
19-20

LEGAL ADVERTISING

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered February 10, 2023 in the action entitled KeyBank, N.A., et al/b/m First Niagara Bank, N.A. v. Peggy Jean Wadsworth et al/b/m Peggy J. Wadsworth, by the Wiscasset District Court, Docket No. RE-22-8, wherein the Court adjudged the foreclosure of a mortgage granted by Peggy Jean Wadsworth et al/b/a Peggy J. Wadsworth to KeyBank National Association dated December 31, 2010 and recorded in the Lincoln County Registry of Deeds in Book 436, Page 285, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on:

June 15, 2023 at 10:00 AM  
At Holiday Inn by the Bay,  
Spring Street, Portland, Maine.

The property is located at 1434 Old August Road, Wadsworth, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$8,000.00 in certified or bank check at the time of the public sale made payable to Bennett & McHugh, P.C., which deposit is non-ref

## EXHIBIT D

Town of Waldoboro

## Public Hearing

Waldoboro Tax Increment Financing District and Development Program, 2023 Amendments

May 30, 2023

4:30 P.M. – 6:00 P.M.

**Municipal Town Office**

## Attendance Sheet

[illegible]



# Town of Waldoboro, Maine

1600 Atlantic Highway P.O. Box J

Waldoboro, ME 04572

Phone: (207) 832-5369

Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

## Town of Waldoboro

Exhibit D

### Minutes for the Proposed 2023 TIF Amendments Public Hearing

May 30, 2023

#### Attendance

Presenter: Maxwell Johnstone

Audience: None.

#### Start:

The Town of Waldoboro allowed individuals to attend via Zoom at 4:30 P.M.

The hearing officially opened at 4:45 P.M. due to the lack of attendance at 4:30 P.M.

#### Public Questions:

There were no members of the audience to ask questions.

Maxwell Johnstone waited until 5:30 P.M. in case there were any late attendees.

#### Closing:

With no questions from the audience, the public hearing for the proposed 2023 Amendments for the Waldoboro TIF District was adjourned at 5:30 P.M.

I certify that I was in attendance of the public hearing for the proposed Waldoboro TIF District.

Maxwell Johnstone, Director of Planning and Development for Waldoboro

State of Maine

Lincoln County

The foregoing instrument was acknowledged before me this day of 06/05/2023, at Waldoboro, Maine, by Maxwell Johnstone to be his/ her free act and deed.

Signature of Notary Public

PAMELA S. JAMESON  
Notary Public, Maine  
My Commission Expires August 10, 2028







# TOWN OF WALDOBORO

P.O. Box J,  
1600 Atlantic Highway  
Waldoboro, ME 04572  
Phone: (207) 832-5369  
Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

---

## EXHIBIT E

I, Pam Jameson, Clerk of the Town of Waldoboro, do hereby certify that the following is a true and accurate copy of votes recorded from the Town of Waldoboro Annual Town Meeting held on June 13, 2023.

VOTED: To amend the municipal development and tax increment financing district and the development program for the district known as the "First Waldoboro Tax Increment Financing District Development Program".

Yes: 694

No: 528

A copy of the warrant article is provided with this document.

Dated: June 20, 2023

Pamela Jameson

Waldoboro Town Clerk

EXHIBIT E

**Article 34.** Shall the Town vote to enact changes to the existing Land Use Ordinance that was approved on November 3, 2020? These changes include revisions to Articles 2,3,6,7,9,10,11, and 15 to the Land Use Ordinance. A copy of this ordinance is on file at the Office of the Town Clerk.

**Yes: 682**

**No: 540**

**Article 35.** Shall the voters of the Town of Waldoboro adopt amendments to the municipal development and tax increment financing district and the development program for the district known as the "First Waldoboro Tax Increment Financing District Development Program"? These changes shall include amending the project list for eligible uses of funds and removing parcels from the program. A copy is on file at the Office of the Town Clerk.

**Yes: 694**

**No: 528**

**Article 36.** Shall the Town vote to amend the Shellfish Management Ordinance to provide for one day recreational shellfish licenses? A copy of this ordinance is on file at the Office of the Town Clerk.

**Yes: 1028**

**No: 320**

**OTHER WARRANT ARTICLES**

**Article 37.** Shall the Town vote to fix the fifteenth day of November 2023 and the fifteenth day of May 2024 when all 2024 taxes shall be due and payable in (semi-annual installments) and to instruct the Tax Collector to charge interest at 8.00% per annum on all taxes unpaid after said date(s)?

**Yes: 1019**

**No: 343**

**Article 38.** Shall the Town vote to pay interest at 4.00% per annum on any amount overpaid on property taxes as noted in M.R.S.A. Title 36, §506-A?

**Yes: 1120**

**No: 236**

**Article 39.** Shall the Town vote to authorize the Tax Collector to offer a 2024 Tax Club Plan to taxpayers who enroll no later than July 31, 2023 who pay the total amount of 2024 taxes by monthly payments from July 1, 2023 to June 30, 2024; who abide by the requirements of said plan; who shall receive from the Town, in return for such payments, full credit for such taxes paid without incurring any charge of interest?

**Yes: 1154**

**No: 205**



**Waldoboro Municipal Tax Increment Financing District**

WHEREAS, The Town of Waldoboro (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend a tax increment financing district and development program for such district; and

WHEREAS, amending the Waldoboro Municipal Tax Increment Financing District (the District) and the District's development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS; the Town has held a public hearing on the question of creating the District and adopting the Development Program in accordance with the requirements of 30-A M.R.S.A Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS; the Town Meeting shall vote to adopt the District and Development Program; and

WHEREAS; it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

Section 1. The Town hereby approves the Tax Increment Financing District and Development Program amendments therefor; such approval to be pursuant to the following findings, terms and provisions:

Section 2. The Town hereby finds and determines the following, demonstrating the District's compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the District is suitable for commercial uses; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed five percent (5%) of the total acreage of the Town; and
- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 2019; and
- d. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on , or detriment to , any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts amended Waldoboro Municipal Tax Increment Development presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby incorporated by reference into this vote as the Waldoboro Municipal tax Increment District and Development Program.

Section 4. Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

Section 5. The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the amended Waldoboro Municipal Tax Increment Development District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

Section 6. The Town Manager, or their duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or their duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

Section 7. The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the Select board

Exhibit F-1 and F-2  
2023 Amended First Waldoboro Tax Increment Financing District and Development Program

Estimated Captured Assessed Values

Tax Year	TIF Year	Base Captured Value (\$)	Projected Increased Value (\$)	Total TIF District Value (\$)	Percentage Captured	Projected Captured Value (\$)	Projected Mil Rate	Total Town Revenue (\$)
2019-2020	1	18,367,310	0	0	100%	0	18.20	0
2020-2021	2	18,367,310	0	18,367,310	100%	0	18.40	0
2021-2022	3	18,367,310	0	18,367,310	100%	0	18.60	0
2022-2023	4	18,367,310	4,377,250	22,744,560	100%	4,377,250	14.0	61,282.0
2023-2024	5	14,479,310	5,186,250	19,665,560	100%	5,186,250	14.0	72,607.5
2024-2025	6	14,479,310	5,186,250	19,665,560	100%	5,186,250	14.0	72,607.5
2025-2026	7	14,479,310	5,186,250	19,665,560	100%	5,186,250	14.0	72,607.5
2026-2027	8	14,479,310	5,704,875	20,184,185	100%	5,704,875	14.2	81,009.23
2027-2028	9	14,479,310	5,704,875	20,184,185	100%	5,704,875	14.2	81,009.23
2028-2029	10	14,479,310	6,275,362	20,754,672	100%	6,275,362	14.4	90,365.21
2029-2030	11	14,479,310	6,275,362	20,754,672	100%	6,275,362	14.4	90,365.21
2030-2031	12	14,479,310	6,275,362	20,754,672	100%	6,275,362	14.4	90,365.21
2031-2032	13	14,479,310	6,902,898	21,382,208	100%	6,902,898	14.4	99,401.73
2032-2033	14	14,479,310	6,902,898	21,382,208	100%	6,902,898	14.4	99,401.73
2033-2034	15	14,479,310	6,902,898	21,382,208	100%	6,902,898	14.6	100,782.3
2034-2035	16	14,479,310	6,902,898	21,382,208	100%	6,902,898	14.6	100,782.3
2035-2036	17	14,479,310	7,593,188	22,072,498	100%	7,593,188	14.6	110,860.5
2036-2037	18	14,479,310	7,593,188	22,072,498	100%	7,593,188	14.6	110,860.5
2037-2038	19	14,479,310	8,352,507	22,831,817	100%	8,352,507	14.8	123,617.1

Exhibit F-1 and F-2  
2023 Amended First Waldoboro Tax Increment Financing District and Development Program

2038-2039	20	14,479,310	8,352,507	22,831,817	100%	8,352,507	15.0	125,287.6
2039-2040	21	14,479,310	8,352,507	22,831,817	100%	8,352,507	15.2	126,958.1
2040-2041	22	14,479,310	9,187,758	23,667,068	100%	9,187,758	15.4	141,491.5
2041-2042	23	14,479,310	9,187,758	23,667,068	100%	9,187,758	15.6	143,329.0
2042-2043	24	14,479,310	10,106,534	24,585,844	100%	10,106,534	15.8	159,683.2
2043-2044	25	14,479,310	10,106,534	24,585,844	100%	10,106,534	16.0	161,704.5
2044-2045	26	14,479,310	10,106,534	24,585,844	100%	10,106,534	16.2	163,725.9
2045-2046	27	14,479,310	11,117,187	25,596,497	100%	11,117,187	16.4	182,321.9
2046-2047	28	14,479,310	11,117,187	25,596,497	100%	11,117,187	16.6	184,545.3
2047-2048	29	14,479,310	11,117,187	25,596,497	100%	11,117,187	16.8	186,768.7
2048-2049	30	14,479,310	11,117,187	25,596,497	100%	11,117,187	17.0	188,992.2
Totals:			206,813,940		100%	206,813,940		3,161,451.0
Averages:			6,893,798		100%	6,893,798		105,381.0

Assumptions:

1. This forecast shows projections over the course of a 30-year period
2. Current Base Captured Value in the District continues for the duration of the new District and newly added District property results in additional value over time as projected by Town Assessor.
3. Mil rate increase over time based on Town trends.
4. Town will capture 100% of the increased value under duration of the District.
5. Projections less likely to be accurate farther into the future.
6. Changes are accepted by Maine DECD and would take effect on Tax Year 2023-2024, which is highlighted in yellow.

Exhibit F-1 and F-2  
2023 Amended First Waldoboro Tax Increment Financing District and Development Program

Tax Shift Benefits

Tax Year	TIF Year	County Tax Benefit (\$)	State Revenue Sharing Benefit (\$)	State Education Benefit (\$)	Total Tax Shift Benefit (\$)
2019-2020	1	0	0	0	0
2020-2021	2	0	0	0	0
2021-2022	3	0	0	0	0
2022-2023	4	416.96	3,308.664	39,395.25	43,120.87
2023-2024	5	447.32	3,750.539	46,676.25	50,874.11
2024-2025	6	447.32	3,750.539	46,676.25	50,874.11
2025-2026	7	447.32	3,750.539	46,676.25	50,874.11
2026-2027	8	492.03	4,125.593	51,343.88	55,961.49
2027-2028	9	492.03	4,125.593	51,343.88	55,961.49
2028-2029	10	541.19	4,538.152	56,478.26	61,557.6
2029-2030	11	541.19	4,538.152	56,478.26	61,557.6
2030-2031	12	541.19	4,538.152	56,478.26	61,557.6
2031-2032	13	595.26	4,991.967	62,126.08	67,713.31
2032-2033	14	595.26	4,991.967	62,126.08	67,713.31
2033-2034	15	595.26	4,991.967	62,126.08	67,713.31
2034-2035	16	595.26	4,991.967	62,126.08	67,713.31
2035-2036	17	654.73	5,491.164	68,338.69	74,484.59
2036-2037	18	654.73	5,491.164	68,338.69	74,484.59
2037-2038	19	720.14	6,040.281	75,172.56	81,932.98
2038-2039	20	720.14	6,040.281	75,172.56	81,932.98

Exhibit F-1 and F-2  
2023 Amended First Waldoboro Tax Increment Financing District and Development Program

2039-2040	21	720.14	6,040.281	75,172.56	81,932.98
2040-2041	22	792.07	6,644.309	82,689.82	90,126.2
2041-2042	23	792.07	6,644.309	82,689.82	90,126.2
2042-2043	24	871.18	7,308.74	90,958.81	99,138.73
2043-2044	25	871.18	7,308.74	90,958.81	99,138.73
2044-2045	26	871.18	7,308.74	90,958.81	99,138.73
2045-2046	27	958.18	8,039.614	100,054.7	109,052.5
2046-2047	28	958.18	8,039.614	100,054.7	109,052.5
2047-2048	29	958.18	8,039.614	100,054.7	109,052.5
2048-2049	30	958.18	8,039.614	100,054.7	109,052.5
<b>Totals:</b>		17,404.21	149,561.6	1,900,721	2,067,687
<b>Averages:</b>		594.48	4,985.39	63,357.36	68,937.22

Assumptions:

1. No tax shift losses occur when a TIF captures all of the new value.
2. These projections assume that the formulas and general inputs for state subsidies and county taxes do not change over the projected time period. Projections are less likely to be accurate farther into the future.
3. Assessment ration in the Town is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
4. Values are rounded to the nearest \$0.01
5. Changes are accepted by Maine DECD and would take effect on Tax Year 2023-2024, which is highlighted in yellow.

## APPLICATION COVER SHEET

## MUNICIPAL TAX INCREMENT FINANCING

## A. General Information

1. Municipality Name: <b>Waldoboro</b>		
2. Address: <b>1600 Atlantic Highway (Mailing: PO Box J)</b>		
3. Telephone: <b>207-832-5369</b>	4. Fax: <b>207-832-6061</b>	5. Email: <b>townmanager@waldoboromaine.org</b>
6. Municipal Contact Person: <b>Julie Keizer</b>		
7. Business Name: <b>Not Applicable</b>		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

## B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
job creation	job retention	capital investment
training investment	tax base improvement	public facilities improvement
<input checked="" type="checkbox"/> other (list): Not Applicable		
2. Check the specific items for which TIF revenues will be used (any that apply):		
real estate purchase	machinery & equipment purchase	training costs
debt reduction	<input checked="" type="checkbox"/> other (list): Please refer to the project cost list in the Development Program	

## C. Employment Data

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project: **N/A (No Credit Enhancements)**

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Waldoboro 1<sup>st</sup> TIF District (2023 Amendment)**

<b>SECTION A.   Acreage Caps</b>		
1. Total municipal acreage;		<b>43,385.39</b>
2. Acreage of <b>proposed</b> Municipal TIF District;		<b>-50.28</b>
3. <b>Downtown-designation</b> <sup>1</sup> acres in proposed Municipal TIF District;		<b>0</b>
4. <b>Transit-Oriented Development</b> <sup>2</sup> acres in proposed Municipal TIF District;		<b>0</b>
5. <b>Total acreage [=A2-A3-A4]</b> of proposed Municipal TIF District counted toward 2% limit;		<b>-50.28</b>
6. <b>Percentage [=A5÷A1]</b> of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		<b>-0.11%</b>
7. <b>Total acreage</b> of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>including</b> Municipal Affordable Housing Development districts: <sup>3</sup> Waldoboro 1 <sup>st</sup> TIF District/ 747.55 Acres FY23 Amendment/ -48.30 Acres	Existing	<b>747.55</b>
	Proposed	<b>-50.28</b>
	Total:	<b>697.27</b>
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;		<b>0</b>
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:		<b>0</b>
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:		<b>0</b>
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above:		<b>0</b>
12. <b>Total acreage [=A7-A8-A9-A10-A11]</b> of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		<b>697.27</b>
13. <b>Percentage of total acreage [=A12÷A1]</b> of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		<b>1.60%</b>
14. <b>Real property</b> in proposed Municipal TIF District that is:	<b>ACRES</b>	<b>% [=Acres÷A2]</b>
a. A blighted area;	<b>0</b>	<b>0</b>
b. In need of rehabilitation, redevelopment or conservation;	<b>0</b>	<b>0</b>
c. Suitable for commercial or arts district uses.	<b>697.27</b>	<b>100%</b>
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		<b>100%</b>

<sup>1</sup> Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

<sup>2</sup> For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

<sup>3</sup> For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

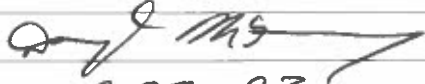
<sup>4</sup> Downtown/TOD overlap nets single acreage/valuation caps exemption.

<sup>5</sup> PTZ districts approved through December 31, 2008.



**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Waldoboro 1<sup>st</sup> TIF District (2023 Amendment)**

SECTION B.   Valuation Cap		
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1;	<b>\$481,288,000</b>	
2. <b>Taxable Original Assessed Value (OAV)</b> of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	<b>\$18,367,310</b>	
3. <b>Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts:</b> Waldoboro 1 <sup>st</sup> TIF District/ \$18,367,310 OAV 2023 Amendment/ -\$3,888,000	Existing	<b>\$18,367,310</b>
	Proposed	<b>-\$3,888,000</b>
	Total:	<b>\$14,479,310</b>
<b>30-A § 5223(3) EXEMPTIONS</b>		
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	<b>0</b>	
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:	<b>0</b>	
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:	<b>0</b>	
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation<sup>6</sup></b> Municipal TIF districts:	<b>0</b>	
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to Pine Tree Development Zones</b> per 30-A § 5250-I (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above:	<b>0</b>	
9. <b>Total taxable OAV [=B3-B4-B5-B6-B7-B8]</b> of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	<b>\$14,479,310</b>	
10. <b>Percentage of total taxable OAV [=B9÷B1]</b> of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	<b>3.00%</b>	

COMPLETED BY	
NAME:	
DATE:	2-27-23

<sup>6</sup> For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

**EMPLOYMENT GOALS**  
Company Goals for Job Creation and Job Retention

Exhibit H

**\*DOES NOT APPLY. WALDOBORO WILL NOT HAVE CEA\***

<i>A. Job Creation Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical			\$
2. Administrative Support, inc. Clerical			\$
3. Sales & Service			\$
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation			\$
<i>B. Job Retention Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical			\$
2. Administrative Support, inc. Clerical			\$
3. Sales & Service			\$
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation			\$
*Please use the Occupational Cluster descriptions on the next page to complete this form.			

**INSTRUCTIONS**

**A. Job Creation Goals.** Please list the number, type and wage level of jobs created as a result of the economic development incentive. NOTE: For this form, "full-time" employment means 30 hours or more; "part-time" employment means less than 30 hours. "Wage level" means the average annual wage paid for jobs created within an occupational cluster, e.g. either their annual salary, or their hourly wage times their annual hours. Also, "type" means "occupational cluster" which refers to the 12 categories defined below. Please include the number of your employees (both full-time and part-time) working within the category that most closely reflects their job duties.

**B. Job Retention Goals.** Please list the number, type and wage level of jobs retained as a result of the economic development incentive. Part B should be completed using same definitions in Part A.

## OCCUPATIONAL CLUSTERS

Exhibit H

### 1. EXECUTIVE, PROFESSIONAL & TECHNICAL

**Executive, administrative and managerial.** Workers in executive, administrative and managerial occupations establish policies, make plans, determine staffing requirements, and direct the activities of businesses and other organizations. Workers in management support occupations, such as accountant and auditor or underwriter, provide technical assistance to managers.

**Professional specialty.** This group includes engineers; architects and surveyors; computer, mathematical, and operations research occupations; life, physical, and social scientists; lawyers and judges; social, recreational, and religious workers; teachers, librarians, and counselors; health diagnosing, assessment, and treating occupations; and communications, visual arts, and performing arts occupations.

**Technicians and related support.** This group includes health technologists and technicians, engineering and science technicians, computer programmers, tool programmers, aircraft pilots, air traffic controllers, paralegals, broadcast technicians, and library technicians.

### 2. ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL

**Administrative support, including clerical.** Workers in this group prepare and record memos, letters and reports; collect accounts; gather and distribute information; operate office machines; and handle other administrative tasks.

### 3. SALES AND SERVICE

**Marketing and sales.** Workers in this group sell goods and services, purchase commodities and property for resale, and stimulate consumer interest.

**Service.** This group includes a wide range of workers in protective, food and beverage preparation, health, personal, private household, and cleaning and building services.

### 4. AGRICULTURE, FORESTRY AND FISHING

**Agriculture, forestry and fishing.** Workers in these occupations cultivate plants, breed and raise animals, and catch fish.

### 5. MAINTENANCE, CONSTRUCTION, PRODUCTION & TRANSPORTATION

**Mechanics, installers, and repairers.** Workers in this group adjust, maintain, and repair automobiles, industrial equipment, computers, and many other types of machinery.

**Construction trades and extractive.** Workers in this group construct, alter, and maintain buildings and other structures or operate drilling and mining equipment.

**Production.** These workers set up, adjust, operate, and tend machinery and/or use hand tools and hand-held power tools to make goods and assemble products.

**Transportation and material moving.** Workers in this group operate the equipment used to move people and materials. This group also includes handlers, equipment cleaners, helpers, and laborers who assist skilled workers and perform routine tasks.

Waldoboro 1st TIF 2023 Amendment District Values  
Individual Real Estate Values

Exhibit I

Map/Lot	Acres	Address	Account ID	2019 Value	New Value	Captured
R1/79	20	1460 Dutch Neck Road	2847	0	0	0
R6/14	69.23	2393 Atlantic Highway	264	103,000	103,000	0
R13/1	14.5	2500 Atlantic Highway	262	76,000	76,000	0
R13/1A	7.66	2640 Atlantic Highway	2967	48,000	48,000	0
R13/1B	14.06	2600 Atlantic Highway	362	227,000	227,000	0
R13/6	94	3100 Atlantic Highway	24	112,000	112,000	0
U3/13	1.82	129 Friendship Road	2799	0	0	0
U13/18	2.37	81 Friendship Road	2072	212,000	212,000	0
U3/20	31	126 Friendship Road	2304	0	0	0
U3/26	32	190 Friendship Road	1815	157,000	157,000	0
U4/6	3.41	37 Friendship Road	2149	424,000	424,000	0
U4/17	0.75	877 Main Street	2510	52,000	52,000	0
U4/62	2.23	17 Philbrook Lane	1514	0	0	0
U4/63	2.42	56 School Street	2809	0	0	0
U6/1	0.74	1230 Main Street	2665	22,000	22,000	0
U6/1B	3.28	1216 Main Street	1235	90,000	90,000	0
U6/2	1.26	1837 Atlantic Highway	834	107,000	107,000	0
U6/19	20.92	99 Old Route One	1986	279,000	279,000	0
U7/1	4.12	1840 Atlantic Highway	409	200,310	200,310	0
U7/1	0	1840 Atlantic Highway	410	86,800	86,800	0
U7/1A	1.75	1860 Atlantic Highway	2503	256,000	256,000	0
U7/2	1.77	14 Washington Road	1135	193,000	193,000	0
U7/3B	1.37	40 Washington Road	2286	97,000	97,000	0
U7/11	1.32	65 Washington Road	655	267,000	267,000	0
U7/16	1.94	41 Washington Road	1029	320,000	320,000	0
U9/2	1.71	1555 Atlantic Highway	1914	969,000	969,000	0
U9/4	0.44	1519 Atlantic Highway	800	371,000	371,000	0
U9/4A	1.22	1471 Atlantic Highway	730	917,000	917,000	0
U9/4B	0.43	1495 Atlantic Highway	799	169,000	169,000	0
U9/6	0.78	1411 Atlantic Highway	2127	115,000	115,000	0
U9/7	0.8	1401 Atlantic Highway	2390	545,000	545,000	0
U9/8	0.5	1400 Atlantic Highway	1974	344,000	344,000	0
U9/12	10.28	1504 Atlantic Highway	1907	181,000	181,000	0
U9/12	0	1504 Atlantic Highway	2466	43,000	43,000	0
U9/29	13.5	126 Depot Street	2202	201,000	201,000	0
U9/35	1.3	165 Depot Street	1072	75,000	75,000	0
U10/27	0.65	110 Kalers Corner Street	2303	109,000	109,000	0
U11/18	1.25	50 Pine Street	354	182,000	182,000	0
U11/19	1.88	56 Pine Street	2839	0	0	0
U11/40	20.2	777 Main Street	2454	132,000	132,000	0
U11/40-3	1.84	50 Medomak Terrace Street	3444	23,000	23,000	0
U11/40-4	1.4	4 Bremen Road	65	326,000	326,000	0
U12/1	1.49	1341 Atlantic Highway	3104	1,071,000	1,071,000	0
U12/1A	1.12	1325 Atlantic Highway	920	708,000	708,000	0
U12/2	6.6	1301 Atlantic Highway	2102	172,000	172,000	0
U12/3	21.27	1201 Atlantic Highway	304	77,000	77,000	0
U12/4	34.04	1200 Atlantic Highway	272	86,000	86,000	0

U12/5	119.51	1340 Atlantic Highway	1810	521,000	521,000	0
U12/7	0.84	1376 Atlantic Highway	580	111,000	111,000	0
U12/9	1.31	76 Winslows Mills road	171	307,000	307,000	0
U12/11	2.25	108 Winslows Mills Road	1249	114,000	114,000	0
U13/6	0.39	61 Cross Street	58	9,000	9,000	0
U13/7	0.27	41 Cross Street	1559	75,000	75,000	0
U13/8	0.52	5 Cross Street	2287	0	0	0
U13/9	1.34	971 Winslows Mills Road	686	123,000	123,000	0
U13/9A	3.03	951 Winslows Mills Road	75	90,000	90,000	0
U13/10	0.73	931 Winslows Mills Road	2841	64,000	64,000	0
U13/14	1.64	1001 Winslows Mills Road	351	87,000	87,000	0
U13/16	1.64	42 Cross Street	57	324,000	324,000	0
U13/18	1.08	44 Cross Street	1637	200	200	0
U13/19	0.13	114 Cross Street	1560	24,000	24,000	0
U13/22	5.64	116 Cross Street	16	117,000	117,000	0
U14/10A	3.72	40 North Nobleboro Road	519	131,000	131,000	0
U14/10-1	6.74	26 One Pie Road	1558	244,000	244,000	0
U14/10-2	44.4	110 One Pie Road	3509	558,000	558,000	0
U14/10-3	10.3	141 One Pie Road	2696	873,000	873,000	0
U14/10-4	7.9	181 One Pie Road	3510	539,000	539,000	0
U14/10-5	6.01	140 One Pie Road	2688	12,000	12,000	0
U14/12	21.19	1060 Winslows Mills Road	1839	11,000	11,000	0
Total	697.2			14479310	14,479,310	0

Note: This table removes U2/2, U2/2A, and U9/5 from the list and adjusts the land that was subdivided from U14/10-2 and U14/10-3 to create U14/10-5