

# **Town of Wells**

## **2010 Annual Report**



*for Fiscal Year beginning July 1, 2009  
and ending June 30, 2010*

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## DEDICATION

Each year the Town of Wells chooses a member of our community who has contributed much to the betterment and well-being of our town to dedicate the annual report in their honor. This year we have three such members, all who left us way too soon but who left a lasting impression on this community. We are therefore honored to dedicate this year's annual town report to:



**Mary E. Forbes**

Mary and her family has been a fixture in Wells for a very long time. Mary ran the Forbes motel and restaurant at Wells Beach with her husband, the late Vander Forbes, and her children Joe, Karen and Matt. She could be seen regularly walking the beach or strolling around Casino Square, a place she loved. She gave much and generously to many worthy community endeavors. Her support and volunteer efforts on behalf of the Wells Chamber of Commerce was just a small part of her passion for our community. Her generous family gift of a four year college scholarship to several deserving Wells High School graduates will be a lasting gift to many whose lives she helped change forever. Mary and her family have also been very supportive of the Recreation program and providing scholarships for needing children to attend. Mary also supported the Wells Public Library through her generous donations. We are indeed grateful for all she gave to this community.



**David F. Talevi**

David was a very valuable member of our community. He volunteered and served on several boards and committees within town government. Dave served on the Planning Board, Comprehensive Plan

Implementation Committee and for many years he was a member and Chairman of the Wells Sanitary District. Dave and his family started the Sea Vu Campground developments which has brought many families and visitors here to the town of Wells. Dave was a very generous contributor to many town endeavors; Laudholm Farm, Urgent Care, Senior Center, Harbor Park, scholarships to the local high school and through many fundraisers at the campgrounds they raised thousands towards MDA and the American Cancer Society. Dave will truly be missed as a community leader and a good friend to all he met.



**Myles K. Henry**

Myles was the consummate salesman always ready to tell anyone who would listen why the Maine Diner and the Town of Wells, were the best places for a family to eat and vacation. He was an avid sports fan of any New England team and could be found traveling far and wide to play golf with his best golfing buddies. Through his golf he supported many local fundraisers and charities. He was recognized recently as The Best Restaurateur in Maine and received many awards and recognitions for the Maine Diner in The Phantom Gourmet, on the Today Show and the hit show Diners, Drive Ins and Dives. With his brother Dick, Myles made the Maine Diner one of this country's premier diners. Besides family, one of his greatest loves was for his adopted home town of Wells where he worked hard, played often and gave much. No matter the issue or the cause, Myles was ready to lend his support.

As a community we lost these citizens too soon but we will be forever grateful for the contribution they gave to our town.

## **TOWN MANAGER**

This Annual Report documents the activities of the many Departments, Boards and Committees of the Town of Wells from July 1, 2009 to June 30, 2010, and includes the Town's Annual Audit for the community's review and reference.

### **Summer**

The Summer of 2009 was recorded as one of the rainiest summers in history. In June, it rained a total of 27 days. Fortunately, the weather steadily improved during the remaining summer months giving the residents and tourists a chance to enjoy the events and activities that characterize a summer in Wells.

The break in the weather also gave the Town an opportunity to undertake some of its construction projects. In late July, the construction of the Recreation Pavilion Project began. This project was a collaborative effort between the Rotary Club of Wells, the Recreation Commission and Staff, and the Town of Wells. The first phase of this project was completed in early fall and a dedication ceremony was held on October 3, 2009. It is expected that the Pavilion will expand the use and enjoyment of the Town's recreational facilities and programs located on Route 9A and encourage people to benefit from outdoor activities year round.

The Town also initiated its 'Lighting Efficiency Program' through the help of a grant from Efficiency Maine. This program replaced lighting fixtures in all Town-owned buildings to improve lighting quality and to reduce the use of electricity.

The work to close the 9B Landfill continued throughout the summer and was finally completed in October. The Maine Department of Environmental Protection inspected and approved the closing and reimbursed the Town for its share of eligible expenses.

### **Fall**

Construction projects continued through the fall. The paving bids were awarded in the amount of \$486,549 to pave Ocean Avenue, Bourne Avenue and Burnt Mill Road.

On September 15<sup>th</sup>, a Certificate for Meritorious Service was awarded to Officer Matthew Leach, Officer Matthew Jones and Officer Craig McCord of the Wells Police Department for their heroic action in saving the lives of two women who were at risk of drowning.

### **Winter**

Due to the difficult economy coupled with the escalating cost of heating fuel, the Town initiated its Fuel Assistance Fund, requesting donations to assist residents who were no longer able to heat their homes. Many businesses, service organizations, Town employees and residents throughout the community responded to help their neighbors in need. By the end of the year, the fund was depleted, but the efforts to raise money for this important need continued beyond this fiscal year.

Although the Town did not experience as many snowstorms as it did the previous year, the winter was still cold and stormy. In late February, the Town faced heavy winds and rain that up-rooted trees and brought down numerous power lines. Many roads throughout the Town were closed to travel, and high tides flooded Ocean Avenue, Webhannet Drive, Folsom Lane and Bourne Avenue, causing damage to many roads.



Intersection of Bragdon Road and Perry Oliver Road



Wire Road



Furbish Road at High Tide



Folsom Lane



Ocean Avenue



Webhannet Drive

The Wells Police Department received a Justice Assistance Grant from the Federal Recovery Act which enabled the Town to improve its video surveillance system at the Wells Transportation Center and to install a similar system at Wells Harbor.

## **Spring**

The Town had a period of spring clean-up and repair from the damages it experienced during the winter. The Town awarded the bid to repair the access ramp at Folsom Lane and another bid to replace a float at Wells Harbor. In addition, the Town contracted to pave damaged sections of Bourne Avenue, Webhannet Drive and other roads that were damaged during the winter storms. The Highway Department also worked to continue to clear trees and brush and repair road shoulders that had been damaged over the winter.

In late spring, the Maine Department of Transportation started the long awaited Wells Corner Project. An ambitious undertaking, this project involved the realignment of the intersection of Route One and Route 109, as well as sidewalks extending from the Town Offices on Route 109 to its intersection with Route One, as well as a sidewalk on Route One, extending from Harbor Road to the Congregational Church. Due to the seasonal increase in traffic, the construction schedule was suspended on June 25<sup>th</sup> to resume following Labor Day to complete the project before winter.

The spring also brought the retirement of a long-time friend and employee of the Town of Wells: Mr. Edgar Moore retired as the Highway Superintendent in April, 2010. Few people know as much about the Town's infrastructure, good and bad, or as much about its people as does Edgar. Fortunately for the Town, Edgar is always ready to help or advise whenever we need him. He is, and always will be, dedicated to the Wells community.

Respectfully submitted,

Jane E. Duncan  
Town Manager

## TELEPHONE NUMBERS

<b>EMERGENCY:</b>	<b>FIRE &amp; POLICE</b>	<b>9-1-1</b>
WELLS POLICE	(non-emergency)	(Dispatch) 646-9354
		(Business) 646-9354
		(FAX) 646-7800
AMBULANCE		(Business) 641-8099
FIRE		(Business) 646-7912
<b>INFORMATION:</b>		
Administration (Town Manager)	(Town Hall)	646-5113
	(FAX)	646-2935
Assessor's Office (Tax Assessments)		646-6081
Automobile Registration (Excise Tax)		646-5113
Building & Plumbing Permits		646-5187
Chamber of Commerce		646-2451
Civil Emergency Director		646-7912
Code Enforcement Officer		646-5188
Dogs (Animal Control Officer)		646-9354
Fish & Game Licenses (Town Clerk)		646-2882
Game Warden (Regional headquarters)		1-800-295-2435
Harbor Master		646-3236
Licenses-Town Clerk		646-2882
Moody Post Office		646-7125
Public Library		646-8181
Public Works		646-3014
Rachel Carson		646-9226
Recreation Department (Rte 9A & 109)		646-5826
Registry of Motor Vehicles-(Kennebunk)		985-4890
School (Superintendent)		646-8331
Sewer (Wells Sanitary District)		646-5906
Soc Sec Administration – 110 Main St, (Saco)		1-800-772-1213
Solid Waste Transfer Station (Rte 9)		646-8647
Tax Collector		646-5113
Vital Statistics (Births, Deaths, Marriages)		646-2882
Vital Statistics (Augusta)		(207) 287-1919
Voter Registrations		646-2882
Wells/Ogunquit Historical Society		646-4775
Wells Post Office		646-2984
<b>PUBLIC UTILITIES:</b>		
Central Maine Power Co. (Customer Service)		1-800-696-1000
K.K. & Wells Water District (Kennebunk)		985-3385
Fair Point Communications (Customer service)		1-866-984-2001
Time Warner (Cable TV)		1-800-833-2253
<b>COUNTY:</b>		
Registry of Deeds (Alfred)		324-1576
Registry of Probate (Alfred)		324-1577
County Commissioners		324-1571
Sheriff		1-800-492-0855
York County Health Association (York)		363-7634
Visiting Nurses (York Hospital)		1-800-287-7632

## ELECTED OFFICIALS

### SELECTMEN

Richard Clark (Chairman)	(2013)
Christopher Chase	(2013)
Karl Ekstedt	(2012)
Robert Foley (Vice Chair)	(2012)
James F. Spiller	(2011)

### TOWN CLERK

Jessica N. Keyes, CCM,	(2011)
Brenda Layman, Deputy	
Marion B. Noble, Deputy	
Elizabeth Littlefield, Deputy	
Kerri Van Schaack, Deputy	

### TRUSTEES - COMMUNITY SCHOOL DISTRICT COMMITTEE

David A. Johnson	(2012)
Matthew Chase	(2011)
Michael McDonald	(2010)

### TRUSTEES - WELLS SANITARY DISTRICT

Alphonse Niski	(2013)
Justin R. Batchelder	(2013)
Jason M. Talevi	(2012)
Ronald W. Brown	(2012)
Dean C. Ramsdell	(2011)
Dennis Thayer, Supt.	

### TRUSTEE - K.K. & WELLS WATER DISTRICT

Thomas P. Oliver	(2013)
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### TRUSTEE - WELLS PUBLIC LIBRARY

Jacqueline Boyko	(2013)
Alice Schleiderer	(2013)
Dawn Steer	(2013)
Walter H. Leffler	(2012)
Don Woodworth	(2012)
Ralph Minichiello	(2012)
Amelia E. Anderson	(2011)
Patricia J. Prendergast	(2011)
Barbara Townley	(2011)

LIBRARY DIRECTOR - Lorraine Canterbury June (2011)

Terms: All elected positions are for three years, expiring in June at the time of the Annual Town Meeting.

## GENERAL OFFICE

Town Manager	Jane Duncan
Tax Collector	Jane Duncan
Deputy Tax Collectors	Leo Ouellette
	Deborah Coady
Assistant Tax Collectors	Dorothea Randall
	Jodie Prime
	Charlene Surprenant
	Karen Broughan
	Casey Welch
Assistant Excise Tax Collectors	Jessica Keyes
	Brenda Layman
	Elizabeth Littlefield
	Kerri VanSchaack
Treasurer	Leo Ouellette
Dep. Treasurer	Dorothea Randall
Accountant	Jodie Prime
Municipal Agent (Motor Vehicle)	Jodie Prime
Selectmen's Clerk	Jane Duncan
Selectmen's Recording Secretary	Cinndi Davidson
Administrative Assistant	Marianne Goodine
General Assistance Administrator	Jane Duncan
General Assistance Coordinator	Leo Ouellette
Road Commissioner	Jane Duncan
Assistant Road Commissioner	Edgar Moore
Planner	Michael Huston
Planning Assistant	Shannon Belanger
Code Enforcement Officer	Jodine Adams
Assistant CEO	Barbara Gagnon
Assistant CEO	David Johnson
Assistant CEO	Daniel Soule
Office Clerk	Elaine Finch
Office Assistant	Sue Lombard
Building Inspector	Jodine Adams
Plumbing Inspector	Jodine Adams
Alternate Plumbing Inspector	Barbara Gagnon
Alternate Plumbing Inspector	David Johnson
Alternate Plumbing Inspector	Daniel Soule
Human Resource Director	Paul Hepp
Chief of Police	Jo-Ann Putnam
Animal Control Officer	Roberta Mescavage
Fire Chief	Daniel Moore
Fire Inspector	Daniel Moore
Emergency Management Director	Daniel Moore
Health Officer	Jodine Adams

Assistant Health Officer  
Recreation Director  
    Assistant  
    Office clerk  
Harbor Master  
Assistant Harbor Master  
Clam Warden  
Life Guard Captain  
Auditors  
Town Attorneys  
School Superintendent

David Johnson  
Tina LeBlanc  
Marilyn Wallace  
Linda Collins  
Roland Falconer  
Douglas Knox  
Douglas Knox  
James Brinley  
RHR Smith & Co.  
Bergen & Parkinson, LLC  
Elaine Tomaszewski

## APPOINTED POSITIONS

### **SINGLE ASSESSOR**

Term: June (2011)

Tanya J. Freeman, CMA

Keeley Lambert, Assistant

Tammy Hollins, clerk

Ellen Curtis, clerk

### **REGISTRAR OF VOTERS**

Term: 2 years expire in January

Elizabeth M. Littlefield, Registrar

(2011)

Jessica Keyes, Deputy

Brenda Layman, Deputy

Michele Stivaletta Noble, Deputy

Marion B. Noble, Deputy

Gayle Weymouth, Deputy

Kerri VanSchaack, Deputy

Julie Littlefield, Deputy

### **TOWN HISTORIAN**

Hope Moody Shelley

### **LIBRARIAN**

Lorraine L. Canterbury, Library Director

Sandy Grady, Administrative Assistant

Asst. Dir/ Children's Librarian

Kristi Bryant, Reference Librarian

Sandy Patrick, Coordinator of Circulation

## BOARDS & COMMISSIONS

### BOARD OF ASSESSMENT REVIEW

Term: 3 years expire in July

Don Turner	(2013)
John Brett	(2013)
Ronald Collins	(2012)
Robert C. Bohlmann, Chairman	(2011)
Corey DeWitt	(2011)
Alternate	
Vacant	(2012)
Sean McFadden (resigned)	(2011)

### PERSONNEL ADVISORY BOARD

Term: 3 years expire in July

Betsy DiCapua	(2012)
JoAnn Beaudoin	(2012)
Joan Mooney, Chairman	(2011)
Diane Ouellette	(2011)
Vacant	(2010)

### VOTER REGISTRATION APPEALS BOARD

Term: 3 years expire in June  
(chairman 4 years)

Robert Bohlmann, Chairman	(2014)
Robert Zitzow, Republican	(2012)
Jocelyn Layman, Democrat	(2012)
Vincent Christinziano, Rep Alternate	(2012)
Deborah Herring, Dem Alternate	(2012)

### BUDGET COMMITTEE

Term: 3 years expire in April

Ronald Schneider Jr.	(2012)
Luke Guerrette	(2012)
Mathew Baker	(2011)
Paul Littlefield	(2011)
Jack Webster	(2011)
David MacKenzie	(2010)
Constance Bemis	(2010)
Alternates	
John Stevens	(2010)
Vacant	(2010)

**PLANNING BOARD**

Term: 3 years expire in December

Randy Lund	(2012)
Pierce Cole	(2012)
Charles Millian, Chairman	(2011)
Shawn Hubbard	(2010)
Dennis Hardy	(2010)
Alternate	
Rhyan Romaine	(2011)
Robert Sullivan	(2010)
Recording Secretary, Cinndi Davidson	

**ZONING BOARD OF APPEALS**

Term: 3 years expire in November

Matthew Szczygiel	(2012)
Wilber Gosbee, Chairman	(2012)
Richard Cadmus,	(2011)
Vincent J. Christinziano	(2010)
Robert LaVoie, Vice Chairman	(2010)
Associate Members	
Jason Heft	(2012)
Vacant	(2011)
Recording Secretary, Cinndi Davidson	

**TOWN CONSERVATION COMMISSION**

Term: 3 years expire in March

V. Owen Grumbling, Chairman	(2013)
William Spiller	(2012)
Carol Simpson	(2012)
Keith Fletcher	(2011)
David C. Hardy	(2011)
Alternate	
Vacant	(2013)
Michele Stivaletta	(2012)
Barbara Hero	(2011)

**CLAM CONSERVATION COMMISSION**

Alan Gray, Vice Chairman  
Roland Falconer  
Douglas Knox, Chairman  
Vacant  
Susan Pike

Term: 3 years expire in March  
(2013)  
(2013)  
(2012)  
(2012)  
(2011)

**HISTORICAL PRESERVATION COMM.**

Vacant  
Vacant  
Vacant  
Vacant  
Vacant  
Vacant  
Vacant  
Vacant  
Vacant

Term: 3 years expire in March  
(2012)  
(2012)  
(2012)  
(2011)  
(2011)  
(2011)  
(2010)  
(2010)  
(2010)

**RECREATION COMMISSION**

Holly Margeson-Gray  
Stephanie A. Corey  
Julie Burgess  
Chris Fitch Chairman  
Joleen DeWitt  
Raymond LaFramboise  
Dena Tufts  
    Alternate  
Tracy Swanick  
Vacant

Term: 3 years expire in April  
(2013)  
(2013)  
(2012)  
(2012)  
(2012)  
(2011)  
(2011)  
  
(2013)  
(2011)

**ELECTION WORKERS**

Term: 2 years expire April 30<sup>th</sup>

Brenda Layman, Dep. Warden

- (R) Velma Baston (2012)
- (R) Valerie Brown (2012)
- (R) Margaret Chigas (2012)
- (R) Beverly Esson (2012)
- (R) Jeanne Gagne (2012)
- (R) Ann Godin (2012)
- (R) Dorothy (Sue) Goodwin (2012)
- (R) Susan Jarvis (2012)
- (R) Julie Littlefield (2012)
- (R) June Messier (2012)
- (R) Joanne Metz (2012)
- (R) Marion Noble (2012)
- (R) Vickie Witham (2012)
- (R) Kathy Wright (2012)
- (D) Marilyn Baron (2012)
- (D) Ann Brusgulis (2012)
- (D) Doris Fader (2012)
- (D) Patricia Faucher (2012)
- (D) Lottie Fortune (2012)
- (D) Patricia Haynes (2012)
- (D) Evelyn Lauletta (2012)
- (D) Jocelyn Layman (2012)
- (D) Brenda Layman (2012)
- (D) Elizabeth Littlefield (2012)
- (D) Leo Menard (2012)
- (D) Michele Stivaletta Noble (2012)
- (D) Arline Racine (2012)
- (D) Ann Stevens (2012)
- (D) Margaret Stone (2012)
- (D) Gail Trust (2012)
- (D) Kerri Van Schaack (2012)
- (D) Gayle Weymouth (2012)

**C.A.T.V.REGULATORY COMMISSION**

Term: indefinite

Reginald Bennett

Chris Chase

Town Manager acts as Advisory Member

**WELLS ECONOMIC DEVELOPMENT COMMITTEE**

Term: indefinite

Joanne Beaudoin  
Anthony Cilluffo  
Jim Chadbourne  
Katy Kelly  
Bob Rasche  
Howard Hall  
Jack Webster  
Jim Spiller

**SOLID WASTE & RECYCLING COMMITTEE**

Mark Gallup  
Joe Hardy  
Sarah Johnson  
Pat Corcoran, Corcoran Environmental Services, Inc.  
Beverly Esson  
Christine Gabree  
Jane Duncan  
Edgar Moore  
Richard Clark

**CONDO LODGING COMMITTEE**

Robert Lavoie  
Scott DeFelice  
Luke Guerrette  
Irene Crocker  
Katheryn Kelly  
ACEO Dave Johnson  
Chris Chase  
Jim Spiller

**ORDINANCE REVIEW COMMITTEE**

Wilber Gosbee (chairman)  
Robert Lavoie (vice- chairman)  
Jason Heft  
David MacKenzie  
Michael Livingston  
William Spiller  
Valerie Giguere (resigned)  
    Alternates  
Jacob C. Wolterbeek  
Carol Simpson

**PUBLIC ACCESS ADVISORY COMMITTEE**

Joe Sheehan  
Russell Grethe  
John Brett  
Ronald Collins  
Chris Chase

**COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (not active)**

**CAPITAL IMPROVEMENT COMMITTEE**

Alden Cheever  
Russell Grethe  
Walter Leffler  
Suzanne Menard  
Jim Morrison  
Dennis Hardy

**HARBOR ADVISORY COMMITTEE**

(3 year term)

Francis James  
Scott Worthing  
Roland Falconer  
Robert Liston, Jr.  
Kathryn Moony  
Kendall Crocker  
Steven Perkins  
Frank Parillo  
Robert Foley

**STATE LEGISLATIVE DELEGATION**  
**SENATE DISTRICT #2**  
(2 year term)

**Ron Collins (R)**                      Term expires January 2013  
3 State House Station  
Augusta, ME 04333  
Tel: 207-287-1505  
FAX: 1-207-287-1527  
E-mail: rcollins7@maine.rr.com

**Legal Address**  
401 Harriseckett Road  
Wells, ME 04090  
Tel: 207-985-2485  
FAX: 207-985-2329

**STATE HOUSE OF REPRESENTATIVES**  
**DISTRICTS 147 & 149**  
(2 year term)

**Hon. Kathleen D. Chase**              Term expires January 2013  
House of Representatives  
2 State House Station  
Augusta, ME. 04333-0002  
Capitol Telephone: (207) 287-1400  
E-Mail: kathydhchase@hotmail.com  
State House E-Mail:  
RepKathleen.Chase@legislature.maine.gov

**DISTRICT 147**  
**Legal Address**  
142 Branch Road  
Wells, Maine 04090  
Residence: (207) 646-2118  
Business: (207) 646-8795  
Fax: (207) 646-6343  
Cell Phone: (207) 468-9747

**Hon. Bradley S. Moulton**              Term expires January 2013  
House of Representatives  
2 State House Station  
Augusta, ME 04333-0002  
Telephone: (207) 287-1400 (voice)  
                  (207) 287-4469 (TTY)  
E-Mail: bmoulton@localnet.com  
State House E-Mail:  
RepBrad.Moulton@legislature.maine.gov

**DISTRICT 149**  
**Legal Address**  
P. O. Box 35  
Cape Neddick, ME 03902  
Residence: (207) 361-1532  
Business: (207) 646-9711  
Fax: (207) 646-9711  
Capitol Phone: (207) 287-1440

Year-Round Toll Free House of Representatives Message Center 1-800-423-2900  
Maine Legislative Internet Web Site- <http://www.maine.gov/legis/house>

## MAINE CONGRESSIONAL DELEGATION

### Governor Paul R. LePage

1 State House Station

Augusta, ME 04333-0001

Tel: 207-287-3531, 207-287-6548 (TTY)

Fax: 207-287-1034

## UNITED STATES SENATE

(4 year term)

### **Susan Collins (R)**

Term expires January 2013

B-40 Dirksen Senate Off Bldg.

Washington, D.C. 20510-1901

Tel: (202) 224-2523

Fax: (202) 225-2693

E-mail: [Senator@collins.senate.gov](mailto:Senator@collins.senate.gov)

### **District Office**

160 Main Street

Biddeford, Me 04005

Tel: (207) 283-1101

Fax: (207)-283-4054

### **Olympia J. Snowe (R)**

Term expires January 2011

495 Russell Senate Office Bldg.

Washington, D.C. 20510-1903

Tel: (202) 224-5344

Fax (202)224-1946

E-mail: [Olympia@snowe.senate.gov](mailto:Olympia@snowe.senate.gov)

### **District Office**

231 Main Street Ste 2

Biddeford, Maine 04005

Tel: (207) 282-4144

Fax: (207) 284-2358

## U.S. HOUSE OF REPRESENTATIVES CONGRESSIONAL DISTRICT #1

(2 year term)

### **Chellie Pingree (D)**

Term expires January 2013

1318 Longworth Building

Washington, D.C. 20515

Tel: (202) 225-6116

FAX: 202-225-5590

[www.pingree.house.gov](http://www.pingree.house.gov)

### **District Office**

5 Portland Fish Pier

Suite 304

Portland, Maine 04101

Tel: (207) 774-5019

FAX: 207-871-0720



**HOUSE OF REPRESENTATIVES**  
**2 STATE HOUSE STATION**  
**AUGUSTA, MAINE 04333-0002**  
 (207) 287-1440  
 TTY: (207) 287-4469



**Kathleen D. Chase**

142 Branch Road  
 Wells, ME 04090  
 Tel: (207) 646-2118  
 E-Mail:

RepKathleen.Chase@legislature.maine.gov

March 2011

**Bradley S. Moulton**

P.O. Box 35  
 Cape Neddick, ME 03902  
 Tel: (207) 361-1532  
 E-Mail:

RepBrad.Moulton@legislature.maine.gov

Dear Friends & Neighbors:

Thank you for the distinctive honor bestowed upon us to serve as Wells' representatives for House District 147 and 149 in the 125<sup>th</sup> Maine State Legislature. We appreciate the opportunity to oversee those issues that will directly impact you and your family, as well as the rest of Maine's citizens.

Rep. Chase's background as a business owner and tax assessor, coupled with her past experience on the Taxation Committee, undoubtedly were contributing factors to House Speaker Robert W. Nutting's decision to appoint her to the Committee on Appropriations and Financial Affairs. This panel has the daunting task of crafting a balanced budget for the next biennium, keeping in mind that the federal stimulus is coming to an end and that job creation in Maine remains stagnant. Hearings to receive public feedback on Governor LePage's associated recommendations have concluded; however, there is still much work to be done before a final product is sent to the entire Legislature for a vote. You can monitor the progress of L.D. 1043 (the budget bill) online by visiting the Office of Fiscal and Program Review's Web site, <http://www.maine.gov/legis/ofpr/index.htm>.

Conversely, Rep. Moulton has been assigned to two policy groups. A previous tenure on the State and Local Government Committee made him an easy choice for membership, while his other duties on the Judiciary Committee will offer the Representative a more familiar environment from which to apply the knowledge he has gained as a practicing attorney. In these roles, Rep. Moulton will oversee state contracts and fiscal procedures, state employees and property, county and regional government, abortion and reproductive rights, medical rights, family law, and the Maine Indian Land Claims Settlement Act just to name a few.

As lawmakers mull over the hundreds of bills submitted by lawmakers for consideration, we ask that you please not hesitate to contact us if you have any related questions or concerns. Our respective personal contact information is listed above. Additionally, we can be reached at the Capitol by calling 287-1440 or by calling the House toll-free line at 1-800-423-2900.

Again, thank you for the opportunity to make lasting, constructive, and hope-filled changes in Augusta!

Best wishes,

Kathleen D. Chase  
 State Representative  
 House District 147

Bradley S. Moulton  
 State Representative  
 House District 149



## Annual Report to the Town of Wells A Message from Senator Ron Collins

Dear Friends and Neighbors:

It is an honor to represent you in the Maine Senate, and I am grateful for the trust you have placed in me to work for the betterment of this community and our region.

The State of Maine, like many of us, is experiencing tough economic times. Currently the state is facing an estimated \$800 million revenue shortfall for the next two-year budget. In order to bring the budget into balance, the Governor, along with the Legislature, must make some significant changes in the way state services are delivered and how taxpayer money is spent. Republicans are committed to crafting a budget that reins in the unsustainable growth of state government, prioritizes core services like public health and safety, education, a safety net for our most vulnerable citizens, and our transportation infrastructure. Despite the challenges we face, this is an opportunity to retool state government, reduce the size of the bureaucracy, carefully review the effectiveness of current programs, and set Maine on the right course.

One of our first orders of business when the 125<sup>th</sup> Legislature convened in December was the passage of LD 1, *An Act To Ensure Regulatory Fairness and Reform*. The bill recognizes that one of the biggest impediments to job creation and keeping our young people in Maine is the regulatory burden the state currently imposes on business. Given this, LD 1 proposes to reach out to businesses and workers to identify duplicative and unnecessary regulations and eliminate or propose changes to these regulations in order to improve the business climate and encourage job creation and retention and expand opportunities for Maine people.

I am hopeful that by reining in state spending, prioritizing our wants and needs and developing strategies for improving our business environment, we can put Maine back on track toward prosperity and create the opportunities that will keep our young people here in Maine.

Again, thank you for entrusting me to represent you in Augusta. Please feel free to contact me if you ever need my help in navigating the state bureaucracy. I would be happy to help in any way that I can. I can be reached in Augusta at 287-1505 or by e-mail at [rcollins7@maine.rr.com](mailto:rcollins7@maine.rr.com).

Sincerely,

Ron Collins  
Maine State Senator



CONGRESS OF THE UNITED STATES  
HOUSE OF REPRESENTATIVES

CONGRESSWOMAN  
CHELLIE PINGREE

1ST DISTRICT  
MAINE

Dear friends,

I'm proud to live in a state where individuals work so hard to sustain their communities.

We hold town meetings where neighbors can find compromise amid their disagreements, while still being able to say hello the next morning at the corner store. We help our neighbors through tough times by sending care packages to overseas troops, donating to local food pantries, and raising money for sick members of the community. And we work with each other to make the most out of bad situations.

There's no doubt that times are still hard for Maine's working families, but I'm optimistic about the future because all this hard work is starting to pay off. This year, Mainers have been able to turn bad news into good for Maine's economy. In Brunswick, Kestrel Aviation announced that it would start making airplanes with composite materials on the site of the closing naval base. In Biddeford, small businesses are thriving in the space once occupied by the now closed North Dam Mill. In Port Clyde, fishermen are starting to create jobs after forming a co-op in the wake of declining prices.

What's more, Maine communities are doing what's needed to take full advantage of these and other opportunities.

We're strengthening the infrastructure on which we do business by protecting Memorial Bridge in Kittery, bringing the Downeaster to the Midcoast, and expanding broadband Internet.

Local groups and businesses are working with me to fight for regulations that recognize the successful conservation efforts of our fishermen, don't overburden our small family farms, and protect our paper companies from Chinese trade practices meant to undercut them.

We're educating workers for new jobs, like in Kennebec Valley to train solar technicians, at SMCC for composite materials, and the University of Maine for other green jobs.

And we're taking care of our people by making sure veterans get the benefits they've earned, families aren't bankrupted by illness, and seniors don't lose their hard-earned savings to the excesses of Wall Street.

It's an honor working with your communities to move Maine forward and to represent your families in Washington. If you have comments, or need help with any federal issue, please contact me at (207) 774-5019 or [www.pingree.house.gov/contact](http://www.pingree.house.gov/contact).

Hope to see you in Maine soon,

Chellie Pingree  
Member of Congress

SUSAN M. COLLINS  
MAINE

413 DIRKSEN SENATE OFFICE BUILDING  
WASHINGTON, DC 20510-1904  
(202) 224-2523  
(202) 224-2693 (FAX)

United States Senate  
WASHINGTON, DC 20510-1904

COMMITTEES:  
HOMELAND SECURITY AND  
GOVERNMENTAL AFFAIRS,  
RANKING MEMBER  
APPROPRIATIONS  
ARMED SERVICES  
SPECIAL COMMITTEE  
ON AGING

January 14, 2011

Town of Wells  
PO Box 398  
Wells, ME 04090

Dear Town of Wells:

As the new session of Congress began, I was honored to become the longest, currently serving member of the U.S. Senate to have never missed a roll call vote. As the 111<sup>th</sup> Congress ended, I cast my 4,563<sup>rd</sup> consecutive vote. It is a privilege to represent you in Washington, D.C. and I appreciate this opportunity to share some of my recent work as we look forward to the opportunities and challenges that lie ahead in the 112<sup>th</sup> Congress.

Creating jobs and strengthening our economy remain our nation's most pressing challenges. Far too many families and individuals throughout Maine and our nation are still suffering from a sluggish economy and high unemployment. That is why it was so vital for Congress to extend the 2001 and 2003 tax relief laws. I strongly supported a two-year extension because allowing these laws to expire would have resulted in one of the largest tax increases in our nation's history, and job killing tax hikes could well have plunged our economy deeper into recession.

Last year, I spoke to small business owners throughout Maine who told me that a tax increase could result in a loss of jobs and threaten the viability of their businesses. It is good news that Congress passed the two-year extension of these tax relief laws before 2010 came to a close, providing more certainty to businesses and relief for all taxpayers.

After years of repeated but unsuccessful attempts by the Maine delegation to address the federal truck weights law, I authored a successful truck weights pilot program in 2009 that was in effect for one year. The pilot program permitted trucks weighing up to 100,000 pounds to travel on Maine's federal interstates, where these trucks belong, rather than being diverted to secondary roads, through small communities, downtown areas, and school zones. The benefits have been evident: improved safety, lower costs, reduced energy use, and reduced emissions. I was disappointed that the U.S. House of Representatives failed to take action either to extend the pilot program or to make it permanent. Making the truck weights program permanent will be one of my top priorities this year and will be the first bill I introduce in the new Congress.

The President signed into law a number of bills that I authored or coauthored. I was proud to join Senator Joe Lieberman in leading the effort to repeal the so-called "Don't Ask, Don't Tell" law that applied to our armed forces. This long-overdue repeal enables the U.S to join 35 of our closest allies in welcoming the military service of any qualified individual who is willing and capable of serving our country.

My efforts to counter the smuggling of illegal drugs across the Canadian border into Maine, and vice versa, were advanced when the President signed the "Northern Border Counternarcotics Strategy Act." I was the lead Republican sponsor of this law, which requires the Office of National Drug Control Policy to develop a counternarcotics strategy similar to that of the Southwestern border in collaboration with our Canadian partners. The Senate Homeland Security Committee also conducted an extensive investigation into the Fort Hood terrorist attack. We will soon release a report with recommendations on how to reduce the possibility of such an attack in the future.

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Former Senator Evan Bayh and I authored a new law that establishes a new Advisory Council to develop a national plan for combating Alzheimer's disease. For the first time, this law charges federal agencies to develop a strategy to advance efforts to fight this devastating disease, at no additional cost to taxpayers.

As far too many people know, Alzheimer's disease inflicts pain and hardship on families, and costs Medicare and Medicaid billions, yet our nation has been lacking a national strategy to focus on this disease.

Maine's natural resource industries are essential to our prosperity. Last October, along with other Delegation members, I testified at an International Trade Commission hearing that resulted in a ruling that Chinese and Indonesian paper companies had been engaging in illegal trade that is unfair to our domestic industry. During the debate on the Food Safety Modernization Act, I successfully advocated for an amendment, backed by Maine's small and organic farmers, to protect our small farms from excessive regulation.

In my ongoing efforts to save jobs in Maine, I succeeded in convincing the EPA to rework regulations known as "boiler MACT" in a manner that protects the environment and public health without jeopardizing jobs in the forest products industry. I also authored successful legislation to provide small contractors more time to comply with EPA lead-based paint regulations. The high fines for non-compliance would have put many small contractors in Maine out of business.

Working with the University of Maine, I helped advance the development of deep water, off-shore wind energy. Last summer, Energy Secretary Steven Chu visited UMaine at my request, which resulted in an announcement that the Department would dedicate \$20 million to develop and test deepwater offshore wind technologies. UMaine remains on the cutting edge of this work, which has the potential to create 15,000 jobs.

I secured funding for a number of important transportation projects in 2010. For example, following my request, U.S. Transportation Secretary Ray LaHood announced that the Department would award \$10.5 million for Maine's effort to save freight railroad service in Northern Maine, and \$20 million for the rehabilitation of the Memorial Bridge between Kittery and Portsmouth.

As a member of the Senate Armed Services Committee, I worked to ensure that our men and women in uniform have the resources and support they need to protect our freedom. In 2010, I supported efforts to improve health care and other services for our military personnel and veterans, and authored key provisions to strengthen our national defense by supporting the vital work at Bath Iron Works, the Portsmouth Naval Shipyard, Pratt & Whitney, the Maine Military Authority, and other Maine industries. Following my letter last year to the President's top budget official urging him to include increased funding for the DDG-51 program in next year's budget, Defense Secretary Gates recently announced that the Pentagon would seek an additional DDG-51 in its five-year budget.

The 112<sup>th</sup> Congress will bring extraordinary challenges as we work to improve the economy, lower the unemployment rate, seek ways to reduce federal spending to bring the federal debt under control, and debate a host of other important issues. I am grateful for the opportunity to serve Wells and Maine in the United States Senate. If ever I can be of assistance to you, please contact my Biddeford Office at (207) 283-1101, or visit my website at <http://collins.senate.gov>. May 2011 be a good year for your family, your community, our state and our nation.

Sincerely,



Susan M. Collins  
United States Senator

**TOWN CLERK**  
**Fiscal Year Ending June 30, 2010**

Vital Statistics Recorded:

Births	74
Deaths	71
Marriages	66

Record of Receipts for the fiscal year 09/10:

Copies	\$ 5,353.50
Burial Permits	200.00
Filings	60.00
Marriages	2,010.00
Business	14,075.00
Lodging	26,050.00
Permits (Junkyard, Solid Waste)	500.00
Background Check	1,250.00
Advertisements fees	3,528.00
(Liquor/Amusement)	1,940.00
Dogs	7,822.00
Aco s/n	3,094.00
Fines	2,344.50
Sportsmen/ Rec.Vehicles/Sales Tax	68,904.10
Agent Fee	2,547.25
Clams	CLOSED
Excise tax (Boats)	11,008.10
Kennels	416.00
<b>Total Receipts</b>	<b>\$151,102.45</b>

Record of Disbursements:

**STATE TREASURER**

Inland Fish & Wildlife	\$68,904.10
Animal Welfare	6,546.00

**LEGAL ADS**

Liquor/Clam	3,528.00
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**TOWN of WELLS**

A. C. O. Account	5,438.50
Town Treasurer	55,677.75
Boat Excise	11,008.10
Clamming Licenses	CLOSED

<b>Total Expenditures</b>	<b>\$151,102.45</b>
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Respectfully submitted,

Jessica N. Keyes, CCM

## VOTER REGISTRATION

The Town of Wells now has a statewide program for voting. The State of Maine has implemented a Central Voter Registration (CVR) to improve the accuracy and integrity of our voter lists. This program makes communication between the towns and State more efficient. The CVR program also meets all of the HAVA (Help America Vote Act) requirements.

It is the voter's responsibility to make any name or address changes with the registrar. This can be done in the Town Clerk's office Mon- Fri 8:00 – 5:00, also at the polls on Election Day.

As of June 30, 2010, the Town of Wells had the following number of registered voters:

TOTAL REGISTERED VOTERS 7,743

	DEM	REP	GREEN INDEPENDENT	UNENROLLED	INACTIVE
Totals	1,907	2,108	90	3,366	272

HOUSE DISTRICTS 147 and 149

SENATE DISTRICT 2

COUNTY COMMISSIONER DIST 5

Respectfully submitted,

Elizabeth M. Littlefield  
REGISTRAR OF VOTERS

## NOTICE TO DOG OWNERS

According to the Laws of the State of Maine, each owner of a dog age six months or older, shall on/or before January 1, annually, cause such dog to be licensed in the Municipal Clerk's office in the town where such dog is kept. Applicant must provide proof that such dog has been immunized against rabies. There will be a fine of \$ 25.00 plus the licensing fee for each dog licensed after the January 31st deadline.

A fee of \$ 11.00 shall be paid for each license issued on all dogs capable of producing young, male or female. Each dog shall be considered capable of producing young unless a certificate issued by a veterinarian stating that the dog has been made incapable of producing young. When such certification accompanies the application, the fee shall be \$ 6.00.

Kennel licenses are issued for a collection of dogs kept in a single location under one ownership for breeding, hunting, show, training, field trials and exhibition purposes. The dogs must be kept in a "proper enclosure" which must be inspected and certified by an officer in charge of animal control. Said certification must be presented to the clerk prior to the issuance of a kennel license.

Licenses may be obtained through the mail. Simply send the required certificates along with a check made payable to TOWN OF WELLS and S.A.S.E. to the Town Clerk's Office.

The Town of Wells has an ANIMAL CONTROL ORDINANCE. It is unlawful for any owner to permit any dog to roam or run within the limits of the Town. Dogs must be leashed or under voice control at all times on all public ways and private property. Any dog found running at large shall be impounded at the Animal Shelter on Old Holland Road, West Kennebunk. Owners may reclaim their dog by first licensing, if applicable, and by paying a fine of \$30.00 to the Town. Fines payable at the Town Clerk's Office or at the Wells Police Department on holidays and weekends. Owners will also be responsible for any additional cost incurred by the dog at the shelter

Wells has a "pooper-scooper" regulation which requires owners to remove any feces left by their dog.

### REPORT OF DOGS LICENSED for fiscal year 09/10:

171	Males/Females
1,482	Neutered/Spayed
13	Kennels
0	Police/Guide Dog
13	Replacement tags
0	Transfers

Respectfully submitted,

Jessica N. Keyes CCM

## TAX ASSESSOR

The 2009-2010 fiscal year ran from July 1, 2009 to June 30, 2010. By State statute, the assessments for that time period were based on condition and ownership of property on April 1, 2009. April 1<sup>st</sup> of each year is the State assessment date for that year. From July 1<sup>st</sup> through mid-September, any new construction and changes or adjustments that were made since April 1, 2008 were entered into our Vision Appraisal computerized assessment program, along with updates to the current use programs (Tree Growth, Farm Land, Open Space and Homestead) and the business equipment tax program (Personal Property).

The taxes for the 2009-2010 fiscal year were committed and due on October 2, 2009. The tax rate was \$8.33 per thousand dollars of value, which was an increase of 1.3% from the previous rate of \$8.22. Taxpayers had 185 days from the date of commitment to question or challenge their assessments. The list of formal abatement requests included 1 from a condominium property, 7 from residential properties, 1 from a property influenced by proximity to water and view, and 1 commercial property. All of these requests were either resolved or denied. One of the residential properties appealed our denial to the Board of Assessment Review, and our decision to deny was upheld.

During the winter months, we made a concerted effort to enroll as many taxpayers as were eligible for the Homestead, Veteran and Blind Exemption Programs by April 1<sup>st</sup>. May 1<sup>st</sup> was the deadline for eligible businesses to apply for the Business Equipment Tax Exemption program offered by the Maine Revenue Service. Those businesses not eligible for BETE were, for the most part, eligible to file for the Business Equipment Tax Reimbursement program. During this same time, we contacted the mobile/rv parks for ownership updates of their site rentals and the local businesses for updated lists of their business equipment.

From springtime to the end of June, we did our yearly property review for the next tax period. This time period was spent entering data changes for the upcoming tax year, and dealing with questions and issues relating to the second installment billing.

While taxpayers voiced concerns during this period regarding the slumping real estate market, sales continued to come in both higher and lower than assessed value. We continue to monitor the situation on a monthly basis and are looking for a solid trend prior to making any adjustment to valuations. For this period, we were all in the same boat, so assessment equity did exist.

For the 2009-2010 tax year, our staff included myself, Keeley-Anne Lambert, CMA as Assistant Assessor, Tammi Hollins, CAT as Assessing Clerk and Ellen Curtis as part-time Assessing Clerk.

There is information available regarding property valuations, street maps, tax maps, exemptions, and refund programs on the town website at [www.wellstown.org](http://www.wellstown.org) under Town Departments, then click on Assessor. I hope that you have found this report informative and encourage you to contact our office if you have any questions or concerns regarding the taxation process.

Respectfully submitted,

Tanya J. Freeman, CMA  
Assessor, Town of Wells

**ASSESSOR'S ANNUAL REPORT  
2009-2010 Fiscal Year**

**Assessments**

1. County Tax	<u>\$ 1,440,784.84</u>
2. Municipal Appropriation	<u>\$16,173,599.00</u>
3. TIF financing plan amount	<u>-0-</u>
4. School/Educational Appropriation	<u>\$15,340,618.00</u>
5. Overlay (Not to exceed 5% of Net Assessment)	<u>416,844.08</u>
6. <b>Total Assessments</b>	<b><u>\$33,371,845.92</u></b>

**Deductions**

7. State Municipal Revenue Sharing	<u>\$ 439,119.00</u>
8. Homestead Reimbursement	<u>\$ 144,350.57</u>
9. BETE Reimbursement	<u>\$ 37,845.07</u>
10. Other Revenue	<u>\$ 350,504.00</u>
11. <b>Total Deductions</b>	<b><u>\$ 8,971,818.64</u></b>

12. <b><u>Net Assessment for Commitment</u></b>	<b><u>\$24,400,027.28</u></b>
	(incl adj from rounding- \$5.17)

<b>Tax Commitment</b>	<b>Taxable Valuation</b>	<b>Tax Rate</b>
\$24,400,027.28	\$2,929,174,323	.00833

**Supplemental Taxes**  
\$9,474.41

**Abatements**  
\$10,508.66

**Taxable Valuation**

Year	Real Estate & Personal Property	Tax Rate per thousand
2005/2006	\$2,618,123,433.00	\$ 7.89
2006/2007	\$2,730,772,815.00	\$ 7.95
2007/2008	\$2,846,015,983.00	\$ 7.95
2008-2009	\$2,902,019,055.00	\$ 8.22
<b>2009-2010</b>	<b>\$2,929,174,323.00</b>	<b>\$ 8.33</b>

## 2009 – 2010 MISCELLANEOUS STATISTICS

### TOP 10 EMPLOYERS AND CONTACTS

EMPLOYER	# OF EMP	CONTACT PERSON	PHONE #
SHAWS DIST. CENTER	300	LAURA BODIN	646-9616 X 87803
WOCSD #18	267	DIANE NORTON	646-8331
TOWN OF WELLS	245	DORI RANDALL	646-5113
HANNAFORD	193	JANET PATTERSON	646-4111
YCCC	182	ELLEN HARFORD	646-9282
VARANO'S PROPERTIES	115	DICK VARANO	646-7558
UPS	94	STEPHANIE SMITH	756-7113 646-6099
STEAKHOUSE/ LORDS	85	MARK SIBLEY DAVID KERSHAW	646-4200 646-2651
LAFAYETTE PROPERTIES	83	KATIE KELLY	646-2831
MCDONALDS	55	BOB ANDERSON	646-5875

### TREE GROWTH VALUES

Per acre @ 100%

WOOD TYPE	VALUE
SOFT WOOD	413.00
MIXED WOOD	308.00
HARD WOOD	232.00

### FARMLAND VALUES

@ 100%

TYPE	VALUE
PASTURE	536
BLUEBERRY	815
BOG/WASTE	400
TILLAGE (CROP)	612
ORCHARD	1020
HORTICULTURAL (EDIBLE)	663
HORTICULTURAL (ORNAMENTAL)	868

### SURROUNDING TOWN TAX RATES

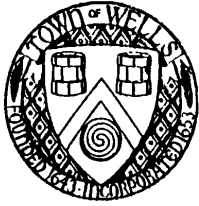
TOWN	TAX RATE	RATIO	PHONE NUMBER
<b>WELLS</b>	<b>8.33</b>	<b>100</b>	<b>646-6081</b>
ARUNDEL	13.20	89	985-4201
BIDDEFORD	14.78	100	284-9003
KENNEBUNK	13.95	80	985-2102
KENNEBUNKPORT	6.34	91	967-4243
KITTERY	14.08	80	439-0452
NORTH BERWICK	10.90	100	676-3353
O.O.B	12.94	100	934-5714
OGUNQUIT	6.76	100	646-5140
SANFORD	16.42	100	324-9115
SOUTH BERWICK	15.20	90	384-3300
WATERBORO	10.60	100	247-6166
YORK	8.58	100	363-1005

### HISTORY OF TAX RATE FOR WELLS

	1988-15.80	99-00 10.50@110%
1977-16.21	1989-8.10@ 96%-Reval	00-01 11.40@95%
1978-18.52	1990-8.80	01-02 11.87@84%
1979-18.65	1991-9.10	02-03 10.78@100%-Reval
1980-20.05	1992-4.34 6 Mths FY Chg	03-04 10.75@100%
1981-20.30	92-93 9.04@110%	04-05 10.48@85%
1982-20.00	93-94 9.31@110%	05-06 7.89@100%-Reval
1983-22.00	94-95 9.28@110%	06-07 7.95@100%
1984-10.30	95-96 9.50@110%	07-08 7.95@100%
1985-11.15	96-97 9.58@110%	08-09 8.22@100%
1986-12.25@ 81%	97-98 9.82@110%	09-10 8.33@100%
1987-13.50	98-99 10.20@110%	

### REAL ESTATE & PP FOR TOP TAX PAYERS

COMPANY	REAL ESTATE	PERSONAL PROPERTY	TOTAL TAXES
JRS REALTY TRUST OF ME	14,847,820	0	
RR DONNELLEY CO	0	13,134,897	
<b>TOTAL OF ALL RR DONNELLEY TAXES</b>			<b>27,982,717</b>
SHAWS REALTY CO	24,916,200	0	
SHAWS SUPERMARKET INC	0	1,774,686	
<b>TOTAL OF ALL SHAWS TAXES</b>			<b>26,690,886</b>
LAFAYETTE PROPERTIES (MULTIPLE)	16,679,840	169,965	16,849,805
MARITIMES + NORTHEAST PIPELINE	9,435,100	0	9,435,100
PIKE INDUSTRIES INC	6,597,680	1,236,530	7,834,210
SEA VIEW PROPERTIES (MULTIPLE)	7,035,910	82,334	7,118,244
CENTRAL MAINE POWER CO	6,879,530	0	6,879,530
WELLS HOTEL LLC (HAMPTON INN)	6,152,170	117,094	6,269,264
WELLS GOLF HOLDINGS LLC (OLD MARSH)	4,621,140	1,065,543	5,686,683
WP WELLS ASSOCIATES LP (WELLS PLAZA)	4,240,470	0	4,240,470



## **Town of Wells, Maine**

### **Code Enforcement Office**

JODINE A. ADAMS, CODE ENFORCEMENT OFFICER  
BARBARA G. GAGNON, CODE ENFORCEMENT OFFICER  
DAVID A. JOHNSON, CODE ENFORCEMENT OFFICER

P.O. Box 398, Wells, Maine 04090  
Voice: (207) 646-5187  
Fax: (207) 646-2935

Citizens of Wells,

The Code Office issued **82** additional year round dwelling units this past fiscal year along with all of its other daily disciplines. Complaints still continue to be high; however compliance has been reached in many instances without legal costs.

The Code Office issued over 100 more permits than last year and sees no slow-down in the near future. Seasonal cottages and hotel/motel units are still receiving "site plan approvals" and will continue to receive building permit approvals in the coming year. A home owner tearing down and building a larger home on the same parcels is something we are starting to see more often and is something we expect to continue to see in the coming year. A total of **9** dwellings were torn down and re-built in this fiscal year.

The statistics below reflect the highlights of the workload in the Code Enforcement Office this past year.

#### **Permits issued for fiscal year July 1, 2009 to June 30, 2010**

New Single Family Dwelling: 29	\$5,438,198.27
New Single Family/Phase I- Foundation: 13	\$1,400,000.00
New Single Family/Phase II: 32	\$6,491,225.90
Amendments to New Single Family Dwellings: 7	\$ 945,000.00
Replacement of Existing Dwellings: 9	\$ 1,235,500.00
Single Family Additions: 184	\$ 2,553,460.18
Single Family Alterations: 113	\$ 1,558,922.43
Building Permit Extensions: 3	\$ 354,000.00
New Mobile Homes: 4	\$ 252,500.00
RV Enclosures: 17	\$ 94,764.62
RV Decks & Add A Rooms: 12	\$ 147,913.99
RV Decks: 31	\$ 53,286.73
RV Site Additions: 8	\$ 7,399.00
New Seasonal Cottages: 39	\$ 2,393,900.00
Seasonal Cottage Alterations: 2	\$ 14,500.00
Seasonal Cottage Additions: 1	\$ 6,200.00
Sheds at or Under 400 s. f.: 36	\$ 46,618.65
New Motel Unit: 8	\$ 600,000.00

New RV Model: 1	\$ 42,000.00
Mobile Home Replacements: 3	\$ 295,000.00
New Duplex: 6 ( <b>12 units</b> )	\$ 901,251.00
New Duplex/Phase II: 1	\$ 259,900.00
Duplex Alterations: 1	\$ 8,000.00
Duplex Addition: 2	\$ 41,695.92
New Units in Four Unit -Multi Family Dwellings: <b>24</b>	\$ 3,240,000.00
Multi Family Alterations: 3	\$ 17,500.00
Multi Family Additions: 2	\$ 58,000.00
New Commercial: 2	\$1,218,000.00
New Commercial/Phase 1: 2	\$ 59,000.00
New Commercial/Phase II: 1	\$ 250,000.00
Change of Use: 2	\$ 6,700.00
Commercial Additions: 24	\$1,188,200.00
Commercial Alterations: 22	\$ 254,142.20
Demolitions: 20	\$ 463,000.00
Flood Permits: 2	\$ 370,000.00
Signs/Awnings: 35	\$ 104,550.00
Swimming Pools: 8	\$ 205,133.50
Telecommunication Tower: 1	\$ 500.00
Tenant Fit-Up: 3	\$ 11,500.00
Garage with Apartment: 1	\$ 44,000.00
Detached Garage: 7	\$ 120,000.00
Generators: 5	\$ 23,150.00
Misc. Bldgs. /Barns: 2	\$ 39,000.00
Home Occupations: 4	

**TOTAL BUILDING PERMITS ISSUED: 729**

**TOTAL VALUE: \$32,518,612.39**

Internal Plumbing Permits: 207  
Subsurface Permits: 44  
Complaints: 183  
Issues Resolved from Complaints: 140  
Inspections in the field: 2,709  
Stop Work Orders issued: 6  
Meetings / Consultations in office & out in the field: 492  
Lodging Complaints: 11

Respectfully submitted,

Jodine L. Adams  
Code Enforcement Officer

## GENERAL OFFICE/TREASURER

The General Office/ Treasurer's Department is made up of seven full time and eleven seasonal (beach lot attendants) who perform a wide array of duties that include but are not limited to: motor vehicle registrations with all the associated State tax filings and remittances, processing property and personal property tax payments, processing payments related to Code Office permits and Planning Department Escrows, overall activities associated with the filing of liens for non-payment of taxes, accounts payable( paying the town Bills!), tax payer beach stickers, collecting daily beach pass monies at the beach lots and General Assistance.

The following is a list of key metrics related to the duties of the General Office/Treasurer's Department:

Property tax bills issued	15,100
Total taxes collected	\$24 million
Property Tax payments history	99% collected
% Usage of Lock Box for property tax payments	60%
Liens processed	363
Excise Tax Collections	\$1.8million
Payments to State for Vehicle Registrations (sales tax etc)	\$ 783,000
Number of vehicle Registrations Processed	2,000
Accounts Payable Vouchers (Bills Paid)	7,500
Beach Passes:	
Taxpayer Beach Stickers issued	4,426
Daily passes sold at beach lots	13,400
Beach Pass Revenues	\$344,000
General Assistance provided:	
# Families serviced	200+
Expenditures	\$ 75,000

Department staff members continuously attend required training. During FY 10, the Town Treasurer received his certification from the Maine Municipal Tax Collectors and Treasurers' Association (MMTCTA). In addition, the Treasurer became a member of Executive Board for the MMTCTA. Other staff members are in various stages of obtaining the necessary training to be either re-certified or newly certified as either a Deputy Tax Collector or an Assistant Tax Collector.

In addition, during FY10, the Treasurer's Department developed and finalized a Department Mission Statement. It states as follows:

The mission of the General Office is to provide the residents, visitors, business community and internal departments of the Town of Wells with superior and effective customer service, while accurately maintaining and reporting the financial records of the Town and adhering to established rules and procedures. Our team takes pride in representing the 'Friendliest Town in Maine' and strives to treat everyone with equality and respect.

We encourage you to review the Town's financial information for the fiscal year ended June 30, 2010 included in another section of the Town report. Copies of the audited financials are always available upon request. Please call us at 646-5113 x204 with any questions.

Respectfully submitted by the General Office Staff,

Leo A. Ouellette, Treasurer

Dori Randall, Deputy Treasurer

Jodie Prime, Accountant

Deb Coady, Deputy Tax Collector/Lien Coordinator

Karen Broughan, Assistant Tax Collector/Payroll

Charlene Surprenant, Assistant Tax Collector/ Accounts Payable

Casey Welch, Assistant Tax Collector/Lien and Accounts Payable Support

## WELLS FIRE DEPARTMENT

The 2010 annual report for the Fire Department, lifeguards, EMA and our Healthy Beach Program will show another busy year.

### Fire Department

Citizens of Wells, the Fire Department is facing a staffing shortage of members. As the demands of the community grow, so does the level of training for a firefighter in our town. Although Wells is not unique with this issue, there is a chance that we can recover and rebuild our numbers.

Part of the reasons for the shortage is the time it takes to train, maintain and answer the call for assistance to our neighbors. In years past I have always included some portion of the status of the Fire Department and the level of staffing. I have always asked for you the community member to consider volunteering with us. We pay a small stipend to our call force members/volunteers; it certainly is not something you can survive on. The primary purpose of the stipend for our members was to offset the costs of the use of your vehicles, loss time from your family and incidental costs.

There has been much discussion about regionalization of services with other towns and communities. Although I favor consolidated services for our residents, it seems that concept is not easily palpable. As our economies continue to struggle and prices go up for services and goods, the tax base will have a difficult time maintaining the level of service that you have been used to for so many years.

The time of the volunteers in the fire service is dwindling. The increase of expectations of what you get from a public safety service will continue to rise. Either we as a community begin to have a conversation of what the future of Public Safety will look like in the next ten years, or we will be making decisions based on crisis and trying to catch up. I urge you to contact me, the Board of Selectmen or the Budget Committee and express your thoughts of what you would like to see for the future of our great community.

I owe a lot to the Town of Wells, it gave me an education, a chance to volunteer as a younger person and now I have one of the best jobs in the Country. I don't want to see us fail or come to a point that we fail to plan for the inevitable change.

We have a total of 9 full time firefighters, three shifts with 3 members per shift working 24 hours on / 48 hours off. Each day begins with our fulltime members doing a thorough and comprehensive check on all of our apparatus and equipment located at the main station on Route 1. For the most part, we rely on the call members to take care of the outlying stations which are located on Highpine Loop Road and the Branch Road. As we have stated every year, we are in need of call member / volunteer help. We presently have about 20 call members. Back in the 1980's and early 1990's we had as many as 60 members. This included young members who were in their teens as well as our long standing members who were in their 60's. Unfortunately, over the years, the time commitment to the fire service has become a burden to some of our members. The balance between family, jobs, sometimes multiple jobs, recreational activities and of course the continued maintenance of our skills as firefighters is difficult to keep in balance.

Wells Fire Department frequently makes adjustments to help our members meet the demands of life and the fire department. We have incorporated Web based training and created a flexible time commitment schedule. It is our goal to provide our community with a highly dedicated department that responds to all emergencies and requests for assistance. We truly are more than just a fire suppression Fire Department. Our job requires everything from responding to simple fire alarm activations, to emergency medical calls,

hazardous materials incidents, to the training of members of businesses for fire extinguishers, to inspections of chimneys and new buildings. The Fire Department members are there for whatever task is needed in the Town of Wells.

This past fiscal year our department was fortunate to have our newest member, Amy Chadbourne graduate from the York County Firefighter I/II Training program. She attained her state certification of Firefighter I/II. She attended and practiced her skills for over 200 hours. From January to June, she met at least twice a week to become a highly trained professional for our community. Although Amy is still part of our family, she was forced to move out of Wells due to the cost of rent. She stills responds from out of town, but it takes her longer now to arrive at the incident.

Two of our career firefighters, Robert Hendrick and Jeffrey Cullen attended the York County Fire Officer I/II. These men put in over 120 hours of studying and course work to become more proficient in their duties as firefighters and potential officers for our department.

Firefighter Robert Hendrick attended training to become a Fire Service Instructor in Aniston, Alabama funded by the Federal Emergency Management Agency.

The Fire Department responds to an increasing number of medical incidents. Therefore, two of our call members, Carl Anderson and Thomas Signoretti chose to join our group of firefighters with emergency medical training by attending the 200hrs of class/clinical training to obtain their basic Emergency Medical Technician License.

I wish to thank all of the members for their dedication and time with this extensive training. It is truly refreshing to see all of you put forth this commitment to our department and this great town. As we have done for the last six years, our department recognizes those members who have gone above the minimum requirements. We have a program in our department that recognizes those individuals with outstanding dedication to our community and bestowing them the honor of Firefighter of the Year and Fire Officer of the Year. During 2009, we recognized Nathanael Pierce as the Firefighter of the Year. Nathanael is one of our full time members who continues to work towards bettering both himself and our department.

For the fourth time in the history of the Fire Department, we recognized one of our officers and awarded Captain Robert Froncko as Fire Officer of the Year. This past year Bob was promoted from Lieutenant to Captain. Bob has been with us for over 16 years. Bob is one of our most senior members and has been instrumental in assisting our new members in becoming comfortable and trained within our department. Bob's dedication to any project is second to none.

Below is a list of some of the actions done throughout the year:

Building fire	11
Cooking fire, confined to container	4
Chimney or flue fire, confined to chimney or flue	3
Passenger vehicle fire	6
Road freight / transport or rail vehicle fire	4
Tractor fire	2
Forest, woods or wildland fire	2
Brush or brush-and-grass mixture fire	7
Bark mulch fire	2
Outside rubbish, trash or waste fire	1
Other fires	5
Lightning strike (no fire)	1

Hazardous condition (no fire)	75
Service call	118
Good intent call	56
False alarm & false call	82
Special incident type	2
Citizen complaints	3
Surf water / watercraft related incidents	3
Emergency Medical Service assistance	236
Motor vehicle incidents	76
Total Incidents	699

I wish to thank all the members of the Wells Fire Department for their dedication and commitment to our great town

We are still saving all donations towards a Fire Safety/Burn Trailer. Our current total thus far is \$33,025.27. We have been raising funds since the early 1990's. Hopefully this training tool for our community will be a possibility in the future. The trailer is designed for the target areas of our country where we see the most deaths and injuries from fires, safety mishaps in the home and natural disasters. The ages we are trying to focus on are the 0-14 years old and folks who are 60 and older. We are open to any suggestions to get us to our goal of \$70,000.

**Emergency Management**

The last several years have been extremely busy with the Emergency Management functions of the Town. As the Emergency Management Director for Wells, the challenges of the storms proved to be interesting and somewhat overbearing. However, we triumphed through them. We continue to work with Maine Emergency Management and the Federal Emergency Management Agencies to repair our seawalls, improve our infrastructure and comply with the federally mandated training.

Wells Elementary School is our primary shelter and can handle approximately 400 people in the event of a disaster. The Fire Department, together with Barbara Wood our Deputy EMA Director, the Wells Police Department, and Bobbi Mescavage, Animal Control Officer; ensure that our shelter is very well protected and that the shelter runs smoothly.

As residents of the Town, please remember to have your personal emergency kits consist of enough supplies for 72 hours and update your contact numbers to alert family members and friends should you have to relocate. Your basic supplies should include flashlights, 1 gallon of water per person per day, blankets, first aid, batteries and canned goods. For more details you can contact York County EMA, Maine EMA or FEMA on their web sites.

For future consideration, there is concern that our part of the coast may be in line with the hurricane pattern of the 1930's. That being said, it would behoove all of our citizens to at least give some consideration to what you may do in the event we were to have a hurricane come as far as Maine. This is not normally something that we think about each year but it should be something to prepare for in case you were forced to deal with such an event.

## Lifeguards

Wells lifeguards serve to insure the safety of thousands of visitors that come to Wells Beach, Crescent Beach, and Drakes Island every summer. From the beginning of June, lifeguards can be found patrolling the beaches on weekends. Our two Captains are Brittney White and Jesse Ouellette.

The lifeguard season formally begins at the end of June with two weeks of training and classes. The lifeguards begin guarding the beach, daily, on July 1. The lifeguard season lasts until Labor Day which is the last day the lifeguards are active on the beach. A lifeguard's work day begins at 8:30am with a daily workout directed by the lifeguard captains that lasts until 9:30am. The guards then have time to shower, get their equipment together and be on the beach from 10:00am to 5:00pm.

The requirements to be a Wells lifeguard include completion and certificate of a credited lifeguard training program, such as the training provided by Red Cross. All applicants must have a current CPR card. Providing they have the required certifications, they then attend tryouts hosted by the Wells Lifeguard Captains in which a 500 yard swim must be completed in less than 10 minutes and a 2 mile run must be completed in less than 18 minutes, for both men and women. Also, the candidate must retrieve a rescue mannequin from the bottom of the pool and swim it a distance of 15 yards. Based on the results, it is determined whether or not each candidate is physically capable for the job. The results of this tryout also determine each persons guard number for the season; the best times result in the lowest guard number.

The in-service training that the lifeguards go through includes intensive ocean rescue training by Joe Mokry from Ocean Rescue Systems International. Additional water rescue training is provided by the lifeguard captains during the two weeks of training and throughout the entire season. The guards are also trained by Sarah Mosley of Maine Healthy Beaches to participate in beach water testing, the Maine Audubon Society to recognize and protect the endangered Piping Plover that nests on the beach, Lynda Doughty from the Department of Marine Resources for training on seal stranding and Wells Emergency Medical Services to ensure that the lifeguards know how to assist EMS in anyway throughout the season. All additional training such as radio communication, demeanor while on duty, stand rotations, the general emergency action plan, dealing with missing persons, the shark plan, completing incident reports, etc. is provided by the lifeguard captains.

There has been some discussion in the recent past as to whether the Lifeguards are a necessary service on the beaches of Wells. I would like to hear from many of you if you have any comments or ideas. As you know, the beaches attract tourist to our town. That attraction translates to folks using the hotels, restaurants, stores and fast food places. However we are facing issues with the economy and should we see more problems with our revenue sources there will be tough decisions that will have to be made in the future.

During the 2010 season the Wells Lifeguards responded to 107 incidents:

- 38 water rescues in which 15 required further medical attention from EMS
- 34 medical rescues in which 11 required EMS
- 8 missing persons incidents
- 9 incidents involving wild animals
- 4 incidents involving Wells Police Department
- 8 incidents involving dogs
- 6 other miscellaneous calls

Most of the first-aid provided by Wells Lifeguards is due to the many rocks found along Crescent Beach, Wells Beach, and Drakes Island Beach. Also, certain types of jelly fish such as the Lions Mane and

Portuguese Man O' War often drift near the shore and stings can be a common problem. There were a total of 34 medical rescues during the 2010 season, 11 of which required further medical attention via Wells EMS. First-aid provided by Wells lifeguards ranged from controlling minor bleeding to controlling severe bleeding. Wells lifeguards often times aid Wells EMS in rescue calls by controlling the scene before EMS arrives and continually providing aid throughout the rescue. Most of the time, however, as shown by the volume of medical calls versus number of times Wells EMS was needed, the lifeguards can deal effectively with the situation. Lifeguards are properly prepared to deal with medical rescues that occur on Wells Beach and are able to treat immediate injuries.

The 38 water rescues that Wells lifeguards responded to involved the use of rescue cans and rescue boards. Rescues were made due to rip currents that form from sandbars, capsized kayaks, weak swimmers, surfers injuring themselves, and patrons falling from inner-tubes into the breaking waves. There were 15 rescues which Wells EMS was needed for additional medical treatment or to follow protocol and clear patrons under the age of 18 of injuries. The major cause for rescue is the rip currents along Wells Beach that can form spontaneously; however on the south side of the jetties the area that forms an entry way into Wells Harbor, there is a constant rip current that weakens and strengthens based on tidal stage. The stand located at this sight and the lifeguards that guard it are well prepared for such an emergency. Patrons are warned to remain at least 100 feet from the jetty rocks while swimming.

During the 2010 season, Wells lifeguards responded to a total of 8 missing persons on the beach. Not only do the lifeguards search for missing children, but in many cases missing adults as well. There are 10 lifeguard stands found in Wells; 2 on Drakes Island, 6 on Wells Beach and 2 on Crescent Beach. When lifeguards are notified of a missing person rotations are initiated after a description has been stated over the radio. These rotations provide full coverage of the beach. Wells lifeguards assist Wells police during missing person's cases and having the lifeguards provide much broader coverage along the beach.

The policy for dogs on the beach that is upheld by the Town of Wells must constantly be enforced. Due to the endangered species of bird, the Piping Plover, which nests in the sand dunes found on Wells Beach, the Maine Audubon Society allows the beach to be shared between the birds and patrons as long as a few rules are enforced. According to this law, dogs are not allowed on the beach between 8:00am and 6:00pm from June 16 to September 15. Within this time frame, lifeguards are actively patrolling the beach. With the Wells Police Department having only a few reserve officers on duty, many times the lifeguards are required to enforce and uphold this law. Lifeguards informed a documented total of 8 patrons of the dog policy on Wells Beach.

Wells lifeguards responded to a total of 9 wild animal incidents on the beach during the 2010 season. The wild animals ranged from marine animals, such as seals and fish, to different species of birds. Of the wild animal incidents that occurred, some of them required assistance from the Wells Animal Control Officer, while others were more serious and required the Department of Marine Resources. The incidents that required the Department of Marine Resources occur when seals wash onto the beach with injuries. Wells experiences several of these cases every season; however the seals were monitored by Wells Lifeguards until brought to a rehabilitation center by the Department of Marine Resources. Other incidents involved removing injured seagulls from the beach and removing deceased birds from the beach.

Wells lifeguards actively work alongside Wells Police Department all throughout the season. Reserve police officers are patrolling the beach area on bikes during the same hours the lifeguards are actively on the beach. Many issues, such as injured animals, become a team effort between the lifeguards and the officers. Other than the wild animals, Wells lifeguards required the help of Wells Police Department 4 times for incidents such as reinforcing the beach policies, public drunkenness, and to enforce safety for all patrons on Wells Beach

Wells lifeguards dealt with 6 other incidents that do not fall into any of the categories above. Such incidents included enforcing life jacket laws, handling patron complaints, public assistance, lost items, possible water contamination, and clearing harmful objects from the beach that may have washed up on shore. Wells lifeguards dealt as effectively as possible with all incidents and when further assistance was needed the appropriate department was notified.

### **Healthy Beaches**

Maine Healthy Beaches is a statewide organization under the University of Maine Cooperative Extension/Sea Grant under the Departmental Environmental Protection and the Department of Health and Human Services that established a procedure to monitor the water quality of Maine's coastal swim beaches. Since 2003, Wells has participated in the Maine Healthy Beaches Program (MHP) to ensure the quality of our beaches.

Water samples are taken at eight different locations along the beaches in Wells. These samples are tested for *Enterococci*, and other disease causing bacteria. This is an indicator of the level of fecal contamination in the salt water. During the summer months the MHB Program routinely monitors coastal beaches for *Enterococci*, a US EPA-approved indicator of fecal contamination for marine recreational waters. *Enterococcus* indicates the possible presence of human disease-causing organisms. Studies conducted over the past two decades have shown *Enterococci* survive longer (0-45 days) in salt water compared to other fecal indicator bacteria, and *Enterococci* densities in recreational marine waters are most strongly correlated with GI illness. In other words, as the level of *Enterococci* bacteria increases, so does the risk of contracting GI illness. The risk of getting sick increases with prolonged exposure or with an increase in the number of times water is swallowed. Most of the studies used to determine this safety level define "swimming" as submersion of the head in water. This has the potential to make people sick.

When the program began in Wells, the on-duty firefighters and lifeguards took the samples for monitoring. Since then there has been a group of local citizens that have become trained and done a wonderful job in taking the water samples for the town. Samples are collected and brought to the fire station where they are collected by the carrier to be delivered to the lab for testing. All the data collected by the volunteers is entered by the fire department onto the MHB website. The lab then enters the results on the web for each site. Having this data healthy beach/advisories/closing etc. on the internet allows any citizen the opportunity to check the water quality on Maine beaches that are involved in the program. The web site: [www.mainehealthybeaches.org](http://www.mainehealthybeaches.org).

I am happy to say that the water quality on Wells beaches is generally very good. Periodically, there are advisories or closings posted in certain areas due to higher than acceptable bacterial counts. This is just a safety precaution while we do a retest sample of that area. Usually this happens when there has been a large amount of rain in a short amount of time causing runoff. Our retests have most always come back fine. It is important to help keep our beaches clean.

I would like to thank all the firefighters, lifeguards and volunteers for their help in making this program such a success. We need volunteers to help with this program. It is only once a week for an hour or so to assist in collecting or documenting water samples. Please contact the Corner Fire Department if you would like to participate during the summer months.

Thanks to the Wells Healthy Beaches Volunteers:

Anne Supenia (Volunteer Coordinator)

P. Kelley

Judy King

Jan Robinson

Janis Shihab

Respectfully Submitted,

Daniel M. Moore

Fire Chief/EMA/Lifeguard Director/Healthy Beach Coordinator

## WELLS PARKS & RECREATION

The Wells Parks & Recreation Dept. had another very busy year. The old wood fencing around the Multi-field was replaced by a much more user friendly and sturdier metal fencing as well fencing around our man made pond for safety reasons.

During the summer for the first time ever, all our previous summer staff returned, so during training we could concentrate on many more issues than usual. It was also the best summer ever as far as the weather was concerned. We only had two rain days during the summer which had to be spent in the Wells Elementary Gym. Usually we have several rain days during our 8 week session.

We also laid turf in the hard to grow grass areas that have been bare for years. This was a staff project with everyone pitching in including our summer counselors helping to lay the turf as well as watering it around the clock to keep it moist.

The Pavilion is progressing with walls going up and painting almost completed and electrical and plumbing are ongoing. We will actually have a bathroom accessible to the public year round and will be able to finally get rid of the portapotty. We know some of you will miss the old landmark!

Snow shoe, x-country ski and skate rentals were in demand all winter and we did our best to maintain our ice skating rink as well as groom the trails for x-country skiing.

We are sure you have all noticed our new reader board which was greatly needed for keeping the public informed about our upcoming events.

This past year we offered over 170 programs. We are always looking for ideas from the general public as to what you would like to see us offer for programs. Please contact the Recreation Dept. at 646-5826. Lastly, thank you to our many volunteers throughout the year.

Respectfully submitted,

Tina LeBlanc  
Director  
Wells Parks & Recreation Dept.

## PLANNING DEPARTMENT

Welcome once again to the musings of the Director of the Office of Planning and Development, titled, as always when appearing in this forum, as the Annual Report. Please bear in mind that, as in the past, the Annual period itself covers a fiscal year (in this case, the one that began July 1, 2009) which ended in June of 2010, oh so many months ago.

### **The Staff**

For better or worse, the staff remains intact for another year which is to say that Michael Huston remains the Director of the Office of Planning and Development; Shannon M. Belanger is the Planning Assistant.

### **The Work**

The 2009-2010 year saw a plethora of work for the office. There were numerous small subdivision applications; some site plans; and interestingly enough a great many amendments, some large, some small, to approved plans. The large subdivision on Chapel Road that had been approved has been abandoned by the developer.

The Office of Planning and Development provides staff work for the Ordinance Review Committee, which continues to act at the direction of the Board of Selectmen. Major changes in the Wells Code that were reviewed by the ORC in the past year included changes to the Congregate Housing rules in Town and preparing standards for the perhaps ubiquitous electronic message center signs. Shannon spends some time each year perusing the ordinances and the various application materials in use by the Planning Office and the Code Enforcement Office, trying to tweak those forms to make them as user friendly as possible.

As longtime readers may be aware, the Shoreland Zoning Ordinance change process was to get underway during the immediately past fiscal year, and the process did. The effort is taking more time than might have been thought, in part because of the lack of staff at the state level to do the reviews. This remains an ongoing effort. We continue to work with the Southern Maine Regional Planning Commission on this project.

This office of course, provides staff for the Planning Board; for the Staff Review Committee; and for the Board of Selectmen when requested. On the development side of things, we continued to receive calls relative to the R. R. Donnelly building in the industrial park. Occasionally calls from outside of Maine looking for “old mills” or “abandoned railroad buildings” come in. My best guess is those are the equivalent of “cold calling” by newly hired folks at stock brokerage houses.

The Planner is also the representative for the town on several regional committees or projects, including the Route One Corridor Commission; the Executive Committee of Southern Maine Regional Planning; and *ad hoc* groups that turn up. Shannon ably represents the Department on the Town’s Technology Committee, and the town by virtue of her work with several projects sponsored at least in part by the Wells Reserve.

## **The Committees**

The Planning Board is an appointed group of Wells residents who take their jobs seriously. This seven person group (5 regular and 2 alternate appointees) has never been shy about speaking out to developers and to the staff about how they see a project moving along. Unfortunately the year just past saw a high rate of turnover on the Board. In fact there is an opening for an alternate member, which has continued for almost four months.

The Staff Review Committee consists of the Planner, head of the Code Enforcement Office, and someone representing the Police Chief, Fire Chief and Road Commissioner. By ordinance, the SRC can review certain smaller projects and/or amendments.

The Planning Board meets the first and third Monday of every month in the Littlefield Meeting Room; all meetings start at 7:00PM, and we try to televise them. The public is always invited. The Staff Review Committee meets the second and fourth Tuesday of every month; those meetings begin at 9:00AM, are also held in the Town Office, and the public is most welcome to attend. These meetings are not televised.

Respectfully submitted,

Michael Huston  
Town Planner



## WELLS POLICE DEPARTMENT 2010

I would first like to thank all the community members for their continued support of the police department and I hope that 2010 was a great year for you and your families.

Another busy year has passed us by here at the Wells Police Department. During 2010 we had 31,367 calls for service which is a 20% increase from 2009; Officers conducted 5,972 motor vehicle stops and completed 549 arrest reports.

In May of 2010 the department received \$4,020 from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. These funds were used to purchase a Panasonic CF-31 computer to replace one that had been damaged.

The department received a total of \$8,275 in four separate grants from the Maine Bureau of Highway Safety in 2010. These federal funds are administered by the BHS. The grants were used to pay officers' salaries for directed patrols in high accident locations, as well as in areas where speeding is a problem, and throughout the town to combat impaired driving.

The Annual department meeting/training was held on June 28<sup>th</sup> at York County Community College. Sgt. Kevin Chabot was named the police department's "Employee of the Year". Along with being one of the department's K-9 handlers, Sgt. Chabot applies for and administers the grants the department receives from the Bureau of Highway Safety. He also keeps statistics for all traffic related activity and puts together our entry for the Bureau of Highway Safety's "Law Enforcement Challenge". Sgt. Chabot is a Field Training Officer for the department. In May of 2010 Sgt. Chabot earned his Masters of Science in Community Economic Development from Southern New Hampshire University in Manchester, NH and he also served as the Vice-Chair of the Sanford Town Council.



**Sgt. Chabot and K-9 Elli**

Several other employees were recognized at the meeting:

- For the second year in a row Officer Adam Shaw was awarded the “Traffic Officer of the Year” award.
- An Operational Citation was given to Cpl. Roger Green, Ptl. Eric Roubo, Det. Ian Munger, Ptl. John Riegel, Ptl. Joshua Stewart, and Ptl. Adam Shaw for assisting in the rescue of a man that had driven a stolen vehicle into the harbor on July 7, 2009 and was trapped inside.
- Ptl. Eric Roubo and Ptl. Joshua Stewart were given an Operational Citation for creating and implementing the “Good Morning Program” here at Wells PD.
- A Commendatory Letter was given to Ptl. Adam Shaw for assisting the North Berwick Police Department on November 1, 2009 with a barricaded subject. Ptl. Shaw was able to talk the individual into putting down his weapon and surrendering.
- The following “Years of Service “pins were awarded:
  - ✓ 20 years-Ptl. Eric Roubo
  - ✓ 15 years-Cpl. Stephen Borst
  - ✓ 5 years-Det. Ian Munger
  - ✓ 5 years-Ptl. John Riegel
  - ✓ 5-years-Ptl. Joshua Stewart

Last April members of the police department and other town employees took part in Earth Day activities. These dedicated employees picked up a total of 122 bags of trash from the sides of Chapel Road, Mile Road, Fall Park Road, Wire Road and the parking lots on Mile Road and Gold Ribbon Drive. Thanks to all of you for your help.



**Town employees get ready for Earth Day activities.**

In September the department participated in the “National Drug Take Back Initiative” sponsored by U.S. Department of Justice Drug Enforcement Administration. This program; which gives people the chance to dispose of outdated or unwanted medications, this is free and anonymous, no questions asked. Our collection site was at the Wells Ergent Care and we turned over 48.4lbs of medications for disposal. There will be another collection day in April of 2011.



Officers participated in the Wells Elementary School’s “Celebration of Reading Day”. In the photo to the left Det. Ian Munger shows students his beekeeping equipment after he read a book on Beekeeping and answered questions about being a police officer.

During 2010 a total of 454 motor vehicle accidents were reported to dispatch. Unfortunately four of those accidents resulted in the deaths of five people. The first fatal accident was on May 22<sup>nd</sup>

on North Berwick Road, the second one was on July 10<sup>th</sup> on Sanford Road (Rt.109), the third occurred on September 11<sup>th</sup> on Tatnic Road, and the fourth happened on December 26<sup>th</sup> on Wire Road. Our condolences go out to the families and friends of those lost.

**Sgt. Daniel Bean and Officer Rachel Horning at the scene of an accident at the intersection of North Berwick Road and Merriland Ridge Road.**



People being charged with Operating Under the Influence rose from 106 in 2009 to 122 in 2010. This number includes five people that were charged with Operating Under the Influence of Drugs after being evaluated by Officer Rachel Horning, who was certified as a Drug Recognition Expert on October 1, 2010.

Below are some of the statistics for 2010:

- Disturbances/DV Disturbances 403
- Suspicious Activity 705
- Burglary 41
- Thefts 154
- Crim. Threatening/Harassment 87
- Missing Persons 26
- Animal Complaints 810
- Sex Offender Registrations 30
- Forgery /Fraud 43
- Criminal Mischief 57
- Arrest Reports 534

Just a reminder, the state requires that all dogs have a current rabies vaccine and that they be licensed by January 1<sup>st</sup> each year. Licensing can be done at the Town Clerks Office located in the Town Office Building at 208 Sanford Road.

If you get a phone call, a letter in the mail, an email, or any other type of correspondence that is leading you to believe that you have won something or that is trying to get you to give them personal information, please call and speak with an officer before responding or releasing any information. The majority of this type of activity is fraudulent.

I would like to thank all the department heads and Town of Wells employees for their assistance throughout the year.

If you have any questions or concerns during the year please give me or one of my staff a call so that we can assist you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jo-Ann Putnam', with a stylized flourish at the end.

Jo-Ann Putnam  
Chief of Police

**“Working Together to Make Wells a Safe Community”**

## WELLS PUBLIC LIBRARY

“For Every Chapter of Your Life!”

From July 1, 2009 to June 30, 2010 nearly 77,000 people visited the Wells Public Library. Many more accessed the services offered through our website. This report illustrates some of the ways your library has served as a center for lifelong learning, technology, recreation and more.

- The Library has a collection of approximately 40,560 items including books, magazines, newspapers, audiocassettes, books and music on CD, VHS and DVD formats.
- The Library currently has 9 public access Internet computers, 1 computer dedicated to word processing, and 2 CD Rom game computers, in addition to wireless internet service.
- With our MINERVA online system, the Wells Public Library is open “virtually” every minute of every day. Just by visiting the Library’s web site and clicking on the MINERVA button patrons can view and request items from any of the over 75 MINERVA Libraries and other Libraries in the Maine Info Net system - over 6 million items. (Starting in the spring of 2011 downloadable e-books and audio books are also available! Please see our website or visit us for more information.)
- A valuable resource accessible from a link on our Library website is MARVEL: Maine’s Virtual Library. This is a collection of free searchable research databases including magazines, newspapers, journals, dictionaries, encyclopedias, and images. Over 65 databases are available at the click of a button containing information for all ages, interests, and occupations.
- Residents of Wells can get free Portland Public Library cards at the Wells Public Library. These cards allow patrons to borrow books directly from any branch of Portland’s library and access many online subscriptions to databases including foreign language learning programs, online learning centers with practice tests and skill-building exercises, auto repair and small engine reference databases, genealogy databases and many others.
- The library continues to sponsor the AARP Tax Aid program for low income and senior taxpayers from February 1 through April 15.

### LIBRARY USE REMAINS HIGH

- 76,983 People visited the library last year and borrowed a total of 79,912 items. That represents a 7% increase in circulation.
- 13,536 People used our internet computers (up 9% from last year) for a total of 5364 hours (up 27% from last year.)
- The staff processed a total of 17,585 interlibrary loans. (This represents a 20% increase from the previous year, and a 75% increase over the past 2 years!) 10,475 Of those loans were items that our patrons received from other Maine libraries and 7,110 were items retrieved from our shelves and sent to patrons outside of Wells.
- 200 Programs attracted a total of 4,775 people of all ages. Nearly 4000 children from infants through teens attended 156 fun and enriching programs coordinated by Youth Services Librarian Cindy Schilling. This represents an 11% increase in attendance at programs designed for youth and families.
- We helped answer over 1,405 reference questions and provided assistance with computers or wireless service over 500 times.

- When the circulation and other usage figures from FY '09-'10 were entered into the Library Use Value Calculator found on our website's homepage (and the Maine State Library's webpage, [www.maine.gov/msl/services/calculator.htm](http://www.maine.gov/msl/services/calculator.htm).) Wells Public Library delivered \$2,587,784 worth of services on a budget of \$315,901. That's an \$8.20 return on every \$1.00 of your investment in your local Library!

### BUILDING IMPROVEMENTS

Numerous building improvements kept us very busy last year!

- The library now has an "Official Business Directional Sign" on Rte. 109 as well as a new "Open" flag at our front door! Feedback indicates these have been very helpful to both residents and visitors.
- There were numerous improvements to the building in FY '10 including: the replacement of the emergency doors in the children's/programming area, painting of the trim, doors and columns of the building exterior; new blinds in the meeting room and staff work room; stenciling in the Ethel M. Weymouth Art Gallery near the front entrance; a new refrigerator; the replacement and improvement of some staff workstations and storage, the replacement of 5 thermostats as well as 5 hot water baseboard power heads and the hot water heater; 4 new chairs with sidearm tablets and the reupholstering of other chairs; a new shelving unit in the adult fiction area and folding storage unit in the children's area; new tables for the reading area and for patron use next to the photocopier; and other staff-designed changes which resulted in improved space utilization.

### SPECIAL PROJECTS AND SERVICES THIS YEAR

- This year the Asst. Dir. /Youth Services Librarian, the Library Director, and 2 members of the Library Board of Trustees continued work on the research, writing and updating of important Library policies including the following: Behavior Policy, Bulletin Board and Handout Policy, Exhibits and Displays Policy, Programming Policy, Ethel M. Weymouth Art Gallery Policy, Unattended Child Policy, Disaster and Emergency Plan Policy, and the Computer Use Policy. Some staff procedures related to these policies were also updated. Library policies are posted in the library and are also enclosed in a Policy Notebook available upon request.
- The library's new website was unveiled in October, after months of planning and design work by a committee consisting of members of the staff and Friends of the Library. Visit our website at [www.wellslibrary.org](http://www.wellslibrary.org) to view our "photo album" and patron testimonials, and post your own library stories!
- New this year, the staff sponsored "Patron Appreciation Day" in December and provided homemade cookies and other treats throughout the day. For the first time in a long time the library held "Forgiveness of Fines Week" during National Library Week in April which involved much letter-writing and correspondence by the staff. The Maine State Library sponsored "Maine Snapshot Day" and WPL participated in providing statistics, snapshots, and patron testimonials. You can view the "Maine Snapshot Day" Publications from 2010 and 2011 at the library.
- A "BUILDING Program Statement" Report that was completed in 2009 underscored the need for expansion. (That report is available at the library.) In June of 2010 a Town Warrant Article "to appropriate and expend from the Undesignated Fund Balance \$64, 000 to cover the costs of a schematic design, as the first steps of a proposed Library building addition" was defeated by 199 votes. The Library Board of Trustees and staff are committed to ensuring that the

library has sufficient resources and space to meet the changing community needs. Please read more about this in the Library Board of Trustees Annual Report.

### CHILDREN'S AND FAMILY PROGRAMS

- Once again the Friends of the Wells Public Library generously sponsored several performers during the summer including Puppeteer Leslie Smith, Natural History Educator Tony Sohn's "Geology Rocks," and Martha Dana's Puppet Friends. The Friends also sponsored the "B.J. Hickman Magic Show" program during February vacation, and Lori Hardacker's "Moving the Story off the Page" program during April vacation.
- Over 267 children ages 3 – 18 registered for our summer reading program which was entitled "Be Creative @ Your Library." As in past years, we also offered a chance for a sweepstakes prize to all of our youthful readers who could enter each time they visited the Library to check out non-video materials. We had over 1000 entries by the end of the summer and we are thankful to the many local businesses that donated prizes. Thanks also to the Friends of the Library for the prizes for the Summer Reading Program.
- The Library sponsors three regularly scheduled weekly story time programs throughout the school year: Mother Goose (Monday at 10:30 for ages 0-2 years,) Toddler Time (Wednesday at 10:30 for ages 2-3 years,) and Stories and More (Wednesday at 1:00 for ages 3-5 years.)
- "Chillax" is a regular event for Jr. High School students offered once a month after school. It features games, crafts and food and is sponsored by the Friends of the Library.
- On December 13<sup>th</sup>, after the town Christmas parade we welcomed cold parade-goers to our warm library where they were served refreshments provided by the Chamber of Commerce and entertained with stories by librarians.
- Wells-Ogunquit Adult Community Education collaborated with the Library to present two special programs for children and their families. These included the "Fall Family Festival" in October and a "Beach Party" in January.
- Cooperative and outreach efforts with the Wells-Ogunquit Community School District continued. A highlight of this collaboration is our "Book Beat" program where Junior High students present book reviews and puppet skits which are played on CATV. Many thanks to Junior High Librarian Lynn Mercier and Public Information Director Reg Bennett for making this possible. Watch for more episodes of "Book Beat" on channel 3. Other forms of cooperation and outreach to the schools occurred throughout the year as several classes visited the Library for tours and book talks. The Youth Services Librarian also had the opportunity to make a presentation to an English class at Wells High School.
- Another cooperative program is our annual "Literature in the Garden" program. This program, for students in grades 3 – 4 is directed by DiAnne Forrest with the assistance of Barbara Allen, Diana Abbott and George Hermans. Literature in the Garden is modeled after the highly popular Master Gardener Program and offers horticulture and environmental science concepts along with opportunities for Community Service. This program is co-sponsored by The University of Maine, Master Gardeners York County, Wells Conservation Commission, and the Friends of the Wells Public Library.

### ADULT PROGRAMS

- The Ethel M. Weymouth Art Gallery located near the front entrance continues to feature works by local artists on a monthly basis. On the first Saturday of the month the Friends of the Library sponsor an opening reception for each new art exhibit. The public is welcome at these

events which include a discussion between the artist(s) and the audience, followed by refreshments. We are grateful for the time and efforts given by local artist Virginia Souza who is the Art Gallery Director.

- The Library held monthly book discussions on the first Tuesday evening of every month. A special thank you to Asst. Dir. /Youth Services Librarian Cindy Schilling and Director of Wells-Ogunquit Adult Community Education Cheryl Mills for coordinating and facilitating these very popular and enjoyable discussions.
- “Great Decisions” is another monthly discussion series that is co-sponsored by Wells-Ogunquit Adult Community Education. This popular series is ably facilitated by Richard Eaton.
- Other adult programs (44 in all) included performing arts and musical programs, author presentations, a solo performance of Hemingway presented by actor Richard Clark, a program on “Google Docs” and resume writing workshops.
- Many adults also participated in our Adult Summer Reading Program Weekly Sweepstakes. The majority of these well attended programs were co-sponsored by the Friends of the Library and by the Wells-Ogunquit Adult Community Education. Some were also co-sponsored by the Historical Society.

#### THE FRIENDS OF THE WELLS PUBLIC LIBRARY

- The Friends of the Wells Public Library dedicate many hours of time and talent to benefit the Library and its patrons. Their fundraisers include a successful August Annual Book Sale and Annual Craft Show held on Columbus Day weekend. They also sponsor an ongoing book sale near the front entrance which contains a wide variety of books.
- The Friends use funds from their fundraisers and membership to supplement the budget in many ways that improve services. These include sponsoring most of our children’s and adult programming, the Portland Museum of Art and Children’s Museum passes, and additional resources for the Reference, Parenting, and Classic Books on CD Collections. This year the Friends provided a pass to the Children’s Museum of New Hampshire in Dover. (The library also offers a free pass to the Maine Botanical Gardens in Boothbay.) Special purchases included a new easel for the Weymouth Art Gallery receptions.
- In addition to the Ethel M. Weymouth Art Gallery, the Friends sponsor the Bill Ryan Memorial Children’s Book Art Collection which houses original artwork from Maine illustrators. This collection in memory of dedicated Trustee and Friend of the Library Bill Ryan is found on the walls of the Library children’s area. We hope you visit the artwork in both of these galleries.
- As you can see, the Library, patrons and community benefit immeasurably from the support the Friends provide, financially and in many other ways. Please consider joining the Friends (for as little as \$10 a month) to be part of this vital organization that does so much to make these successful programs and services available to our community.

#### VOLUNTEERS

- Volunteers continue to be one of the Wells Public Library’s greatest assets. The staff honored our 31 volunteers at a special Under the Sea” themed brunch during April’s “National Volunteer Week.” As is done each year, the staff of the Library made the food for the feast, and each volunteer received a special gift. We welcome volunteers whose services are always appreciated!

## TRUSTEES

- The Library and Town sincerely appreciate the hard work and guidance provided by the Board of Trustees, Chaired by Dr. Patricia Prendergast, to ensure that the Library continues its standard of excellent service. (Please see the Library Board of Trustees Annual Report.)

## OUR STAFF

- The staff at Wells Public Library has worked diligently and compassionately to meet the challenges this year resulting from increased usage, expanding technology and an increased need for training and professional development, and other challenges in this rapidly changing field. Despite the inadequate space and staffing level, the staff continues to show exceptional dedication and teamwork as we strive for more successful and efficient ways to carry out our mission.

We hope that you visit us often, both in person and on our website. We invite you to share your ideas and avail yourself of our diverse collection of materials in many formats, our adult, children's, teens, and family programming, and our technological and other services. All of us at the Wells Public Library appreciate your continued support and look forward to serving you each day!

Respectfully submitted,

Lorraine LaForgia Canterbury  
Library Director  
Spring 2011

## CONSERVATION COMMISSION

During the past year the Conservation Commission has again made its primary work enhancing the Town Conservation Lands at the Fenderson Commons and the Great Haith. The Town's Conservation Lands are dedicated to preservation of habitat for animals and preservation of undeveloped land for townspeople to carry on traditional outdoor recreation such as hiking, snowshoeing, fishing, hunting, photography, and picnicking.

During the past year we have designed, cut, marked, and mapped a new trail in the Fenderson Commons. It lies on the east side, bordering the Sanford Road (Rt. 109) just north of High Pine, and traverses land donated by the Hilton Family. The trail explores habitat for moose and deer and many other species of animals and plants. It offers a view of Eaton Brook, a tiny gravel stream that provides habitat for native Brook Trout.

An important project has been planning to acquire two large parcels of undeveloped woodland. First is the parcel formerly owned by Donny Tilton west of the Sanford Road, and the second is the area formerly known as "the Granite State Land," west of Perry Oliver Road in the Perkinstown neighborhood. For these acquisitions, at last Town Meeting the Commission recommended that up to \$450,000 be expended from the Town's Land Bank from money that had previously been raised from donations and taxes. The Town voted by 64% to allocate this money, and since then the Conservation Commission has been negotiating purchase agreements to present to the Board of Selectmen. In order to minimize cost to the Town the Commission has submitted several grant applications, with at least one large grant successful at this date.

In other annual activities, the Commission has awarded scholarships to two youths to attend a week long session at the Maine Conservation School, where they study soil and water and wildlife conservation, and learn orientation and tracking skills. The Commission has sponsored the Conservation Poster Contest for students in schools within the Wells-Ogunquit School District. We have represented the Town on the Stewardship Committee of the Wells Estuarine Research Reserve. At Laudholm Farm we created and maintained a garden, sharing the harvest with needy townspeople at the St. Mary's Church Food Bank. In Wells schools we have assisted the Junior Master Gardener program in helping elementary students buy seedling trees and distribute them to Wells residents for planting in their yards.

Our Conservation Commission website has been upgraded to offer interpretation of the natural history on Town Lands as well as maps and suggestions for visitation. Please feel welcome to visit <http://www.wellsconservation.org/> .

This year the Commission has initiated two new programs aimed at both conservation and helping resident save money. First, we have distributed home composting bins at wholesale prices to Wells residents so that they can recycle kitchen wastes rather than pay to have them taken to the Town Transfer Station to be incinerated. Individuals will save the cost of disposing at the Transfer station, while taxpayers save the cost of the fee charged to the Town by the incinerator corporation. Second, the Commission has encouraged the Selectmen to pass an ordinance that will enable low-income Wells to receive grant funds from out of town to help insulate their homes. If passed and funded, the Commission will take responsibility for advertising and explaining this program.

The Commission cordially invites Townspeople to help with the effort to keep the Town green by preserving its lovely woods and fields and rivers. Some areas in which we could use help are

- posting wildlife and landscape photography on the website
- maintaining interpretive displays at the trailheads for the Fenderson Commons
- helping mark woodland trails
- leading tours on Town Conservation Lands
- researching ways to save the Town and Townspeople money by conserving energy

For all of these activities we will provide training, and you will be working with people who enjoy nature and each other's company.

If you would like to volunteer, or to help create Town Conservation Lands in your neighborhood, please ring the Town Office at 646.5113 ext 200.

On behalf of the Town the Conservation Commission welcomes discussion with landowners who may wish to sell or donate land to the Town, with possible tax advantages. We would also be glad to discuss conservation easements, by which the landowner keeps possession along with specific rights such as timber harvesting, while preserving the wildlife habitat. Finally, as good neighbors we are always interested in speaking with landowners near the Wildlife Commons to communicate our goals and seek their support.

The Commission wishes to thank the Board of Selectmen, the Budget Board, the Town Manager, and the Town Assessor for their support in preserving green space in Wells.

Respectfully submitted,

Owen Grumbling, Chair

Keith Fletcher

Rocky Furman

David Hardy

Barbara Hero

Carol Simpson

Bill Spiller

## **THE HISTORICAL SOCIETY OF WELLS & OGUNQUIT, INC.**

The Historical Society of Wells & Ogunquit maintains and operates The Historic Meetinghouse as their mission to foster an understanding and appreciation of history for the enlightenment and education of residents and visitors.

The 300<sup>th</sup> Celebration of the Town of Wells in 1953 brought realization to the townspeople of the importance of their town in history. The common interest and enthusiasm of the time brought to focus the need for an historical society. On March 15, 1954, a group was duly organized and a charter received for the Historical Society of Wells & Ogunquit, Inc.

In the spring of 1966, the Congregational Church, which had merged its two congregations, approached the Society with the offer of the First Church for the Society to utilize to implement its goals. In 1967, the Society agreed to the stipulations imposed by the Church and in 1969 the deed was passed. The building would be called the Historic First Church.

The Society is proud of its accomplishments in fiscal year 2010. The Steeple was completely repaired structurally and repainted. A new, welcoming Society sign was built and installed in front of the Meetinghouse, replacing the old, worn, and less visible sign. The front Meetinghouse threshold was completely replaced. The Society Board of Directors developed a fundraising campaign – the Project Restoration Fund – to raise funds to cover needed repairs to the Steeple, Bell Tower and Roof.

Numerous events were held by the Society in fiscal year 2010: three plays/musicals were performed at the Meetinghouse by the A.D.A.M. Theatre Company and by Coastal Capers Theatre, including a D-Day Show in June; the Annual Meeting was held in May with a reception and guest speaker – John Burgess, Steeplejack; three weddings were held in the spring. The Society staff and volunteers hosted Museum and Library visitors from 15 states and three other countries. Numerous visitors enjoyed touring the museum and researching in our Library.

The Historical Society of Wells & Ogunquit is a dedicated and visible community organization that is recognized as a principle repository of the historic past, a vital participant in the understanding of the present and a prism through which to shape the future.

The Historic Meetinghouse Library and Museum is opened from Memorial Day to Columbus Day, Tuesday through Thursday 10:00 a.m. to 4 p.m.; Winter Hours are Wednesday and Thursday 10:00 a.m. to 4:00 p.m. 207-646-4775 or [wohistory@maine.rr.com](mailto:wohistory@maine.rr.com)

# WELLS PUBLIC LIBRARY BOARD OF TRUSTEES

## The Board of Trustees

The year 2009-2010 has proved to be another very busy year for the Board of Trustees, Librarians, and staff as we continue to assure Wells patrons the services and programs they have come to expect and enjoy. A major objective of Trustees has been to accomplish the last very important goal cited in the 2005-2010 Strategic Long Range Plan ... that of acquiring the first step towards the much needed expansion of the library building, the development of a Schematic Design. This architectural design would provide a preliminary picture of a proposed expansion of the library for Wells residents to examine. The library is an important community center for the Town serving approximately 250 to 350 residents daily. If it is to adequately serve this growing community, as two Library Consultants have reported, it is essential that the building be expanded (Elizabeth Hughes, 2001; Thomas Jewell, 2008).

The steady growth in the number of patrons over the past five to ten years can be attributed to the changes in library services from places simply to browse and borrow books to places in which patrons can use computers, the internet, their lap tops, e-books, view films, borrow discs, or attend programs which not only provide great enjoyment and entertainment, but provide the opportunity to enjoy refreshments and socialize with other patrons after a program. The poor economy has also contributed greatly to the increased use of library resources, especially the use of the internet and lap tops as patrons seek to learn how to write effective resumes or look for employment opportunities.

WPL Usage Statistics From 2005 – 2010:

	<b>FY 2005</b>	<b>FY 2010</b>
Circulation	69,412	79,912
Patron Count	71,894	76,983
Internet User	10,681	13,536
Number of Program	147	200
Program Attendance	3,270	4,775
Interlibrary Loans Processed	264	17,585

More people using the library, the increase in the kinds of services from the use of a variety of technological resources, to increased interest in programs require much more space. The use of Interlibrary loans (MINERVA) also requires more workroom space as library staff process books and materials that our patrons borrow from other Maine libraries or pack books and materials loaned out from our library to other Maine libraries. Directors and staff have worked very closely with Thomas Jewell, Library Consultant, to assess the library's real needs. His report substantiated what we have known for more than a few years --- the library is simply out of space. For the services offered to Wells patrons, which are at this time just basic library offerings, there is extremely limited space to adequately serve the needs of this growing community, its residents and businesses. The present building is out-dated and certainly not able to accommodate the 21<sup>st</sup> century library needs which the general public suggested in a survey conducted in 2006 more than five years ago. The increase in library use by patrons, which speaks well of the residents of this community, has only magnified the already extreme lack of space. Computer/internet use has no privacy for patrons, and patrons who love doing puzzles must work in the busy aisles of non-fiction book areas. As our consultant reported, "the library building has simply run out of options for space."

Following that report the Board spoke with three different architects. Each were given a copy of the consultant's report which was a detailed description of library needs for servicing a year-round population of approximately 11,000 and a summer population of 33,000. It was suggested by each architect that a schematic design, a procedural diagram depicting the addition to the existing building, was a necessary first step. One of the architects estimated that a Schematic Design would cost approximately \$64,000. This request for a design costing \$64,000 would need to be approved by voters. The Board worked diligently to publicize the need for the expansion, however, the referendum was defeated by 199 votes. This was very disappointing to the Board, however, the on-going economic uncertainty as well as Maine State financial issues did no doubt negatively impact the request. Although, considering the uncertain economic environment at that time, that vote was not all that negative. Further analysis of the voting results revealed that of the 8000 registered voters in Wells only twenty nine percent (29%) voted while seventy one percent (71%) of the registered voters did not vote. Of the 2343 residents who voted, 1072 (46%) supported Article 13, the Schematic Design, and 1271 (54%) voted it down. Data strongly suggest that getting registered voters out to vote is of critical importance to Trustee efforts for a library expansion. After discussion regarding the Board's next course of action and encouragement from a wide variety of Wells residents, Trustees determined, as advocates for the library, we needed to continue to work for the expansion of the library building. The need for the expansion did not go away with the negative vote. It just became more urgent as the number of patrons and their desires for services increase. With new vigor and renewed conviction the Board is once again planning to better inform the community of the critical need for the expansion of the library building which long ago outlived its ability to serve the community with 21<sup>st</sup> century accommodations for life-long learning. Trustees believe an up-dated library is essential to this growing and vibrant community.

To that end the Board examined its past efforts to identify the strengths and weaknesses of their approach. After much discussion the Board agreed that we needed to work much harder and wiser on our public relation efforts at informing the entire community of the wide array of services the library offers and its real needs if it is to adequately serve the entire community. We also need to reach out to those residents who have never used the library and who think the library is only "books and shelves". For the next two years the major efforts of the Board will be to better inform the entire community of the library's array of excellent free services, and the need for library expansion if it is to serve this community as it has stated it wishes. Increasingly research studies are being conducted to illustrate and clarify the real value of libraries to communities. The results of early research efforts suggest that libraries are of significant value to the attractiveness of communities and to their economies. Trustees will need to work very hard at getting residents out to vote.

Additionally, the Board of Trustees continues its investigation/research regarding its ability to acquire funds to support a library expansion. Ralph Minichiello is Chairman of the investigating committee. There are available foundation grants but they are offered only to organizations that have a charitable organization status. Acquiring that status would provide the Board the ability to apply to an array of foundations. Whether that is possible for a library whose operational funds come from the Town to acquire such status is being investigated.

Virginia Young suggests in The Library Trustee: A Practical Guidebook that there are few responsibilities that are more important than developing clearly stated, up-dated policies set out in terms of the library's operations. The Policy Committee, Chaired by Amy Anderson, Directors, and Staff have completed the up-date of the Meeting Room Policy and The Collection Development Policy. Each policy has been reviewed and approved by the Board. At this time all major policies have been reviewed, up-dated, and approved by the Board of Trustees.

The Finance Committee, Chaired by Don Woodworth, has developed a much needed fiscal policy which provides a plan for the management of funds held by the Board of trustees for the benefit of the Wells

Public Library. The policy carefully describes the role of the Trustees, the Fiscal Policy objectives, and Trust Funds by type and purpose. The Board will receive quarterly reports and funds will be audited annually. To have a process for the shepherding of all Trustee funds is a major accomplishment for the Board of Trustees. Accountability is a fundamental responsibility of the Board of Trustees. It requires accountability to the penny for all monies held in trust. This policy, approved by the Board, assures transparency and accountability. Such a policy has been long overdue. The Chairman, who has provided strong leadership on this matter has also provided an appendix to this policy which provides an historical record of the Trust Funds and the bequestors wishes.

### **The Friends of The Wells Public Library**

The mission of the Wells Public Library is to serve the cultural, informational, educational, and recreational needs of the community. The Friends of the Library play a large part in assisting the library to achieve that mission. The Friends of the Wells Public Library continue to assist the library financially to provide wonderful children's programming as well as excellent adult programming without which the support of the Friends would not have been possible. They not only sponsor most of the programming, but provide passes to the Portland Museum of Arts, the Children's Museum and the Children's Museum in Dover New Hampshire to mention just a few other activities which support the library. The Friends, all volunteers, raise their money through their August Annual Book sale, their excellent Annual Craft Show held on Columbus Day weekend and an on-going book sale at the library. The Wells Public Library Board of Trustees wishes to acknowledge the very generous funding of programs, books, CDs and materials and provided by the Friends. They are truly an amazing group of volunteers who offer their time and talent and funds to benefit the Wells Public Library and hence, the entire Community of Wells.

### **Volunteers**

Once again this year the library has benefited greatly from the work of twenty three dedicated volunteers. The Board of Trustees, Librarians, and library staff are very grateful for the contributions made by the volunteers (23) who have donated more than one thousand two hundred twenty five hours (1225) of service to assist in the many day-to-day library functions. Volunteers repair books, insert labels in books, and shelve books that are returned. They also retrieve and package books that come to our library or go out to other libraries in the State through inter-library loans (MINERVA). Fifteen thousand, one hundred eighty seven books (15,187) and items were processed this year. Additionally, they assist staff in craft or story preparations. Volunteers bring a wealth of knowledge, skill, and ability with them which enhance the services of the library. We are very grateful for their assistance.

### **Citizens, Town Officials, Businesses, & Organization Donations**

The Board of Trustees greatly appreciates the public support of the library. One hundred per cent of the library's operational budget is provided by the Town of Wells. In addition to this support, approved by Selectmen, we appreciate their advice and assistance. We also greatly appreciate the assistance and advice provided by the Town Manager. An average of three to four hundred residents a day make use of the library. When Library statistics show that approximately seventy per cent (70%) of the Wells population use the library, it also strongly supports the wise use of Town funds. It makes it quite clear that the Wells Public Library is a real and vital community center.

Public support is also supplemented through monetary gifts given in bequests, or by individuals and organizations. The library also receives generous donations of materials, books, museum passes, food for receptions, discounts on materials purchased, children's summer programs, pet show judging, art projects, and many other activities. The support of all is genuinely appreciated.

**The following organizations / businesses are contributors:**

Kennebunk Savings Bank	Wells Rotary Club	Hannaford's Bros. Market
Reny's	Dairy Queen	Copyz-n - Graphix
Wells House of Pizza	Scoop Deck	Maine Diner
Congdon Donuts	Big Daddy's	Wonder Mountain
Mikes Clam Shack	Jo-Ann's Garde	Bull & Claw

Even though 2009-2010 has proved to be the busiest year yet, librarians and staff have continued to provide patrons with the services and programs they have come to expect and enjoy. Without this dedicated staff and the support of equally dedicated volunteers this would not have been possible. We are very grateful for their extraordinary efforts.

Early in the month of April, 2011, Trustee Don Woodworth and his wife, Barbara Townley, Trustee moved to California. Their advocacy and dedication to the Wells Public Library and experience as Trustees and members of the Friends of the Wells Public Library will be greatly missed. We wish them much happiness in their new location and home.

The Wells Public Library Board of Trustees continue to take our responsibilities very seriously. Our intention is to provide the best public library service for this community in a library facility that meets 21<sup>st</sup> century needs. Your input is always welcomed.

Respectfully submitted,

Patricia J. Prendergast, President / Chairperson  
Wells Public Library Board of Trustees

Walter Leffler, Trustee- Vice President  
Dr. Amy Anderson, Trustee- Treasurer  
Barbara Townley, Trustee- Secretary  
Jacqueline Boyko, Trustee  
Ralph Minichiello, Trustee  
Alice Schleiderer, Trustee  
Dawn Steere, Trustee  
Don Woodworth, Trustee

Lorraine Canterbury, Director  
Wells Public Library

## ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a volunteer board of town residents comprised of 5 members and 3 associate members appointed to 3 year terms by the Board of Selectmen. As of June 30, 2010 there are 2 unfilled associate member positions.

The Zoning Board of Appeals provides a forum for residents, property owners, and other interested parties to present appeals when they believe that the Land Use Ordinance is not being fairly or properly enforced, or to request relief from some of the requirements of the Land Use Ordinance.

During the period of July 1, 2009 to June 30, 2010 the Zoning Board of Appeals heard 9 appeals, up from 6 appeals in 2009:

- 2 Administrative appeals
- 1 Variance Appeal
- 5 Mislocated Building Appeals
- 1 Appeal for a Driveway in the Shoreland Overlay District

On behalf of the entire Zoning Board of Appeals, I would like to thank the Code Enforcement Office and Town Attorney Leah Rachin for their excellent support.

Respectfully submitted,

Wilber L. Gosbee  
Chairman, Zoning Board of Appeals

# WELLS EMERGENCY MEDICAL SERVICES

*“Team of Excellence”*

**MISSION STATEMENT:** Wells EMS is committed to serving the needs of the Wells community with a team of skilled dedicated professionals, providing a progressive, economical, out of hospital optimum care and/or transportation medical services system.

The mission statement recognizes the need to function as community based providers.

Wells Emergency Medical Services (EMS) is a public (501) (C) (3) non-profit corporation. The service provides not only twenty-four hour ambulance service seven days a week to the critically sick or injured, but also provides firefighting expertise and experience to the Wells Fire Department until additional fire personnel arrive on scene. The Town of Wells is served with three fully and equally equipped ambulances with the state of the art equipment. With Selectmen approval the service will replace one of the ambulances; two ambulances have over 160,000 miles. The on-going replacement of ambulances and equipment is a necessity for the life saving service.

This year the service responded to 1381 emergencies, of these responses 900 generated bills for revenue. Of these 900 bills there were adjustments made by insurance companies like Medicare and MaineCare, monies that cannot be billed nor collected. The other 481 responses were motor vehicle accidents, well-being checks, refusal for treatment or transport upon arrival and / or assessment, canceled calls, and fire related responses. Your support and tax dollars have a direct impact on the quality of service you receive. The tax dollars raised, subscription program and revenue generated stays in the community to provide you with excellent pre-hospital treatment with the highest technological equipment to provide life-saving care. Your support for this year’s subscription program raised \$43,000. Thank you so much for your support.

The service is governed by a volunteer Board of Directors appointed by the Town of Wells Selectmen. The service employs one full time EMS Director who oversees the EMS day to day to operations. The Director is salaried with medical benefits. The pre-hospital treatment and ambulance transportation is provided by a pool of 33 part time employees. Their benefits only include what is regulated by law, which is a 40% cost savings to the taxpayers compared to full time employment. Personnel are the most expensive part of the budget. The ready status deployment of personnel in an emergency is a necessary and unseen cost of the operations of the service. This determines the response time, which is the absolute priority. The current 33 employees are licensed at various Emergency Medical Technicians (EMT) levels by the State of Maine EMS: 21 EMT-Paramedics, 8 EMT-Intermediates, and 4 EMT-Basics. Only highly skilled and compassionate EMTs are hired, and who are committed to providing the highest level of care allowed by the Rules and Regulations of Maine EMS. They are a team of professionals who come experienced in all populated diversities, because they currently work full time in other towns and cities in Maine. The employment turnover rate proud to say is very low. Four employees have been employed with the service for 20 years, eight have been employed ten years or greater, and the average length of employment is 8.2 years. When there is a turnover it is due to life changes, i.e. moved to another state, opportunity to further their education.

When not responding to emergencies the employees are doing many other assignments: daily vehicle checks, training, involved in education and preparing lesson plans, maintaining, cleaning, inventorying, and keeping the 4000 square feet operational quarters orderly, ambulance tours and demonstrations for community organizations, school children and scouts. We participated in the public health program for the hundreds of people who wanted vaccinations against the swine flu. And also this

year, for the first time, the employees met with a film production company and participated in the making of a safety training video for campgrounds across the country.

Thank you for your continued support. Your support, tax dollars, and employees have made this service one of the most respected emergency ambulance services in the State of Maine. We look forward to another successful year of providing you with the highest quality emergency medical services.

Richard Chase, President  
Pat Prendergast, Vice-President  
David Sousa, Secretary  
Marjorie Page, Treasurer

Police Chief Jo-Ann Putnam, Honorary Director  
Dr. Tony Boch, M.D., Service Medical Director  
Sue Hludik, Service Director  
Sheila Hills, Accountant



The Wells Information Center is located at the Wells Chamber of Commerce Building at 136 Post Road (Route 1) in Moody. The Center serves as a full-time, year-round service facility. During the winter months of January, February and March, the Center is open five days a week, Monday through Friday 9:00am to 5:00pm. From mid-May through mid-October, the center is open 7 days a week from 9:00am to 5:00pm.

The staff is comprised of five part-time employees all realizing the importance of tourism as it relates to the financial well-being of the Town of Wells. Their responsibilities include greeting visitors at the Center, answering telephone inquiries regarding lodging availability, fielding questions regarding town activities such as the Summer Concert Series at Harbor Park, Chamber of Commerce events, Laudholm Farm events, activities sponsored by the Wells Recreation Department, Wells Public Library, youth and school groups. In addition, the Information Center staff shares schedule information about the Downeaster Passenger Train and the Shoreline Explorer Summer Trolley service.

Funding for the Information Center is shared by the Town of Wells and the Wells Chamber of Commerce. The Town pays 40% of the total cost of running the Center and the Chamber pays 60%. In addition, the Chamber pays 100% of the costs incurred for advertising and promoting the Town of Wells and 100% of the cost of publications used to fulfill the information inquiries.

The Information Center displays hundreds of brochures which are divided by business category for easy access. Bulletin boards are available for displaying flyers for current social events. The Center also has courtesy telephones that can be used for inquiries by our visitors, a television and tape with coverage of the Wells area is continuously playing and a computer is available for our visitors to search the Wells Chamber web site – [www.wellschamber.org](http://www.wellschamber.org).

We thank you for your ongoing commitment and desire to invite our visitors in to share our wonderful community. We look forward to continuing our working relationship.

Respectfully submitted,

Eleanor J. Vadenais  
Executive Director  
Wells Chamber of Commerce

## ***WELLS REGIONAL TRANSPORTATION CENTER***



The Maine Turnpike Authority (MTA) in cooperation with the Town of Wells and the Maine Department of Transportation (MDOT) built the Wells Regional Transportation Center (WRTC) on land opposite Exit 19 (Wells/Sanford) of the Maine Turnpike (I-95). This intermodal complex includes a 100 space lot for the MTA park and ride, an additional 96 spaces for longer term parking and six spaces for busses and RVs. Parking is FREE.

WRTC has become a “transportation hub” for the region with daily AMTRAK *Downeaster* service between Portland and Boston, scheduled bus services to Foxwoods and Mohegan Sun Casinos, and year round daily service between Wells and Sanford on the Sanford Ocean Shuttle. The seasonal Shoreline Trolley provides connections to coastal communities from York Beach to Kennebunkport. Taxi service is also available. WRTC is also popular with bicycle enthusiasts since it is on the Eastern Trail and is the starting point for three “loop tours” of the Maine Beaches Region promoted by Maine DOT. There is a brochure rack in the station building dedicated to bicycle information.

The WRTC building is leased by the MTA to the Town of Wells “rent free” and the Town has partnered with Marriner Marketing to provide a variety of traveler services. There is a comfortable lobby and waiting area, restrooms with baby changing stations, pay phone, ATM, vending machines, and information on Wells and surrounding communities.

Volunteer Station Hosts assist travelers with AMTRAK tickets from the Quik-Trak machine, distribute brochures on Wells and surrounding communities and provide visitors with maps and

travel directions. Station Hosts volunteered 1,517 hours during FY2010 saving the Town of Wells an estimated \$13,000.

Revenues from station sponsors, sale of brochure rack pockets and wall ads increased 64% over FY 2009 and more than half was from businesses in neighboring towns. Commissions from bus ticket sales and vending machines further boosted revenues and with advertising revenue helped defray operating expenses by an additional \$12,700.

Traffic through the facility has increased steadily as the highly successful AMTRAK Downeaster attracts larger numbers of passengers. Visitors are always welcome. Travel information on transportation, Wells, neighboring communities, and destinations along the *Downeaster* route is available daily from 6AM-9PM. Bus schedules for Concord Coach (Portland) and C&J (Portsmouth and Dover) are also available.

<b>FY 2010 TRAFFIC REPORT</b>	
• Amtrak Downeaster	48,473
• Auto & Bicycles	38,075
• Bus (Scheduled & Charter)	9,077
• Shoreline Trolley	4,258
• Sanford Ocean Shuttle	<u>2,996</u>
TOTAL	102,879

Respectfully submitted,

Brent Marriner, *Marriner Marketing*

**TRANSPORTATION CENTER ADVISORY COMMITTEE**

- Clayton Boston
- Bill Comeau
- Karl Ekstedt
- Doug Erskine
- Mary Field
- Brent Marriner
- Daniel Moore
- Edgar Moore
- Leo Ouellette
- JoAnn Putnam
- Ginny Stone

## UNPAID PERSONAL PROPERTY AND REAL ESTATE TAXES AS OF 6/30/10

A + L REALTY LLC	5419.00	*	BOSTON, DAVID C	273.67	
A WEEK AT THE BEACH LLC	3909.64	*	BOURASSA, BRANDY	662.95	
AGORITSAS, JAMES W	1263.20	*	BOURASSA, BRANDY	214.79	
ALDRIDGE, MARY LYNN	1062.05		BOURASSA, ROBERT L	1017.22	
ALLAIRE, SANDRA L ETAL	145.86	*	BOURGEOIS, WAYNE	178.18	*
ALLEN, THOMAS J ETAL	159.77		BOURNE, CHARLES JR	3769.24	*
ALVANOS, CHARLES E	5775.24	**	BOURNE, CHARLES JR	2130.73	*
AMVEST CAPITAL PARTNERS LLC	657.36		BRADBURY, BRIAN H	825.17	*
ANDRIES, VINCENT	144.18		BRAGDON ROAD LLC	756.65	*
ANESTIS, PETER R	926.00	*	BRANN, DANIEL M	830.87	*
ANGIOLILLO, JAMES A	2037.85	*	BRENNAN, JOHN J JR	895.72	*
ANNESE, JOHN	445.59		BRETON, CLAUDE G	2769.13	*
ARDUINI, VINCENT J + JOHN V	102.51		BRIDGES, RALPH N	1020.99	*
ARSENAULT, PETER M	444.18	*	BRODY INVESTMENT TRUST	264.39	*
ASQUITH, ROBERT T	1751.40	*	BRODY INVESTMENT TRUST	258.69	*
AUDET, EDMOND J	431.99	*	BRODY INVESTMENT TRUST	273.68	*
BABBITT, DORIS	94.41		BRODY INVESTMENT TRUST	286.80	*
BAILEY, SANDRA L	741.87	*	BRODY INVESTMENT TRUST	70.72	*
BALLENGER, CAROLYN	492.30	*	BROOKS, GREG S	2163.18	*
BALUTA, WALTER	24.99	*	BROWN, LAUREL L	10381.23	*
BALUTA, WALTER	94.21	*	BROWN, ROBERT J	489.20	*
BANKS, DONNA	257.48	*	BRUELL, PETER	1754.25	*
BARKER, CHRISTINE TRUSTEE	862.43	*	BUMFORD, CAROLE CM	1109.88	**
BARRETT, BRUCE	379.26	*	BUNKER PROPERTIES LLC	237.78	*
BASHAW, DAVID E	1186.76		BUNTING, KURT S	1276.41	*
BASTON, SCOTT	317.70	*	BURGESS, D A + LESCAULT, M TRSTEEES	6673.79	
BATCHELDER, JUSTIN R	1267.31	*	BURGESS, JOHN M	1754.46	*
BEARD, GARY	79.97		BURGESS, JOHN M	1392.53	*
BEAUDET, JEFFREY R	15.42	*	BURGESS, JOHN M	1318.31	*
BELL, ANGELA A	2718.41	*	BURGESS, JOHN M	1666.17	*
BERNHEISEL, LINDA	417.04		BURGESS, JOHN M	1590.17	*
BERNIER, JAIMIE	1159.99	*	BURGESS, JOHN M	3015.32	*
BERTONI, MARK W ETAL	35.48		BURGESS, MICHEL W	1500.15	*
BETOURNEY, ROBERT	59.67	*	BURNT MILL DEVELOPMENT LLC	803.34	
BEYEA, MICHAEL G	1719.65	*	BURNT MILL GOLF COMPANY LLC	5955.39	
BICCHIERI, FRANK W W/LIFE EST	978.52	*	BURNT MILL GOLF COMPANY LLC	4200.69	
BICKFORD, GERALD H	471.72		BURNT MILL LAND COMPANY LLC	1191.63	
BLAIR, ROBERT	6900.27		BURNT MILL LAND COMPANY LLC	1191.63	
BLAKE, ROBERT	686.69		BURNT MILL LAND COMPANY LLC	1191.63	
BLAKE, ROBERT S	1291.63		BURNT MILL LAND COMPANY LLC	1191.63	
BLUE MULE LLC	232.82	*	BURNT MILL LAND COMPANY LLC	1191.63	
BOISLARD, RONALD	198.88	*	BURNT MILL LAND COMPANY LLC	1191.63	
BOISVERT, DIANNE	1945.29		BURNT MILL LAND COMPANY LLC	1191.63	
BONANNO, SALVATORE	4204.17	*	BURNT MILL LAND COMPANY LLC	1191.63	

BURNT MILL LAND COMPANY LLC	1191.63		CHASE, WAYNE JR	104.62	*
BURNT MILL LAND COMPANY LLC	626.45		CHASE, WAYNE R JR	1676.99	*
BURNT MILL LAND COMPANY LLC	626.45		CHAVES, DAVID P JR	2739.32	*
BURNT MILL LAND COMPANY LLC	626.45		CHICK, CARL E	1450.52	
BURNT MILL LAND COMPANY LLC	626.45		CHICK, SCOTT	1869.69	*
BURNT MILL LAND COMPANY LLC	626.45		CHRETIEN, ROVAL R	384.22	
BURNT MILL LAND COMPANY LLC	626.45		CHRISTIANSEN, ERICA A	2360.34	*
BURNT MILL LAND COMPANY LLC	626.45		CHRISTIANSEN, PAUL J	437.10	
BURNT MILL LAND COMPANY LLC	1368.95		CHRISTIANSEN, PAUL J	3854.52	
BURNT MILL LAND COMPANY LLC	1579.14		CHRISTIANSEN, PAUL J	2186.10	
BURNT MILL LAND COMPANY LLC	1579.14		CILLEY, DAVID A	6.00	*
BURNT MILL LAND COMPANY LLC	1166.56		CILLEY, WILLIAM	1667.00	
BURNT MILL LAND COMPANY LLC	1166.56		CLARK, DAVID W	537.41	*
BURNT MILL LAND COMPANY LLC	1166.56		CLARK, JEFFREY J TRUSTEE	241.37	*
BURNT MILL LAND COMPANY LLC	1166.56		CLARK, RICHARD	1198.64	*
BURNT MILL LAND COMPANY LLC	1166.56		CLARRAGE, MERRILL ROBERT SR	1420.94	
BURNT MILL LAND COMPANY LLC	1166.56		CLEGG, ORRIN T	724.23	*
BURNT MILL LAND COMPANY LLC	1166.56		CLUFF, LINDA LEE	2491.25	
BURROWS, DAN	60.31	*	COFFERAN, ARTHUR SR	495.73	
BUSCH, LINDA	135.24		COLBY, HELEN	463.23	*
BUTKE, JOSEPH	71.89	*	COLE, PIERCE T	231.45	*
BUTMAN, RITA A	2339.43	**	COLE, ROBERT S	1272.43	*
CADES, SANDY S	519.47	*	COLE, TINA L	1097.98	*
CALLAN, CATHERINE	342.03	*	COLEMAN, FRANCIS DANIEL	1183.78	*
CAMPBELL, CHERYL	235.90	*	COLLINS, RICHARD	557.46	
CAMPBELL, JOHN	252.67		COMEAU, CONSTANCE J	2051.31	*
CAMPBELL, PAUL	186.26	*	CONFALONE, JOHN S	2.11	*
CARBONNEAU, JON	389.93	*	CONFALONE, JOHN S	2.11	*
CARBONNEAU, JON S	1885.91	*	COOMBS, JAMES	1864.43	
CAREY, NANCY	469.15		COON, SCOTT D	1671.83	**
CARON, RICHARD	108.46	*	COOPER, BERTHA ETAL	1322.90	
CAROTA, JOHN A	1298.98	*	CORRIGAN, STEVEN J	1730.34	*
CARROLL, SEAN	481.20		COSKI, JOSEPH	36.25	
CASKER, STEVEN	451.71		COTE, MARILYN	79.17	
CASSIDY, DENNIS C	539.82	*	COTE, RICHARD P	96.88	
CASTEN, BRANDON G	919.01	*	COTE, YVETTE L W/LIFE EST	2135.20	
CAVARETTA, JOHN	611.79	*	COURTNEY, E TERRY	2.04	*
CAVARETTA, JOHN	1445.63	*	COUSINS, WARREN G JR	2715.25	*
CAVARETTA, JOHN M	700.09	*	CROSSLEY, ROY	415.25	*
CELORIER, PATRICIA A	2652.28	*	CROWTHER, DAVID J	4.15	*
CHAISSON, ROBERT G TRUSTEE	220.37	*	CRYER, JONATHAN H	18.78	*
CHAMBLEE, LEON A III	631.42		CYR, ROBERT	341.86	*
CHANDLER, STUART	517.54	*	DANGELO, DOMENICK J	1151.46	*
CHARRON, MARLENE A	3634.89		DAWSON, PAT	430.58	*
CHARRON, MARLENE A	152.51		DAY, DEBRA A	988.66	*
CHASE, HAROLD	2.33	*	DEBOLD, RICHARD W	519.59	*

DECOUTO, ANN	35.27		EVELETH, MAXWELL	1939.41	*
DERDERIAN, RUTH M W/LIFE EST	835.31		F + T REALTY NORTH LLC	1038.92	
DESHLER, RICHARD A	835.31		F + T REALTY NORTH LLC	1861.06	
DESJARDINS, ALAN C	653.06	*	FARLEY, WILLIAM	929.58	*
DESJARDINS, CHRISTOPHER P	1882.93		FARLEY, WILLIAM JEFFREY	3782.54	
DESJARDINS, DAVID	4025.93	*	FARLEY, WM + JOAN	138.40	*
DEVELLIS, STEPHEN F	2291.42		FARRER, REX	483.23	
DEWHURST, KRISTEN L	970.23	*	FARRER, REX L	3534.63	
DINARDO, WILLIAM L	2.04	*	FARRINGTON, NEIL	37.15	*
DIPADUA, PETER D	2901.26	*	FENDERSON, KEITH A	1071.03	*
DOHERTY, PAUL H	101.23		FENDERSON, LAWRENCE L	467.28	*
DONAHUE, TIMOTHY J	4412.48	*	FERRAN, HERBERT E	1350.04	*
DONNELLY, JOHN JR	201.67	*	FERRIS, JOSEPH A	1874.79	*
DOWLER, RICHARD J	1092.60	*	FINGLETON, RICHARD	441.25	
DOWNEY, SEAN	209.18	*	FIRST COAST REALTY + DEVELOPMENT LLC	44.28	
DOYLE ENTERPRISES LLC	570.10	*	FIRST COAST REALTY + DEVELOPMENT LLC	773.96	*
DOYLE ENTERPRISES LLC	571.63	*	FIRST COAST REALTY + DEVELOPMENT LLC	773.96	*
DOYLE ENTERPRISES LLC	639.09	*	FIRST COAST REALTY + DEVELOPMENT LLC	773.96	*
DOYLE ENTERPRISES LLC	1935.46	*	FIRST COAST REALTY + DEVELOPMENT LLC	773.96	*
DOYLE ENTERPRISES LLC	573.61	*	FITZPATRICK, ANN E	18.00	*
DOYLE ENTERPRISES LLC	591.73	*	FITZPATRICK, CHARLES L ETAL	1328.42	*
DOYLE ENTERPRISES LLC	568.41	*	FLOW, RICHARD R	2699.04	*
DOYLE ENTERPRISES INC	659.61	*	FORGET, ARTHUR	2.99	*
DOYLE ENTERPRISES INC	667.08	*	FORSYTH, BARBARA	435.32	*
DRISCOLL, KEVIN	3789.66	*	FORTIN, JOHN J	1230.67	**
DROLET, DAVID	3.08	*	FOSSA, ARTHUR J	225.12	*
DRUID, DAVE	128.62	**	FOURTEEN SIXTY FIVE POST RD LLC	9.71	*
DRYSDALE, BRANDON S	1066.37		FOX, JOANNE C	2221.23	*
DUFORT, VINCENT M	2104.01	*	FOY, DAVID	255.79	
DUNLEVY, ALAN W	661.05	*	FRANK, GARY	244.96	
DUSTIN, CRAIG M	615.07	*	FREEMAN, IRVING M + DOROTHY I	3045.61	*
DUSTIN, CRAIG M	1451.32		FRITZE, JILL + SANDRA	388.09	*
DUSTIN, CRAIG M	18.41	*	FURNESS, RICHARD J SR+PATRICIA L	832.71	*
DUVAL, DOUGLAS R	1457.75	*	GAGNON, MARCEL	1316.34	
EAVES, MARK	412.50	*	GALLAGHER, MARK M	1489.06	
EDMONDS, HOLLIS M	239.84		GALLI, RICHARD	918.66	
EDWARDS, JOHN L	3905.16	*	GAMACHE, GERALD B	55.34	
EHRING, GUY K ETAL	36.07		GARLAND, BARRY L	860.55	
ELWELL, MARGARET	2192.04	*	GARLAND, BARRY L	848.07	
EMERSON, MARY N	2157.43	*	GATES, DANIEL O	1511.97	*
EMERY, FRANK M III	3317.89		GELERNT, KAREN B	1308.64	*
ENRIGHT, JOHN J	2111.36	*	GELETKA, MICHAEL C	980.24	
EPPOLITO, JOE	3.01	*	GELETKA, RICHARD	3229.67	
ERESSY, MICHAEL E	1296.65	*	GIBBS, CHARLES S	3.50	*
ERICKSON, THOMAS	55.73	*			
ERPENBECK, JUNE	56.02				

GILLIS, LAWRENCE D III	1155.06		HISSONG DEVELOPMENT CORP	786.35	*
GLADSTONE, DARYN	246.60	*	HOLLAND, CYNTHIA G	1465.41	
GOODRO, WALLACE	397.50		HORNE, CHARLES A JR	33.56	*
GOODWIN, NEIL	2071.50	*	HOUDE, DAVID	6921.31	*
GOULD, PATRICIA E W/LIFE EST	2506.04		HOUDE, DAVID P	6013.17	*
GRADY, SANDRA B	2140.25	*	HOWARD, JAMES G	773.67	*
GRAY, DEAN	541.79		HOWARTH, JOHN W	2036.16	*
GRAY, GARY	415.13		HOWE, RANDY O	2065.76	
GREENE, CAROLYN C TRUSTEE	1115.98	**	HUBBARD, BESSIE M TRUSTEE	1239.29	**
GREENE, DONALD M	939.20		HUBBARD, SHAWN D	3525.86	
GREGOIRE, GLENN F	2214.56		HUCKNALL, JULIA	1774.05	*
GRENACHE, WILLIAM	33.78	*	HUFF, HOWARD	674.82	*
GRUBE, DONALD	49.56	*	HUGHES, MALEA S TRUSTEE	5501.38	*
GRUBE, DONALD	49.56	*	HULL, JAMES W JR	1423.25	*
GRUBE, DONALD	39.23	*	HUNT, ARLENE	173.60	*
GRUBE, DONALD	70.14	*	HUSSEY, PATRICIA M	1742.09	*
GUILMETTE, JASON D	1347.34		HUTCHINS, C CO INC	259.15	*
HACZYNSKI, BLANCHE	448.03	*	HUTCHINS, C CO INC	496.55	*
HALLEE, SALLY L	394.58	*	HUTCHINS, C CO INC	498.30	*
HAM, RICHARD R	467.38		HUTCHINS, C CO INC	495.14	*
HAMLYN, KIM D	2779.46		HUTCHINS, C CO INC	494.55	*
HANLEY, ROBERT W + LINDA M	1418.38		HUTCHINS, C CO INC	498.80	*
HANNON, PATRICK	12547.35		HUTCHINS, CRAIG S	594.10	*
HANSON, DAVID R	651.15	*	HUTCHINS, CRAIG S	3315.76	*
HANSON, NELSON E	1989.22		HUTCHINS, NORMAN E	913.08	
HANSON, WILLIS ETAL	260.17	*	HUTCHINS, NORMAN E	1216.26	
HARRIMAN, BARRY L	1835.37		JABLONSKI, DAVID	5.62	**
HARRIMAN, BARRY L	659.76		JACQUES, ELIZABETH	2.95	*
HARRINGTON, JAMES P	634.68	*	JARVIS, NATHAN G	1174.11	*
HARRINGTON, SHAUN G	450.64		JEFFERS, RICHARD F	3510.05	*
HARRIS, GREGORY D	1814.64	**	JELLISON, RICHARD	123.41	*
HASKELL, EDWARD W III	1171.53		JOHNSON, BRIAN	406.69	
HAVEY, TOM	204.77		JOHNSON, ELIZABETH A	8.11	*
HAYES, MICHAEL P	948.53	*	JOHNSON, RUDOLPH B JR	346.36	*
HAYES, PATRICK	77.15		JONES, MICHAEL W	2396.75	
HAYES, WALTER + MYRTLE ETAL	76.69		KASHMIRY, AMAL	1038.33	*
HAYES, WALTER + MYRTLE ETAL	1280.83		KEATS, ROBERT	528.79	
HEALEY, WILLIAM	8.39	*	KEIRSTEAD, GAIL	153.72	*
HEBERT, WAYNE E	1264.97	*	KEIRSTEAD, TARA	324.70	*
HEHIR, WILLIAM	399.36		KELLIS, MICHAEL A	4487.45	*
HEINES, DENNIS T	1.96		KELLY, JANN K + RYAN, LYNN K	5391.50	
HENRICHS, EDWARD	769.19	*	KELLY, SHAWN	36.04	*
HICKEY, JOHN	2243.06	*	KENNESON, ROBERT	401.26	*
HILDRETH, PATRICIA R W/LIFE EST	2531.46		KIMBALL, CALEB	2035.36	**
HILL, MICHAEL P	1058.11	*	KING ENTERPRISES LP	1136.10	**
HILTON, DONALD R	568.38		KING, DELORES	388.68	*

KING, SHARON	146.84		MARTIN, BRIAN	231.03	*
KING, SHARON A	1339.91		MARTIN, PAUL E	3402.47	*
KING, SHARON A	82.18		MARTIN, PAULINE	91.67	*
KING, WAYNE	1106.52		MARTINEZ, GREGG J	2888.40	*
KING, WILLIAM F	83.44		MARTINEZ, RICK	204.11	*
KKRS PROPERTIES LLC	6012.80	*	MAXWELL, JAMES A	17.73	*
KNEELAND, EDWARD	505.12		MCAFFEE, AMY	311.87	*
KNIGHT, CHRISTOPHER	47.23		MCCARTHY, JOSEPH A	2436.03	*
KNIGHT, KURT	1270.25	*	MCCLARY, STEPHEN S	4259.05	
LABOSSIERE, JEAN	169.01	*	MCEVOY, DENNIS J	2274.66	
LACEY, JOHN J	3.13	*	MCLAUGHLIN, W M + D A TRUSTEE	3072.02	*
LAFFERANDRE, WILLIAM G III	5209.34		MCLEAN, EARL ETAL	6308.70	
LAMBERT, GEORGE A	98.18		MCLEOD, SCOTT D	1710.07	*
LAMBERT, TAMMY A	219.14	*	MCVEY, ROBERT J + ROBIN M	77.60	**
LANDRY, MARCIA	71.11		MEALEY, MADELINE ETAL	1286.49	
LANGLEY, JOHN E	1354.08	*	MELANSON, GAIL A	2149.71	**
LAUDE ENTERPRISES LLC	3773.07	*	MELENDEZ, MICHAEL J	408.13	*
LAUREL HILL PARTNERSHIP	65.15		MENARD, KEVIN J SR	488.93	*
LAWRENCE, STEVEN A	2290.55	*	MERRIFIELD, CALVIN + JEANNE	5919.13	*
LEBLANC WILLIAM	147.19		MERRIFIELD, CALVIN + JEANNE	13.91	*
LEE, ROBERT E	1037.61	**	MERRILL, STEPHEN H	249.80	*
LEONARD, KEVIN R	1526.39	*	MHC MOODY BEACH, LLC	360.65	
LETOURNEAU, STEPHEN	81.97	*	MICHAUD, THOMAS	475.31	*
LEVASSEUR, LINDA A	368.51	*	MILLER, FRANCIS SR	129.66	
LEWIS, DOUGLAS K	593.07	*	MILLER, NANCY	52.32	
LIBBEY, BRYAN R	1295.93	*	MITCHELL, DOUGLAS H	483.39	*
LITCHFIELD, SARA ANN	4471.99		MITCHELL, WILLIAM L	572.83	
LITTLE, JEFFREY S	1746.65		MONMANEY, ROXANNE M	835.31	
LITTLEFIELD, HOWARD R	273.27	*	MOODY COMMON LLC	12128.31	
LITTLEFIELD, ZANA M TRUSTEE	542.16	*	MOODY, ELINOR ETAL	2753.11	
LITTLEFIELD, ZANA M TRUSTEE	280.64	*	MOODY, JOY-LYN	4634.31	*
LITUS, TONYIA J TRUSTEE	7.22	*	MOREST, RONALD W	668.27	*
LOWNEY, E F + R V JR TRUSTEES	702.12	*	MORGAN, JOSEPH	1653.20	
LOWREY, JOHN	47.69		MORGAN, PATRICIA A	2219.25	
LOWREY, ROBERT	161.73		MORIARTY, MARY P	53.76	
LUSSIER, ALFRED L	461.48	*	MORIN, ROBERT J	631.42	*
MACDOUGALL, SANDRA S TRUSTEE	48.64	*	MORONEY, RONALD	593.07	
MACK, FRANCES	5027.68		MOROWITZ, EVAN	3247.41	*
MACK, FRANCES R	6665.03		MORRIS, THOMAS F JR	925.96	*
MACKAY, DANIEL W	1428.22	**	MORTON, JOHN	1576.25	*
MALING, GREGORY R	2334.21	*	MOULTON, GAIL D	286.75	*
MANKO, KENNETH A	1852.51	*	MOULTON, GAIL D	227.68	*
MANTICA, KAREN A	406.99	*	MOULTON, SCOTT L	3448.27	*
MARCOUX, RONALD G ETAL	918.30		MOULTON, SCOTT L	297.50	
MARSHALL, JACK	454.36		MOUSHEGIAN, JULIA	405.20	*
MARTELL, ROBERT B SR	47.64	*	MULLEN, MARIE	2969.98	*

MULLIN, CHARLES A	1324.18	*	PEARSON, KENNETH P W/LIFE EST	4.55	*
MURPHY, EMMETT	405.11	*	PECK, JEAN A	320.04	*
MYERS, FLORA	909.01	**	PEDERSEN, ROBERT	356.69	*
NADEAU, PAUL E	1065.07	*	PELLEGRINO, NICHOLAS	409.43	*
NEARY, GERARD	67.10		PELLEGRINO, NICOLE	36.51	
NESKY, EDWARD P + HELEN M	5370.10		PELLETIER, ALDEN R	1575.17	
NICHOLS, EDWARD M III	182.77		PEPIN WELLS LLC	952.12	*
NICKERSON, C L+WILKINS, H B TRSTES	3301.35	*	PERKINS, JASON F	750.32	*
NOETIC ENTERPRISES INC	21.27	*	PERKINS, RICHMOND M	1474.76	
NOLIN, BENOIT	47.14	*	PERKINS, SHARON L	1003.96	*
NORTHEAST KBS INC	416.08	*	PERLA, JAMIE	158.89	
NORTHEAST KBS INC	833.62	*	PERRIELLO, MARIE	385.82	
NORTHEAST KBS INC	424.41	*	PERRINO, JOHN	543.82	*
NORTHEAST KBS INC	538.12	*	PERRY, MICHELLE E	156.15	*
NORTHEAST KBS INC	437.74	*	PETERSEN, LINDA L	1024.80	*
NORTHEAST TRADING CORP	3778.02	*	PETRILLO, HENRY	356.13	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	296.71		POLIZZI, NANCY	1423.25	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	54.09	*	POOR, SHAWN	162.96	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	48.36	*	PORCUPINE INVESTMENT GROUP INC	588.30	*
NORTHRUP, DALE A	526.46	*	PORELL, DENNIS R	5510.79	*
OAKWOOD ESTATES LLC	3569.52	*	POST, ROBERT T	5.03	*
O'BRIEN, KEVIN R	1765.45	*	PRINCIPE, MICHAEL J	7504.58	*
O'BRIEN, SCOTT A	4339.85	*	PROCKER, PHILIP R	2181.34	
OKANE, RICHARD	88.83		QUEIROS, JIM	187.21	*
OLD MARSH DEVELOPERS LLC	79.19		R E T PROPERTIES INC	4595.36	
O'LEARY, DAN	447.72		RABIDEAU, STEPHEN A	391.69	*
O'LEARY, TIMOTHY J	2767.94	*	RACZOWSKI, ANDY	207.29	*
O'NEIL, A T + J H TRUSTEES	3877.30		RAMAH, JAMES C	229.91	*
O'NEILL, MICHAEL	103.96	*	RAMAH, JAMES C	236.16	*
ONLINE TRANSPORT INC	1421.18	*	RANDALL, SCOTT I	752.07	*
O'REILLY, JAMES P	1204.03	**	RANKIN, PAULA B	1001.90	
OUR TWO DADS LLC	469.95		REED, GEORGE	34.72	
PAGAN, PETER	402.67	*	REICHARD, CLAIRE M	4034.59	*
PAGE, MARK	1392.00	*	REIDMAN, BONNIE ETAL	30.03	*
PAIGE, ROBERT	26.61	*	REMACLE, NANCY	396.67	*
PAPE, JUDITH	122.08	*	RICH, W F + FOWLER M J TRUSTEES	1122.09	*
PAPPAS, MARK	48.06	*	RICHARD, ALICIA	214.24	
PARENTEAU, MARY	653.04		RICHARD, DAVID P	1006.59	*
PARKER DEVELOPMENT LLC	1080.15	*	RIDGE, JOHN F JR	3800.60	
PARKER DEVELOPMENT LLC	260.81	*	RIVERGREEN BANK	1916.15	
PARROTTA, MICHELE	82.48		ROBERTSON, RICHARD G	844.34	
PATTERSON, MICHELLE	272.23	*	ROBINSON, CHARLES A	166.90	*
PAUK, JOSEPH S	502.09	*	ROCHE, THOMAS J TRUSTEE	2149.60	*
PAUL, SYLVIA	571.80		RUSCIO, FRANK	663.09	*
			RUSCIO, FRANK J	465.80	*

RUSSELL, IDA W LIFE ESTATE	2844.09	*	SPRINGER, BRANDON D	353.86	*
RUSSO, ANN	427.70	*	STANO, MATTHEW ETAL	1850.96	
RYAN, EDWARD	1070.24	*	STEIGRAD, CAROLYN	1488.13	*
RYAN, WALTER T	56.66		STEVENS, ALLAN	615.47	
SALVATO, MARCIA E	13874.78		STEVENS, BRUCE A JR	149.48	*
SANDS, LAWRENCE	974.77	*	STEVENS, CINDY L	1929.98	*
SANFORD, WILLIAM E SR	649.30	*	STEVENS, DEXTER III + HOWARD B	1975.38	*
SARGENT, SHIRLEY D	121.34	*	STEVENS, HAZEL L TRUSTEE		
SASSO, COSIMO J	0.75		ETAL	4984.64	
SAUER, MICHAEL	38.74	**	STEVENS, LILLIAN K TRUSTEE	144.73	*
SCALLION, JONATHAN	129.20	*	STEWART, AARON	1282.40	*
SCHICKLE, ROBERT D	311.85	**	STILPHEN, DEBRA A ETAL	1259.10	
SEA WIND ENTERPRISES LLC	181.09	*	STJACQUES, MARJORIE	103.00	
SEA WIND ENTERPRISES LLC	226.49	*	STONE, STEPHEN E	11.20	*
SEAL HARBOR LLC	1035.66	*	STOVER, MATTHEW T	1181.32	*
SEAL HARBOR LLC	1200.31	*	SUNSHINE, CYNTHIA	1316.45	
SEAL HARBOR LLC	1442.20	*	SURABIAN, OSCAR	1744.72	*
SETH, ANAND K	798.02		SUTRYN, GARY E	54.89	
SEVIGNY, DAVID	131.05	*	SWANBON, GLORIA A	3.53	*
SEYMOUR, NICHOLAS	3017.63	*	SWIENTON, KATHLEEN A	1401.73	*
SHACKFORD, DENNIS	4526.10		SYLVESTRE, MICHAEL	79.97	
SHACKFORD, DENNIS	600.77		TALBOT, SHAWN	73.77	
SHACKFORD, DENNIS	1551.86		TALTY, FRANCIS T	532.62	*
SHACKFORD, MARGARET	542.75		TATONE, RALPH	188.59	*
SHACKFORD, MARGARET	1405.62		TAYLOR, MELODY J	1046.56	*
SHAIKH LLC	8282.77	*	THAKONG LLC	1250.16	*
SHAW, NANCY	210.05	*	THOMAS, CHRISTINA	15.98	*
SHEA, WILLIAM E	1147.17		THOMAS, CHRISTINA	13.11	*
SHEEHAN, GEOFFERY E	4603.41	*	THORNTON, KATHLEEN M	70.43	*
SHIRLEY, VIVIAN L	743.70	*	THORNTON, KATHLEEN M	59.33	*
SHRIBER, ALLAN	1065.38	*	TIBERI, ROBERT	140.32	*
SHUGRUE, JOHN J SR TRUSTEE	3452.46		TIBERI, ROBERT	140.32	*
SKINNER, D N JR + OTOOLE, L A			TOTH, BARRY P	3096.05	
TRUSTE	2.04	*	TOWNSEND, MICHAEL	232.78	*
SLATTERY, PAUL S	1056.54		TOWNSEND, MIRANDA	470.15	*
SLIMAN, LAURA M	930.23		TRACY, DAVE	204.67	*
SMITH, ALVIN N ETAL	806.70		TRACY, STEVEN B	1052.77	
SMITH, ANNIE ETAL	285.02		TRAFTON, KELVIN K	636.55	**
SMITH, DALE S	763.64	*	TRAFTON, LARRY T	1451.34	*
SMITH, GEORGE R III	71.99		TRIDER, MATHEW J	2318.90	
SMITH, ROY	1458.23		TRIDER, MATHEW J	2072.12	
SMITH, WAYNE	9204.57	*	TSALTAS, MICHAEL	458.70	**
SNOOK, WALTER A III	1018.04		TUFTS, CHAS WM JR W/LIFE EST	2829.62	*
SNYDER, RICHARD	157.47	**	TUFTS, MARCUS T	513.62	
SPENCER, TERRI L	506.78	*	TUFTS, PAUL	1314.90	*
SPERANZA, SANTO F	120.68	**	TUFTS, PAUL + PATRICIA	3789.38	**
SPRINGER, BRANDON D	2039.02	*	TURNBULL, CHARLES W ETAL	88.05	*

TURNBULL, CHARLES W ETAL	60.31	*
TURNBULL, CHARLES W ETAL	166.17	*
ULEVICIUS, CHRISTINA M	1121.51	*
UNKNOWN	526.90	
VANASSE, CATHY A TRUSTEE	1201.36	*
VANDERMAST, RUDOLPH	669.56	*
VELLECO, VINCENT	2148.88	*
VIEIRA, MARCIA	1341.70	*
VISION REALTY ENTERPRISES LLC	596.61	
VIVIAN, ROBERT P	44.92	*
VOSS, LAWRENCE G	1053.55	*
VRETTOS, VALERIE I	1708.45	
WAGNER, JEFFREY JR	163.93	*
WAGNER, ROBERT A	416.72	*
WALSH, BRIAN	119.30	
WALZ, TRACEY M	3558.16	*
WANING, SHARON	155.08	
WARD, GARY	479.69	
WARD, PETER L	569.16	
WATT, DOUGLAS	1710.07	*
WEBBER, JONATHAN	186.05	*
WEBBER, JONATHAN L	1029.68	*
WEBBER, TINA L	1385.74	*
WEBHANNET RIVER VIEW LLC	1272.50	
WEIGEL, LORETTA W	1696.78	*
WEIGEL, STEVEN D	5577.22	*
WEINSTEIN, BEATRICE + ALAN	153.41	*
WEINSTEIN, BEATRICE + ALAN	228.82	*
WEINSTEIN, BEATRICE + ALAN	276.15	*
WEINSTEIN, BEATRICE + ALAN	228.82	*
WEINSTEIN, NEAL L	1318.64	*
WELCH, CAROL A	613.29	
WELCH, GEORGE	1156.91	
WELCH, JEAN L	118.04	*
WELCH, JOHN	956.90	
WELLS GOLF HOLDINGS LLC	40974.85	
WELLS GOLF HOLDINGS LLC	573.13	
WELLS PENTECOSTAL CHURCH	1074.55	**
WELLS PENTECOSTAL CHURCH	801.26	*
WENTZELL, MICHAEL J	2247.58	
WHEELER, RAYMOND F	879.22	*
WHITE, EDWIN C	2053.26	*
WHITEWATER DEVELOPMENT CORP	321.74	*
WHITEWATER DEVELOPMENT CORP	280.90	*
WHITEWATER DEVELOPMENT CORP	280.90	*

WHITEWATER DEVELOPMENT CORP	56.04	
WILLEY, CHRISTOPHER	261.55	
WILLIAMS, ANDREA D	2541.39	
WILSON, FRANCIS	1467.12	**
WOODMAN, HAROLD E	5804.43	
WOODSOME, JOHN O	2241.21	*
WORCESTER, RICHARD	1493.79	*
YORK BUILDING+DESIGN CENTER INC	2121.32	*
YURKO, JOHN R	1642.67	*
ZACKULAR, PAUL J	1642.97	*
ZARRELLA, PETER ETAL	2458.46	*

\*PAID IN FULL BEFORE 12/31/10

\*\*PARTIAL PAYMENT MADE BEFORE 12/31/10

## **2010 REPORT OF THE KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT**

The Kennebunk, Kennebunkport and Wells Water District is a quasi-municipal public water utility that was established in 1921 by an act of the Maine State Legislature. The District serves an area that encompasses the Towns of Kennebunk, Kennebunkport, Wells, Ogunquit, Arundel and small portions of Biddeford and York. The area includes a population which varies seasonally from about 30,000 to over 100,000. It is directed by a four-member Board of Trustees, one each elected from the Towns of Kennebunk, Kennebunkport, Wells and Ogunquit.

For the Water District, 2010 was, from a financial perspective, a very good year. Compared with the prior year, 2010 saw a 14% rebound in water production, a \$500,000 increase in revenues and a significant reduction in operating costs. All of this contributed to a projected positive net income for 2010 of about \$367,000 as compared to a net loss of \$108,971 for 2009. The 5% water rate increase that went into effect on April 7, 2010, contributed approximately \$200,000 to the increase in revenues. The remainder was due to increased water usage.

In spite of a somewhat sluggish economy, the District experienced modest growth (143 new accounts, as compared to only 74 in 2009), resulting in a customer growth rate of slightly over 1%, as compared with the typical 1½ % to 2% growth rate prior to 2009.

Operating costs were reduced by a variety of factors, including several previously reported cost-cutting measures that were implemented in 2009, an unexpected drop in the cost of water treatment chemicals and the District's award of a \$391,000 grant and a \$1.636 million, 0% bond package for a 2-1/2 mile water replacement project in Goose Rocks Beach in Kennebunkport. This District-designed and installed project allowed a large amount of District labor and equipment to be charged to this "capital" account, which is financed by the 0% long term bond, thereby reducing operating costs. Another significant cost reduction was realized during 2010; through attrition and cross-training between departments, one additional full time position was eliminated, saving over \$60,000 in wages and benefits.

Although 2010 was an overall wetter year than was 2009, the 65" of precipitation was distributed quite differently than it was in 2009, resulting in a relatively dry and beautiful summer, improving tourism and overall water usage. As a result, the total annual water production of 1.008 Billion gallons was 14% more than the 881 million gallons produced during 2009, which had been the lowest water production year since 1995. The District's recently (2007) developed groundwater sources were once again instrumental in helping the District meet water demands without the need for purchasing water from neighboring utilities, producing 41% of all of the District's water supply for 2010 while reducing chemical costs by nearly \$60,000.

As previously reported, due to the many financial, operational and water quality benefits relating to the use of groundwater, the District is developing an additional high-quality, high yield groundwater supply in the Alewife area of Kennebunk. During 2010, the well site, which is located off Kimball Lane, was approved by Maine's Drinking Water Program for use as a public drinking water supply. In order for it to be placed in service, water main extensions along Alewife Road and Kimball Lane will be installed. The first extension, along Alewife Road, is already scheduled for construction in 2011. Once the new well is placed into service, which should occur by 2013, it is expected to produce 40% of the District's water needs. At that point, approximately 80% of the District's total water supply will be from groundwater, with the remaining 20% coming from Branch Brook.

The District is proud to have been honored with two prestigious awards in 2010. One from the American Water Works Association was for the New England Region annual *Safety Award*. This was given in recognition of the District's excellent safety record and its achievement of being awarded by Maine's Department of Labor and Bureau of Labor Standards the SHAPE award in 2009. This award, whose acronym stands for "Safety and Health Award for Public (Sector) Employers", is to recognize employers that strive to provide a "safe and healthful" workplace for its employees. The District is one of only two water utilities in Maine to have ever been given this recognition. The second award, from the New

England Water Works Association, was their annual *Exemplary Source Water Protection* award. It recognizes the District's longstanding leadership, commitment and cooperative efforts with numerous stakeholders to preserve and protect the land and water resources of the Branch Brook aquifer.

The following is a partial list of distribution projects funded and installed by the District during 2010. These projects typically relate to our goal of optimizing water quality, enhancing fire suppression capabilities and improving system reliability by replacing outdated and substandard facilities with an eye toward accommodating anticipated growth.

Storer Street, Kennebunk: Replaced 220 feet of old 10-inch cast iron water main with a 12-inch ductile iron main. (Relocation of the water main due to a Sewer District project.)

Marshall Point Road and Skipper Joe's Point Road Kennebunkport: Replaced 2100 feet of old 10-inch cast iron main with 16" polyethylene (HDPE) and 16" ductile iron main. (Water quality, system reliability and fire suppression improvement.)

King's Highway and Sand Point Road, Goose Rocks Beach, Kennebunkport: Replaced 10,400 feet of old 10-inch cast iron main with 16-inch ductile Iron main. (Water quality, system reliability and fire suppression improvement.)

Turbat's Creek Road, Kennebunkport: Replaced 1250 feet of old 8-inch cast iron main with an 8-inch PVC main. (Water quality and fire suppression improvement.)

South Street, Kennebunkport: Replaced 350 feet of old 2-inch galvanized steel main with a 3-inch HDPE main. (System reliability and in conjunction with a Town of Kennebunkport street project.)

Ogunquit Tank Access Road near South Street, Ogunquit: Installed 400 feet of 16-inch ductile iron main. (Performed in conjunction with a relocation of the Ogunquit Heights Booster Station, improving system reliability and efficiency.)

In addition to the above projects, individuals and developers funded numerous water main extensions totaling over 3,000 feet in length.

During 2010 the District undertook significant changes to its water treatment process. As a result of its ongoing migration toward groundwater as a primary source of supply, several chemical changes were necessary. Due mostly to the higher mineral content of groundwater, the water treatment regimens for both corrosion control and disinfection were changed. The specific changes and their ramifications are discussed in detail in the District's Winter 2011 issue of *What's on Tap* and on the District's website, [www.kkw.org](http://www.kkw.org).

Drinking water quality remains a top priority. We are pleased to report that in addition to making significant water quality improvements with our unique blending of groundwater and surface water, all State and Federal water quality standards were met during 2010. By maintaining a dedicated, well-trained staff and continually upgrading our process equipment and control systems, we continually strive to assure the highest degree of reliability in the quality of drinking water for our customers.

The Trustees of the District appreciate the continuing effort and dedication of their employees, as well as the support and cooperation of their customers, area contractors and State and local municipal officials.

Respectfully submitted,

Thomas P. Oliver, President

Robert A. Emmons, Vice President

Richard H. Littlefield, Trustee

James E. Burrows, Trustee

Normand R. Labbe, Superintendent

Scott J. Minor, Assistant Superintendent

Wayne A. Brockway, Treasurer

## Annual Report of The Wells Sanitary District

The Wells Sanitary District treats the wastewater generated within the Town of Wells. The Wells Sanitary District was organized in accordance with M.R.S.A Title 38, Chapter 11, in 1970 by a vote of the citizens of Wells. In 1979 the plant and collection system first became operational. The District is governed by a five member Board of Trustees. They are elected at-large and their terms are for three-years.

The District facilities include a two-million gallon a day, secondary treatment plant, ten remote pumping stations and about fifty miles of sewer lines. The District has an operating budget of nearly 2 million dollars per year. During the past year the District processed and treated 285 million gallons of wastewater. One hundred, fifty seven tons of sludge was dewatered and disposed.

Presently, there are approximately 4,300 customers. Despite the slow economy, the District has experienced steady growth over the past year with about fifty new accounts added. It is expected that similar growth will continue in 2011.

A matter that concerns the Trustees is declining water usage, which is the basis of the District's billing. Over the past two years, the District has seen a 12% decline in billable water usage. This decline is probably attributable to things such as the economy, weather, and the loss of Spencer Press, a significant customer. Obviously, lower water use translates into increased rates. The Board is hoping that last summer's good weather will result in a water usage increase.

June saw the reelection of Trustee, Justin Batchelder and the election of newcomers, Jason Talevi and Al Niski. They join long time members Dean Ramsdell and Ronald Brown. The Board would be remiss if we didn't mention the sad passing of longtime Trustee, David Talevi. David served the District for seventeen years. The District also saw the retirement of dedicated employee, Alan Johnson due to ill health. Alan served the District faithfully, for nearly thirty years.

The past year saw the construction of a much needed three-bay garage. The new heated facility not only allows for the storage of vehicles and equipment, it also gives the staff an increased work area. During the past summer District personnel constructed a lubricant storage shed. This shed was constructed with a spill-proof floor.

Another substantial upgrade of our wastewater treatment plant is scheduled for 2011. This upgrade is for the plant's HVAC systems. Most of plant's HVAC systems are thirty plus years old and need replacement. This 1.3 million dollar project is projected to start in April and will not be completed until late fall.

The Board of Trustees held 13 meetings in 2010. The Board's meetings are slated in advance, and the public is invited to attend.

Respectfully, submitted  
Wells Sanitary District  
Board of Trustees

## Independent Auditors' Report

To the Board of Trustees  
Wells Sanitary District  
Wells, Maine

We have audited the accompanying financial statement of the business-type activity of Wells Sanitary District as of and for the year ended December 31, 2010, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Wells Sanitary District's management. Our responsibility is to express an opinion on these financial statements based on our audit. The financial statements of Wells Sanitary District as of December 31, 2009, were audited by other auditors whose report dated February 5, 2010 expressed an unqualified opinion on those financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activity of Wells Sanitary District, as of December 31, 2010, and the results of its operations and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 2 through 5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Augusta, Maine  
February 17, 2011

# Wells Sanitary District

P.O. Box 428  
Wells, Maine 04090

## Management's Discussion and Analysis

This discussion and analysis of the Wells Sanitary District's financial condition provides an overview of the District's financial operations for the year ended December 31, 2010.

### Financial Highlights

- The District's total cash and investments, both restricted and unrestricted, was approximately \$2,993,083 at December 31, 2010. This is approximately \$370,713 higher than last year.
- The District's total operating revenue in 2010 was approximately \$1,911,621. This is approximately \$86,359 less than last year.
- The District's fixed assets increased by approximately \$577,869 in 2010. This amount consists of additions of \$465,903 in sewer lines, \$65,614 in cost relating to a recently completed maintenance garage, \$86,571 in cost relating to the clarifier upgrade project and \$20,000 in the preliminary cost for the HVAC systems upgrade project. The District removed various obsolete equipment and furnishings from fixed assets which originally cost approximately \$60,219.
- The District paid off approximately \$470,277 of old debt during 2010.
- The District's total assets increased by approximately \$230,714 in 2010 to \$20,123,483.

### Audited Financial Statements

These audited financial statements are comprised of the following:

- Independent Auditors' Report – This report is issued by the District's independent auditors. In it, the auditors explain that they audited the District's financial statements in accordance with auditing standards generally accepted in the United States of America. It also expresses that, in the opinion of the auditors, the District's financial statements present fairly, the District's financial position and the results of its operations and cash flows for the years ended December 31, 2010, in conformity with accounting principles generally accepted in the United States of America.
- Balance Sheet – The balance sheet presents the assets, liabilities and net assets of the District as of December 31, 2010 and 2009.
- Statement of Revenues, Expenses and Change in Net Assets – This statement reports the operating revenues and expenses and non-operating revenues and expenses of the District for the years ended December 31, 2010 and 2009. It also shows how the District's revenues and expenses for the years affected the net assets of the District.
- Statement of Cash Flows – The statement of cash flows reports the sources and uses of the District's cash from operating activities, investing activities and capital and related financing activities. Sources and uses of cash are netted on the statement to show the District's net increase or decrease in cash for the years ended December 31, 2010 and 2009.
- Notes to Financial Statements – The notes to the financial statements provide information about the District, its accounting policies, and additional information on amounts reported in other parts of the financial statements.

## Summary of Financial Information

The District's financial condition as of December 31, 2010 and 2009 and the results of its operations for the years then ended is summarized below.

### **BALANCE SHEETS DECEMBER 31,**

	<u>2010</u>	<u>2009</u>
Current assets	\$ 2,351,933	\$ 2,268,608
Restricted assets	1,296,206	995,342
Capital assets	16,471,154	16,624,287
Other assets	<u>4,190</u>	<u>4,532</u>
Total assets	<u>\$ 20,123,483</u>	<u>\$ 19,892,769</u>
Current liabilities	\$ 597,071	\$ 616,766
Long-term liabilities	<u>6,253,147</u>	<u>6,733,276</u>
Total liabilities	<u>6,850,218</u>	<u>7,350,042</u>
Net assets		
Invested in capital assets net of related debt	9,737,820	9,420,734
Restricted	1,296,206	995,342
Unrestricted	<u>2,239,239</u>	<u>2,126,651</u>
Total net assets	<u>13,273,265</u>	<u>12,542,727</u>
Total liabilities and net assets	<u>\$ 20,123,483</u>	<u>\$ 19,892,769</u>

### **STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS YEARS ENDED DECEMBER 31,**

	<u>2010</u>	<u>2009</u>
Operating revenues	\$ 1,911,621	\$ 1,997,980
Operating expenses	<u>1,874,638</u>	<u>1,931,847</u>
Operating income	36,983	66,133
Non-operating revenues	87,123	57,443
Non-operating expenses	162,306	179,670
Capital contributions	<u>769,081</u>	<u>127,299</u>
Change in net assets	<u>\$ 730,538</u>	<u>\$ 70,741</u>

- At December 31, 2010 and 2009, the District had total assets of \$20,123,483 and \$19,892,769, respectively, of which \$16,471,154 and \$16,624,287 respectively, consisted of capital assets. Capital assets are comprised of the District's fixed assets such as property, plant, equipment, and furnishings. It also includes sewer lines and pump stations.
- At December 31, 2010 and 2009, the District's liabilities totaled \$6,850,218 and \$7,350,042, respectively. Of this amount, \$597,071 and \$616,766, respectively, represented amounts due in the short-term (twelve months or less) and \$6,253,147 and \$6,733,276, respectively, represented amounts due in the long-term.

Summary of Financial Information - (continued)

- At December 31, 2010 and 2009, the District's net assets totaled \$13,273,265 and \$12,542,727, respectively. Of this amount \$9,737,820 and \$9,420,734, respectively, represented amounts invested in capital assets net of related debt; \$1,296,206 and \$995,342, respectively, was restricted; and \$2,239,239 and \$2,126,651, respectively, was unrestricted.
- The District's operating revenues consists principally of sewer service charges. For the years ended December 31, 2010 and 2009, total revenue generated from sewer and other service charges was \$1,911,621 and \$1,997,980, respectively.
- In addition to sewer service charges, the District's receives capital contributions, impact fees and reserve capacity fees. Entrance fees are fees charged to customers to connect to the sewer system. Impact fees and reserve capacity fees are used to improve, enlarge or expand the District's sewer treatment system. Income from impact fees, reserve capacity fees are reported as capital contributions in the Statements of Revenues, Expenses and Changes in Net Assets and totaled \$769,081 and \$127,299, respectively, for the years ended December 31, 2010 and 2009.
- Other non-operating revenue earned by the District is comprised primarily of interest, investment income and miscellaneous income and totaled \$87,123 and \$57,443, respectively, for the years ended December 31, 2010 and 2009. No non-operating revenue was earned from disposals of capital assets in 2010 and 2009.
- The District's operating expenses for the years ended December 31, 2010 and 2009 totaled \$1,874,638 and \$1,931,847, respectively, and consisted of the following:

	<u>2010</u>	<u>2009</u>
Operating expenses	\$1,083,418	\$ 1,141,439
Depreciation	\$ 791,220	\$ 790,408

- The District's non-operating expenses for the years ended December 31, 2010 and 2009 totaled \$162,306 and \$179,670, respectively, and consisted of the following:

	<u>2010</u>	<u>2009</u>
Amortization and investment fees	\$5,620	\$ 5,388
Interest on bonds and notes payable	\$157,029	\$ 174,746

- For the years ended December 31, 2010 and 2009, the District's revenues exceeded its expenses resulting in an increase in its net assets of \$730,538 and \$70,741, respectively.
- For the year ended December 31, 2010 and 2009, the District issued no new debt, and made principal payments on debt totaling \$470,277 and \$421,263, respectively.

Summary of Financial Information – (continued)

- During the years ended December 31, 2010 and 2009, the District made net capital asset acquisitions totaling \$577,870 and \$147,399, respectively. These capital asset purchases are as follows:

	<u>2010</u>	<u>2009</u>
Vehicles, equipment and furniture	\$ (60,218)	\$ 16,608
Structures	148,313	82,699
Sewer lines	465,903	-
Plant upgrade	-	48,092
Construction in Progress	<u>23,872</u>	<u>-</u>
Total Capital Asset Acquisitions	<u>\$ 577,870</u>	<u>\$ 147,399</u>

- The District may also accept sewer line extensions constructed by private contractors. These sewer lines are only accepted by the District if they meet certain standards and are formally accepted by a majority vote of the District's Board of Trustees. When a sewer line is accepted, it is recorded as a capital contribution based on the fair market value of the sewer line which approximates the cost to construct the sewer line. For the year ending December 31, 2010, capital contributions of sewer lines totaled \$465,903.
- During 2010, a new maintenance garage that was started in 2009 was completed by Littlefield Bros. Construction Co. The total cost for the maintenance garage was \$148,300.
- During 2010, the Board of Trustees of the District decided to proceed to upgrade the District's HVAC systems at a total project cost of \$1.32 million. The Board voted to allocate \$600,000 of District funds towards the cost of the project. The District will apply for the remaining funds from the "State of Maine Revolving Fund" after holding a public meeting in January 2011. The Board voted to enter into a contract with Wright-Pierce engineers in the amount of \$104,000 for the design and bid process of the HVAC systems upgrade project.
- The District substantially completed an upgrade to one of its clarifiers, at a cost of \$86,571. The installation of density current baffles for this clarifier will be completed in 2011, at an additional cost of \$18,909.

## Balance Sheets

December 31,

### ASSETS

	2010	2009
<b>Current Assets</b>		
Cash and cash equivalents	\$ 684,000	\$ 640,121
Investments	1,129,434	1,082,237
Accounts receivable, users	497,928	520,157
Accounts receivable, other	1,050	7,764
Prepaid expenses	32,880	18,329
Accrued interest receivable	6,641	
<b>Total Current Assets</b>	<u>2,351,933</u>	<u>2,268,608</u>
<b>Other Assets</b>		
Capital assets - net	16,471,154	16,624,287
Bond acquisition fees - net	4,190	4,532
	<u>16,475,344</u>	<u>16,628,819</u>
<b>Restricted Assets</b>		
Cash	1,179,649	900,012
Accounts receivable	116,557	95,330
	<u>1,296,206</u>	<u>995,342</u>
<b>Total Assets</b>	<u>\$ 20,123,483</u>	<u>\$ 19,892,769</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Current portion of bonds payable	\$ 480,187	\$ 470,277
Accounts payable	19,519	45,997
Accrued salaries	60,017	60,598
Accrued interest	37,348	39,894
<b>Total Current Liabilities</b>	<u>597,071</u>	<u>616,766</u>
<b>Long-Term and Other Liabilities</b>		
Bonds payable	6,253,147	6,733,334
Unamortized discount		(58)
	<u>6,253,147</u>	<u>6,733,276</u>
<b>Total Liabilities</b>	<u>6,850,218</u>	<u>7,350,042</u>
<b>Net Assets</b>		
Invested in capital assets, net of related debt	9,737,820	9,420,734
Restricted	1,296,206	995,342
Unrestricted	2,239,239	2,126,651
<b>Total Net Assets</b>	<u>13,273,265</u>	<u>12,542,727</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 20,123,483</u>	<u>\$ 19,892,769</u>

## Statements of Revenue, Expenses and Changes in Net Assets

Years Ended December 31,

	2010	2009
<b>Operating Revenue</b>		
Sewer services charges	\$ 1,890,723	\$ 1,983,218
Other services and charges	20,898	14,762
<b>Total Operating Revenue</b>	<u>1,911,621</u>	<u>1,997,980</u>
<b>Total Operating Expenses</b>	<u>1,874,638</u>	<u>1,931,847</u>
<b>Operating Income</b>	<u>36,983</u>	<u>66,133</u>
<b>Nonoperating Revenue (Expense)</b>		
Interest and dividend income	71,234	67,908
Investment return	8,941	(11,653)
Miscellaneous income	6,948	1,188
Amortization expense	(343)	(464)
Investment fees	(5,277)	(4,924)
Interest on long-term liabilities	(157,029)	(174,746)
	<u>(75,526)</u>	<u>(122,691)</u>
<b>Change in Net Assets Before Capital Contributions</b>	<u>(38,543)</u>	<u>(56,558)</u>
<b>Capital Contributions</b>	<u>769,081</u>	<u>127,299</u>
<b>Change in Net Assets</b>	730,538	70,741
<b>Net Assets - Beginning of Year</b>	<u>12,542,727</u>	<u>12,471,986</u>
<b>Net Assets - End of Year</b>	<u><u>\$ 13,273,265</u></u>	<u><u>\$ 12,542,727</u></u>

## Statements of Cash Flows

Years Ended December 31,

	2010	2009
<b>Cash flows from operating activities:</b>		
Cash received from customers	\$ 1,919,337	\$ 1,967,343
Cash paid to vendors for goods and services	(768,526)	(790,373)
Cash paid to employees for services	(356,502)	(349,742)
<b>Net cash flows from operating activities</b>	<u>794,309</u>	<u>827,228</u>
<b>Cash flows from investing activities:</b>		
Proceeds from sale of investments	270,276	
Purchase of investments	(313,809)	(534,969)
Interest and dividend income	64,593	67,908
Miscellaneous income	6,948	1,188
<b>Net cash flows from investing activities</b>	<u>28,008</u>	<u>(465,873)</u>
<b>Cash flows from capital and related financing activities:</b>		
Principal payment on bonds payable	(470,219)	(421,265)
Purchase of capital assets	(172,185)	(146,966)
Interest paid	(159,575)	(179,803)
Impact and reserve capacity fees received	303,178	98,833
<b>Net cash flows from capital and related financing activities</b>	<u>(498,801)</u>	<u>(649,201)</u>
<b>Net change in cash and cash equivalents</b>	<b>323,516</b>	<b>(287,846)</b>
<b>Cash and cash equivalents - beginning of year</b>	<u>1,540,133</u>	<u>1,827,979</u>
<b>Cash and cash equivalents - end of year</b>	<u>\$ 1,863,649</u>	<u>\$ 1,540,133</u>
<b>Reconciliation to balance sheet:</b>		
Cash and cash equivalents	\$ 684,000	\$ 640,121
Restricted cash	1,179,649	900,012
	<u>\$ 1,863,649</u>	<u>\$ 1,540,133</u>
<b>Reconciliation of operating loss to net cash flows from operating activities:</b>		
Operating income	\$ 36,983	\$ 66,133
Adjustments to reconcile operating income to net cash flows from operating activities:		
Depreciation	791,220	790,408
(Increase) decrease in operating assets:		
Accounts receivable	7,716	(23,400)
Prepaid expenses	(14,551)	(408)
Increase (decrease) in operating liabilities:		
Accounts payable	(26,478)	(3,960)
Accrued salaries	(581)	(1,545)
<b>Net cash flows from operating activities</b>	<u>\$ 794,309</u>	<u>\$ 827,228</u>
<b>Noncash capital and related financing activities:</b>		
Developer contributions of systems	\$ 465,903	

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Nature of the Business

Wells Sanitary District (the District) a quasi-municipal corporation organized under the Statutes of the State of Maine for the purpose of constructing and operating a system of waste disposal and sewage treatment for the Town of Wells. A certificate of organization was issued to the District in December 1970 by the Maine Environmental Improvement Commission. It is managed by a full-time superintendent and five trustees elected for staggered three-year terms by voters of the Town of Wells.

#### Reporting Entity

In evaluating how to define the District for financial reporting purposes, management has considered all potential component units. Based on the applicable criteria, there are no other entities within the District that should be included as part of these financial statements.

#### Basis of Presentation

The District complies with Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*. As permitted by GASB No. 20, the District has elected not to comply with Financial Accounting Standards Board Statements and Interpretations issued after November 30, 1989. All activities of the District are accounted for within a single proprietary (enterprise) fund. The balance sheets and statements of revenues, expenses and changes in net assets display information about the District's business-type activity. These statements reflect the financial activity of the District's governmental program. The governmental activity is generally financed through user charges.

#### Measurement Focus, Basis of Accounting

The District's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. The District calculates the annual amount due from its customers based on the previous years' consumption. The annual amount due is billed in quarterly installments and revenue is recognized each quarter.

#### Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### Cash and Cash Equivalents

For purposes of the statements of cash flows, the District considers all highly liquid debt instruments purchased with an initial maturity of three months or less to be cash equivalents.

#### Accounts Receivable

Trade accounts receivable are stated at the amount management expects to collect from balances outstanding at year-end. Based on management's assessment of the credit history with customers having outstanding balances and current relationships with them, it has concluded that the realization of losses on balances outstanding at year-end will be immaterial. The District has the ability to place a lien on property with past due balances.

#### Investments

The District accounts for its investments at fair value.

#### Capital Assets

Capital assets are stated at cost if purchased or constructed. Assets acquired through contribution from developers or other customers are capitalized at their estimated fair market value. Maintenance and repairs, which do not significantly extend the value or life of property, plant and equipment, are expensed as incurred.

Depreciation has been provided over the estimated useful lives ranging from five to fifty years using the straight-line method.

#### Bond Acquisition Fees

Bond acquisition fees consist of legal fees relating to the issuance of bonds. These fees are being amortized on a straight-line method over the term of the bonds.

#### Compensated Absences

The District reports compensated absences in accordance with the provisions of GASB No. 16, *Accounting for Compensated Absences*. Vacation and sick time benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### Net Assets

Net assets comprise the various net earnings from operating and non-operating revenues, expenses and contributions of capital. Net assets are classified in the following three components: invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. Invested in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributable to the acquisition, construction and improvement of those assets; debt related to unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted net assets consists of net assets for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates, less any related liabilities. Unrestricted net assets consist of all other net assets not included in the above categories.

#### Budgets

The District adopts an annual operating budget. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America. The current operating budget details the District's plans to earn and expend funds for charges incurred for operation, maintenance, certain interest and general functions, and other charges for the fiscal year. All unexpended and unencumbered appropriations in the operating budget lapse at the end of the fiscal year.

#### Income Taxes

The District, being a quasi-municipal entity, is not subject to federal or state income taxes.

#### Recently Adopted Accounting Pronouncements

##### *Intangible Assets*

In July 2007, the GASB issued GASB Statement No. 51, *Accounting and Financial Reporting for Intangible Assets*. Intangible assets are referred to in the description of capital assets in GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. The reference to intangible assets in GASB Statement No. 34 has created questions as to whether and when intangible assets should be considered capital assets for financial reporting purposes and this statement clarifies those circumstances to reduce inconsistencies. This statement provides specific guidance on the amortization of and the recognition in the statement of net assets for intangible assets. The new statement is effective for financial statement periods beginning after June 15, 2009. The provisions of this statement are required to be applied retroactively for governments that were classified as a phase 1 or 2 governments for purposes of implementing GASB Statement No. 34. Retroactive reporting is encouraged, but not required, for phase 3 governments. The District is currently assessing the impact of this statement on its financial position and results of *operations*.

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 2 - CASH AND INVESTMENTS

As of December 31, 2010, the District had the following investments and maturities:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturity</u>	
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>
Government obligations	\$ 41,665	\$ 41,665	
Government bonds	791,824	142,132	\$649,692
Mutual funds	295,945	295,945	
	<u>\$1,129,434</u>		

As of December 31, 2009, the District had the following investments and maturities:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturity</u>	
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>
Government obligations	\$ 51,156	\$ 51,165	
Government bonds	868,530	82,294	\$786,236
Mutual funds	162,551	162,551	
	<u>\$1,082,237</u>		

#### Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates; however, as a means of limiting its exposure to interest rate risk, the District coordinates its investment maturities to closely match cash flow needs and generally restricts the maximum investment term to less than five years from the purchase date.

#### Credit Risk

Maine statutes authorize the District to invest in obligations of the U.S. Treasury and Agency securities, repurchase agreements and certain corporate stocks and bonds. The District has no formal policy on managing credit risk; however, approximately 75% of the District's investments in 2010 and 2009 were primarily invested in US Agencies (Federal Home Loan Bank and Federal Farm Credit Bank) and are rated AAA by Standard & Poor's and Aaa by Moody's Investors Services. The remaining 25% of the District's investments were invested in fixed income mutual funds which no ratings were available.

#### Custodial Credit Risk

Custodial credit risk is the risk that, in the event of bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2010, \$34,832 of the District's bank balance of \$1,877,809 was exposed to custodial credit risk as follows:

Uninsured and uncollateralized	<u>\$34,833</u>
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## Notes to Financial Statements - December 31, 2010 and 2009

### NOTE 3 – ACCOUNTS RECEIVABLE-RESTRICTED

The District charges a one-time sewer impact fee and reserve capacity fee to all new unanticipated residential or commercial users based on design flow impact on the district's reserve capacity. During 2010 and 2009, the rate per gallon per day was \$8.96. The District recognizes the impact and reserve capacity fee as income from contributed capital. The receivable from the impact sewer fees as of December 31, 2010 and 2009 was \$116,557 and \$95,330, respectively.

### NOTE 4 - CAPITAL ASSETS

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2010:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposal</u>	<u>Transfers</u>	<u>Ending Balance</u>
Land and easements	\$ 157,991				\$ 157,991
Sewer lines	13,999,432	\$465,903			14,465,335
Structures and clarifiers	6,397,549	148,313			6,545,862
Equipment	4,783,581		\$ 53,468		4,730,113
Office furnishings	25,275		574		24,701
Vehicles	85,969		6,177		79,792
Plant upgrade and pump stations	8,905,375				8,905,375
Construction in process	<u>98,624</u>	<u>172,185</u>	<u>148,313</u>		<u>122,496</u>
	34,453,796	786,401	208,532		35,031,665
Less: accumulated depreciation	<u>17,829,509</u>	<u>791,220</u>	<u>60,218</u>		<u>18,560,511</u>
Total capital assets, net	<u>\$16,624,287</u>	<u>\$ (4,819)</u>	<u>\$148,314</u>		<u>\$16,471,154</u>

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2009:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
Land and easements	\$ 157,991				\$ 157,991
Sewer lines	13,999,432				13,999,432
Structures and clarifiers	6,397,549				6,397,549
Equipment	4,783,581				4,783,581
Office furnishings	25,275				25,275
Vehicles	82,360	\$ 16,609	\$13,000		85,969
Plant upgrade and pump stations	8,857,283	48,092			8,905,375
Construction in process	<u>15,925</u>	<u>82,699</u>	<u>-</u>		<u>98,624</u>
	34,319,396	147,400	13,000		34,453,796
Less: accumulated depreciation	<u>17,051,668</u>	<u>790,408</u>	<u>12,567</u>		<u>17,829,509</u>
Total capital assets, net	<u>\$17,267,728</u>	<u>\$(643,008)</u>	<u>\$ 433</u>		<u>\$16,624,287</u>

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 5 - LONG-TERM DEBT

Long-term debt at December 31 consisted of the following:

	2010	2009
Bonds payable to the Maine Municipal Bond Bank for \$750,000. Interest on the bond is payable at an annual rate of 2.27%, and annual principal and interest payments are due in April and October. The maturity of the date of the bond is October 2023.	<b>\$ 645,121</b>	\$ 690,000
Bond payable to the Maine Municipal Bond Bank for \$6,100,000. Interest on the bond is payable at an annual rate of 2.6%, and principal and interest payments are due in April and October. The maturity date of the bond is April 2021.	<b>4,104,723</b>	4,423,566
Bond payable to the Maine Municipal Bond Bank for \$2,300,000. Interest on the bond is payable at an annual rate of 1.0%, and principal and interest payments are due in April and October. The maturity date of the bond is October 2027.	<b><u>1,983,490</u></b>	<u>2,090,045</u>
	<b>6,733,334</b>	7,203,611
Less: current portion	<b><u>480,187</u></b>	<u>470,277</u>
Total long-term debt	<b><u>\$6,253,147</u></b>	<u>\$6,733,334</u>

The following is a schedule of maturities per year on bonds payable:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 480,187	\$ 149,391	\$ 629,578
2012	490,352	138,951	629,303
2013	500,774	128,248	629,022
2014	511,466	117,276	628,742
2015	522,432	106,025	628,457
2016-2020	2,786,795	351,098	3,137,893
2021-2025	1,190,191	87,438	1,277,629
2026-2030	<u>251,137</u>	<u>16,519</u>	<u>267,656</u>
	<b><u>\$6,733,334</u></b>	<b><u>\$1,094,946</u></b>	<b><u>\$7,828,280</u></b>

Changes in long-term debt during 2009 and 2010 are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<b>2010</b>	<b>\$ 7,203,611</b>		<b>\$ 470,277</b>	<b>\$ 6,733,334</b>
2009	7,624,875		421,264	7,203,611

## Notes to Financial Statements

December 31, 2010 and 2009

### NOTE 6 - RESTRICTED AND DESIGNATED ASSETS

The District has various restrictions placed over certain revenue sources from state and local requirements. The District's Board of Trustees has also designated certain funds to be used for certain purposes. Restricted and designated assets at December 31, are as follows:

Restricted assets:	2010	2009
Sewer impact fee and reserve capacity fee receipts collected for the purpose to improve, enlarge or expand the District's sewer treatment system from unanticipated growth.	\$1,179,649	\$900,012
Sewer impact fees and reserve capacity fees receivable restricted for the purpose to improve, enlarge or expand the District's sewer treatment system from unanticipated growth.	<u>116,557</u>	<u>95,330</u>
Total restricted asset:	<u>\$1,296,206</u>	<u>\$995,342</u>

The District's Board of Trustees has designated portions of its cash and investments for the following purposes:

Debt service and retirement	\$ <u>284,833</u>	\$ <u>208,243</u>
Total designated assets	\$ <u>284,833</u>	\$ <u>208,243</u>

### NOTE 7 - PENSION PLANS

The District has a non-contributory money-purchase pension plan covering all full-time and part-time employees who have attained the age of 20 and completed one year of service. Under this plan, the District contributes on behalf of each participant an amount equal to 8% of the participant's annual salary. An eligible employee is 0% vested following the initial year of employment, 20% vested for each of the next five years of employment and is fully vested after obtaining six years of employment. The plan is funded by insurance contracts and mutual funds selected by the individual participants. Pension plan expense was \$29,263 and \$28,410 as of December 31, 2010 and 2009, respectively.

### NOTE 8 - COMMITMENTS

In 2010, the District entered into a contract to purchase heating fuel from Maine Power Options. As of December 31, 2010, the amount remaining on the contract totaled \$25,575.

In 2010, the District entered into a contract for a clarifier upgrade project. As of December 31, 2010, the amount remaining on the contract totaled \$18,909.

In 2010, the District entered into a contract for the design and bidding of a treatment plant upgrade. As of December 31, 2010, the amount remaining on the contract totaled \$101,000.

\*\*\*\*\*



*Proven Expertise and Integrity*

August 25, 2010

Board of Selectmen  
Town of Wells, Maine  
Wells, Maine

We were engaged by the Town of Wells and have audited the financial statements of the Town of Wells as of and for the year ended June 30, 2010. The following statements and schedules have been excerpted from the 2010 financial statements, a complete copy of which, including our opinion thereon, is available for inspection at the Town Office.

Included herein are:

Combining Balance Sheet – Governmental Funds	Statement C
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	Statement E
Budgetary Comparison Schedule – Budget to Actual - General Fund	Schedule 1
Schedule of Departmental Operations	Schedule A
Combining Balance Sheet – Non Major Governmental Funds	Schedule B
Combining Schedule of Revenue, Expenditures, and Changes in Fund Balances – Non Major Governmental Funds	Schedule C

*RHR Smith & Company*

Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093  
Tel: (800) 300-7708 (207) 929-4606 Fax: (207) 929-4609  
www.rhrsmith.com

## TOWN OF WELLS, MAINE

BALANCE SHEET – GOVERNMENTAL FUNDS  
JUNE 30, 2010

	General Fund	Nonmajor Funds	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 13,728,921	\$ 134,596	\$ 13,863,517
Investments	191,027	-	191,027
Receivables (net of allowance)			
Taxes	1,142,438	-	1,142,438
Liens	234,138	-	234,138
Other	19,580	-	19,580
Tax acquired property	106,042	-	106,042
Due from other funds	38,345	6,499,462	6,537,807
<b>TOTAL ASSETS</b>	<u>\$ 15,460,491</u>	<u>\$ 6,634,058</u>	<u>\$ 22,094,549</u>
<b>LIABILITIES AND FUND EQUITY</b>			
Liabilities			
Accounts payable	\$ 148,943	\$ 13,543	\$ 162,486
Accrued expenses	18,819	-	18,819
Prepaid taxes	7,876	-	7,876
Due to other funds	6,499,462	38,345	6,537,807
Deferred revenues	971,450	-	971,450
Other liabilities	252,098	-	252,098
<b>TOTAL LIABILITIES</b>	<u>7,898,648</u>	<u>51,888</u>	<u>7,950,536</u>
Fund Equity			
Reserved, reported in:			
Special Revenue Fund:			
Designated	-	3,811,519	3,811,519
Capital project funds	-	2,805,189	2,805,189
Permanent funds	-	4,113	4,113
Unreserved, reported in:			
General Fund:			
Designated	318,010	-	318,010
Undesignated	7,243,833	-	7,243,833
Special Revenue Fund:			
Undesignated	-	(38,651)	(38,651)
<b>TOTAL FUND EQUITY</b>	<u>7,561,843</u>	<u>6,582,170</u>	<u>14,144,013</u>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>	<u>\$ 15,460,491</u>	<u>\$ 6,634,058</u>	<u>\$ 22,094,549</u>

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS, MAINE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 – GOVERNMENTAL FUNDS  
 FOR THE YEAR ENDED JUNE 30, 2010

	General Fund	Nonmajor Funds	Total Governmental Funds
REVENUES			
Taxes	\$ 25,877,356	\$ -	\$ 25,877,356
Intergovernmental revenue	966,045	126,898	1,092,943
Charges for services	1,220,542	42,247	1,262,789
Investment income	91,304	2,026	93,330
Other revenues	424,780	492,644	917,424
TOTAL REVENUES	<u>28,580,027</u>	<u>663,815</u>	<u>29,243,842</u>
EXPENDITURES			
Current:			
General government	3,583,593	-	3,583,593
Public safety	3,729,611	101,665	3,831,276
Health and sanitation	467,981	50	468,031
Recreation and culture	521,304	176,096	697,400
Education	15,340,618	-	15,340,618
Public works	1,228,845	5,875	1,234,720
Beach and harbors	245,757	27,436	273,193
Library	337,099	13,695	350,794
County tax	1,440,785	-	1,440,785
Unclassified	301,855	260,289	562,144
Capital outlay	-	-	-
Debt service:			
Principal	668,986	-	668,986
Interest	141,949	-	141,949
9B Landfill closure	-	43,816	43,816
TOTAL EXPENDITURES	<u>28,008,383</u>	<u>628,922</u>	<u>28,637,305</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>571,644</u>	<u>34,893</u>	<u>606,537</u>
OTHER FINANCING SOURCES (USES)			
Operating Transfers in	-	1,383,360	1,383,360
Operating Transfers (out)	(1,087,285)	(296,075)	(1,383,360)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(1,087,285)</u>	<u>1,087,285</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)	(515,641)	1,122,178	606,537
FUND BALANCES - JULY 1	<u>8,077,484</u>	<u>5,459,992</u>	<u>13,537,476</u>
FUND BALANCES - JUNE 30	<u>\$ 7,561,843</u>	<u>\$ 6,582,170</u>	<u>\$ 14,144,013</u>

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS, MAINE

BUDGETARY COMPARISON SCHEDULE – BUDGETARY BASIS  
 BUDGET AND ACTUAL – GENERAL FUND  
 FOR THE YEAR ENDED JUNE 30, 2010

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		Favorable (Unfavorable)
Budgetary Fund Balance, July 1	\$ 8,077,484	\$ 8,077,484	\$ 8,077,484	\$ -
Resources (Inflows):				
Taxes	26,150,027	26,150,027	25,877,356	(272,671)
Intergovernmental revenue	912,815	912,815	966,045	53,230
Charges for service	1,305,245	1,305,245	1,220,542	(84,703)
Investment income	200,000	200,000	91,304	(108,696)
Other income	152,200	152,200	424,780	272,580
Transfers from other funds	-	-	-	-
Amounts Available for Appropriation	<u>36,797,771</u>	<u>36,797,771</u>	<u>36,657,511</u>	<u>(140,260)</u>
Charges to Appropriation (Outflows):				
Current:				
General government	3,874,249	3,890,925	3,583,593	307,332
Public safety	3,712,477	3,951,792	3,729,611	222,181
Health and sanitation	813,320	811,483	467,981	343,502
Recreation & culture	463,358	482,299	521,304	(39,005)
Education	15,340,618	15,340,618	15,340,618	-
Public works	1,575,758	1,671,880	1,228,845	443,035
Beach and harbors	320,677	322,129	245,757	76,372
Library	330,494	338,022	337,099	923
County tax	1,440,785	1,440,785	1,440,785	-
Unclassified	1,039,492	909,018	301,855	607,163
Debt service:				
Principal	668,991	668,991	668,986	5
Interest	141,949	141,949	141,949	-
Overlay	416,839	416,839	-	416,839
Transfers to other funds	<u>1,087,285</u>	<u>1,087,285</u>	<u>1,087,285</u>	<u>-</u>
Total Charges to Appropriations	<u>31,226,292</u>	<u>31,474,015</u>	<u>29,095,668</u>	<u>2,378,347</u>
Budgetary Fund Balance, June 30	<u>\$ 5,571,479</u>	<u>\$ 5,323,756</u>	<u>\$ 7,561,843</u>	<u>\$ 2,238,087</u>
Use of undesignated fund balance	<u>\$ 2,356,010</u>	<u>\$ 2,603,733</u>	<u>\$ -</u>	<u>\$ 2,603,733</u>

See accompanying independent auditors' report and notes to financial statements.

SCHEDULE A

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2010

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
General government:					
Administration / personnel salaries	\$ 313,554	\$ 3,839	\$ 317,393	\$ 312,698	\$ 4,695
Code enforcement salaries	274,279	2,292	276,571	226,826	49,745
Assessing salaries	141,073	(477)	140,596	137,454	3,142
Town clerk salaries	152,229	1,956	154,185	142,968	11,217
Town manager salaries	124,970	4,303	129,273	128,668	605
Office of Planning salaries	92,403	2,142	94,545	94,190	355
Information systems salaries	51,537	(51,537)	-	-	-
Building department salaries	41,621	-	41,621	41,461	160
Train station salaries	11,102	1,105	12,207	-	12,207
Benefits / insurances / taxes	1,531,500	(20,615)	1,510,885	1,473,199	37,686
Property / liability insurance	283,390	-	283,390	251,010	32,380
Administration	112,409	-	112,409	110,761	1,648
Hydrant rental	123,700	-	123,700	123,317	383
Street lights	105,000	-	105,000	75,249	29,751
Information center	40,030	-	40,030	40,030	-
Town manager expenses	150,050	-	150,050	100,445	49,605
Office of planning expenses	16,371	-	16,371	11,422	4,949
Manager of information systems	38,225	72,152	110,377	108,967	1,410
Town clerk expenses	117,243	1,036	118,279	109,983	8,296
Assessing expenses	23,000	800	23,800	20,200	3,600
Code enforcement expenses	21,800	40	21,840	19,142	2,698
Survey and appraisal	7,000	-	7,000	1,206	5,794
Building department	59,638	(360)	59,278	49,064	10,214
Personnel department	30,725	-	30,725	-	30,725
Selectmen	11,400	-	11,400	5,333	6,067
	<u>3,874,249</u>	<u>16,676</u>	<u>3,890,925</u>	<u>3,583,593</u>	<u>307,332</u>

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2010

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public safety:					
Police department salaries	1,580,885	54,011	1,634,896	1,579,990	54,906
Fire department salaries	757,687	46,729	804,416	776,900	27,516
Dispatch center salaries	254,136	20,544	274,680	257,206	17,474
Animal control salaries	38,913	15	38,928	34,374	4,554
Civil defense salaries	1,500	-	1,500	1,500	-
Police department operations	403,850	112,881	516,731	435,931	80,800
Ambulance service	300,000	-	300,000	300,000	-
Fire department operations	268,584	-	268,584	259,800	8,784
Dispatch operations	87,300	5,135	92,435	65,492	26,943
Animal control operations	14,455	-	14,455	13,260	1,195
Civil defense operations	5,167	-	5,167	5,158	9
	<u>3,712,477</u>	<u>239,315</u>	<u>3,951,792</u>	<u>3,729,611</u>	<u>222,181</u>
Health and sanitation:					
Transfer station salaries	161,360	(1,837)	159,523	156,051	3,472
Transfer station operations	651,960	-	651,960	311,930	340,030
	<u>813,320</u>	<u>(1,837)</u>	<u>811,483</u>	<u>467,981</u>	<u>343,502</u>
Recreation and culture:					
Recreation salaries	280,967	6,592	287,559	280,120	7,439
Recreation operations	159,315	9,622	168,937	223,441	(54,504)
R Jorgensen activity center	23,076	2,727	25,803	17,743	8,060
	<u>463,358</u>	<u>18,941</u>	<u>482,299</u>	<u>521,304</u>	<u>(39,005)</u>
Education	15,340,618	-	15,340,618	15,340,618	-

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2010

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public works:					
Highway salaries	474,149	1,369	475,518	403,649	71,869
Highway operations	1,058,309	93,547	1,151,856	770,296	381,560
Bridges / culverts	12,000	-	12,000	10,114	1,886
FEMA	-	-	-	-	-
Building	21,300	-	21,300	15,286	6,014
Tree pruning	10,000	1,206	11,206	29,500	(18,294)
	<u>1,575,758</u>	<u>96,122</u>	<u>1,671,880</u>	<u>1,228,845</u>	<u>443,035</u>
Beach and harbors:					
Lifeguard salaries	130,410	-	130,410	96,527	33,883
Harbor master salaries	46,079	1,452	47,531	49,622	(2,091)
Beach cleaning salaries	12,150	-	12,150	-	12,150
Parking lots salaries	31,824	-	31,824	25,688	6,136
Restroom lots salaries	15,565	-	15,565	8,579	6,986
Restroom cleaning operating	26,100	-	26,100	25,441	659
Harbor master operating	20,800	-	20,800	13,830	6,970
Beach cleaning operating	13,450	-	13,450	10,780	2,670
Lifeguard operating	18,699	-	18,699	11,088	7,611
Parking lot operating	4,800	-	4,800	3,382	1,418
Gazebo	800	-	800	820	(20)
	<u>320,677</u>	<u>1,452</u>	<u>322,129</u>	<u>245,757</u>	<u>76,372</u>
Library	<u>330,494</u>	<u>7,528</u>	<u>338,022</u>	<u>337,099</u>	<u>923</u>
County tax	<u>1,440,785</u>	<u>-</u>	<u>1,440,785</u>	<u>1,440,785</u>	<u>-</u>
Debt service:					
Principal	668,991	-	668,991	668,986	5
Interest	141,949	-	141,949	141,949	-
	<u>810,940</u>	<u>-</u>	<u>810,940</u>	<u>810,935</u>	<u>5</u>

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2010

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Unclassified:					
Grants	58,170	-	58,170	55,907	2,263
Clam conservation	7,232	871	8,103	5,805	2,298
Old post office	6,700	-	6,700	5,599	1,101
Historic preservation	2,750	3,720	6,470	3,970	2,500
Use of beach ranger carryfor	-	-	-	1,785	(1,785)
Conservation committee	3,140	-	3,140	2,647	493
Warrant articles - net	773,500	16,500	790,000	213,901	576,099
Union/NonUnion Salary Adj	188,000	(151,565)	36,435	12,241	24,194
	<u>1,039,492</u>	<u>(130,474)</u>	<u>909,018</u>	<u>301,855</u>	<u>607,163</u>
Overlay	416,839	-	416,839	-	416,839
Transfers to other funds					
Special revenue	520,036	-	520,036	520,036	-
Capital projects	567,249	-	567,249	567,249	-
	<u>1,087,285</u>	<u>-</u>	<u>1,087,285</u>	<u>1,087,285</u>	<u>-</u>
Total Expenditures	\$ 31,226,292	\$ 247,723	\$ 31,474,015	\$ 29,095,668	\$ 2,378,347

## TOWN OF WELLS, MAINE

COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS  
JUNE 30, 2010

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
<b>ASSETS</b>				
Cash	\$ 18,448	\$ 111,997	\$ 4,151	\$ 134,596
Investments	-	-	-	-
Due from other funds	3,804,571	2,694,891	-	6,499,462
Total assets	<u>\$ 3,823,019</u>	<u>\$ 2,806,888</u>	<u>\$ 4,151</u>	<u>\$ 6,634,058</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 11,508	\$ 2,035	\$ -	\$ 13,543
Due to other funds	38,307	-	38	38,345
Total liabilities	<u>49,815</u>	<u>2,035</u>	<u>38</u>	<u>51,888</u>
<b>FUND EQUITY</b>				
Fund balance:				
Reserved:				
Designated	3,811,519	2,805,189	4,113	6,620,821
Unreserved:				
Undesignated	(38,315)	(336)	-	(38,651)
Total fund equity	<u>3,773,204</u>	<u>2,804,853</u>	<u>4,113</u>	<u>6,582,170</u>
Total liabilities and fund equity	<u>\$ 3,823,019</u>	<u>\$ 2,806,888</u>	<u>\$ 4,151</u>	<u>\$ 6,634,058</u>

See accompanying independent auditors' report and notes to financial statements.

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
<b>REVENUES</b>				
Intergovernmental revenue	\$ 126,898	\$ -	\$ -	\$ 126,898
Charges for services	42,247	-	-	42,247
Investment income	-	1,416	610	2,026
Other income	256,367	236,277	-	492,644
<b>TOTAL REVENUES</b>	<b>425,512</b>	<b>237,693</b>	<b>610</b>	<b>663,815</b>
<b>EXPENDITURES</b>				
General government	-	-	-	-
Public safety	63,040	38,625	-	101,665
Health and welfare	-	-	50	50
Recreation & culture	42,908	-	133,188	176,096
Public works	5,875	-	-	5,875
Beach and harbors	27,436	-	-	27,436
Library	13,695	-	-	13,695
Unclassified	260,289	-	-	260,289
Capital outlay	-	-	-	-
9B Landfill land acquisition	-	43,816	-	43,816
<b>TOTAL EXPENDITURES</b>	<b>413,243</b>	<b>82,441</b>	<b>133,238</b>	<b>628,922</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>12,269</b>	<b>155,252</b>	<b>(132,628)</b>	<b>34,893</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	520,036	863,324	-	1,383,360
Transfers (Out)	(296,075)	-	-	(296,075)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>223,961</b>	<b>863,324</b>	<b>-</b>	<b>1,087,285</b>
<b>EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)</b>	<b>236,230</b>	<b>1,018,576</b>	<b>(132,628)</b>	<b>1,122,178</b>
<b>FUND BALANCE, JULY 1</b>	<b>3,536,974</b>	<b>1,786,277</b>	<b>136,741</b>	<b>5,459,992</b>
<b>FUND BALANCE, JUNE 30</b>	<b>\$ 3,773,204</b>	<b>\$ 2,804,853</b>	<b>\$ 4,113</b>	<b>\$ 6,582,170</b>

See accompanying independent auditors' report and notes to financial statements.

## HOLIDAY AND MEETING SCHEDULE

### ***2011 Holiday Schedule***

New Year's Day	Friday, December 31, 2010
Martin Luther King Day	Monday, January 17, 2011
Presidents' Day	Monday, February 21, 2011
Memorial Day	Monday, May 30, 2011
Independence Day	Monday, July 4, 2011
Labor Day	Monday, September 5, 2011
Columbus Day	Monday, October 10, 2011
Veterans' Day	Friday, November 11, 2011
Thanksgiving Day	Thursday, November 24, 2011
Thanksgiving Friday	Friday, November 25, 2011
Christmas Day	Monday, December 26, 2011

### ***Regularly Scheduled Meetings***

All meetings are held in the Littlefield Meeting Room of Town Hall unless otherwise noted.

**SELECTMEN** 1<sup>st</sup> & 3<sup>rd</sup> Tuesday, 7PM

**PLANNING BOARD** 1<sup>st</sup> & 3<sup>rd</sup> Monday, 7PM

**ZONING BOARD OF APPEALS** 2<sup>nd</sup> & 4<sup>th</sup> Monday, 7PM

**STAFF REVIEW COMMITTEE** 1<sup>st</sup> & 3<sup>rd</sup> Tuesday, 9AM

**ORDINANCE REVIEW COMMITTEE** 2<sup>nd</sup> & 4<sup>th</sup> Wednesday, 6PM

**RECREATION COMMISSION** 2<sup>nd</sup> Wednesday, 6:30PM  
(Meetings at Walter Marsh Recreation Facility)

**LIBRARY** (Meetings in Library Conference Room)  
Board of Directors 2<sup>nd</sup> Wednesday, 6:00PM  
Friends of the Library 2<sup>nd</sup> Thursday, 10:00AM

**WELLS SANITARY DISTRICT TRUSTEES**  
197 Eldridge Road, Last Thursday, 7:00PM

**WOCSD SCHOOL COMMITTEE** 1<sup>st</sup> Wednesday, 7:00PM  
(Meets at Superintendent's Office, Route 1 campus)

***ALL MEETINGS ARE OPEN TO THE PUBLIC –  
YOUR ATTENDANCE IS WELCOMED***

## ***DATES TO REMEMBER***

<b>December</b>	<b>1</b>	Dog Licenses Due
	<b>1</b>	Hunting/Fishing Licenses Available
<b>February</b>	<b>1</b>	Dogs Not Licensed / Assessed a \$25.00 Late Charge
<b>February/ March</b>		Abatement Appeal Deadline (185 days after commitment - Depending on actual day of Commitment)
<b>April</b>	<b>1</b>	All Property, both Real and Personal, Assessed to Owner of Record, based on completion and condition of Property as of April 1 <sup>st</sup> .
<b>May</b>	<b>1</b>	Beach Passes on Sale ATV & Snowmobile Registrations Available
<b>June</b>	<b>30</b>	Fiscal Year Ends, Municipal Books Close
<b>July</b>	<b>1</b>	Fiscal Year Begins
<b>September/ October</b>		Tax Bills Committed and Mailed Clam Licenses available 4 <sup>th</sup> Tuesday in September
<b>October/ November</b>		Interest Begins 46 <sup>th</sup> day after Commitment

**Helpful Hint:** When you get your new calendar at the beginning of the year, try writing down the first of the month when you need to license your dog, register your vehicle, and dates to obtain hunting, fishing and clam licenses.

