

**TOWN OF SOUTH BERWICK, MAINE**

**ABATEMENT RECOMMENDATION FORM**

Owner(s): El-Badry, Morry & Nina

Mailing Address: 7 Spruce Point Road  
Kittery, ME 03904

Abatement # 5  
Location: 113 Wild Rose Lane  
Map/Lot: 003-100  
Account #: C1201R

Tax Year: 2014/2015

---

**Circumstances:** This property does not have any road frontage and the assessment reflected development potential. Until road access to the lot is created, it should be assessed comparable to other rear lots in the area. This abatement will correct the value to reflect a more equitable assessment.

**Recommendation:** Grant Abatement

Assessed Land \$ 42,400

Revised Land \$ 3,200

**Value Abated: \$ 39,200**

**Tax Abatement: \$ 693.84**

ABATEMENT: GRANTED / DENIED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Dated \_\_\_\_\_

**Town of South Berwick**  
**Application for Abatement of Property Taxes**  
(under Section 841, Title 36, MRSA)

Separate application should be filed for each separately assessed parcel of real estate or personal property account claimed to be overvalued. (See other side for instructions).

1. Name of Applicant: MORAY + NINA EI-BADRY

2. Mailing Address: 7 SPRUCE PT RD. KITTERY, ME 03904

3. Telephone #: 207 439 1033

4. Tax Map/Lot #: 003-100 Account #: \_\_\_\_\_

5. Property Address (location): 113 WILD ROSE LN

6. Assessed valuation of real estate: \$ 42,000+

7. Assessed valuation of personal property: 0

8. I/We have timely filed a current list of Estates Not Exempt from Taxation per MRSA Title 36, Section 706. Yes \_\_\_\_\_ No \_\_\_\_\_ \*\* N/A  (\*\* If I have not already filed this required form, I realize I am barred from making an application for abatement or any appeal therefrom.)

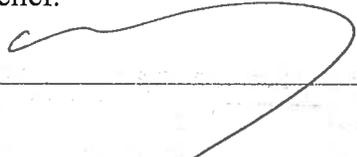
9. Abatement amount requested: assessment of \$3,000 ( \$39,000 plus reduction)

10. Reason for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes). \*Note: It is important to answer this question fully. In order to prevail at a hearing on an appeal, the applicant must prove by preponderance of evidence that the Assessment is not equitable. (refer to Property Tax Bulletin #10)

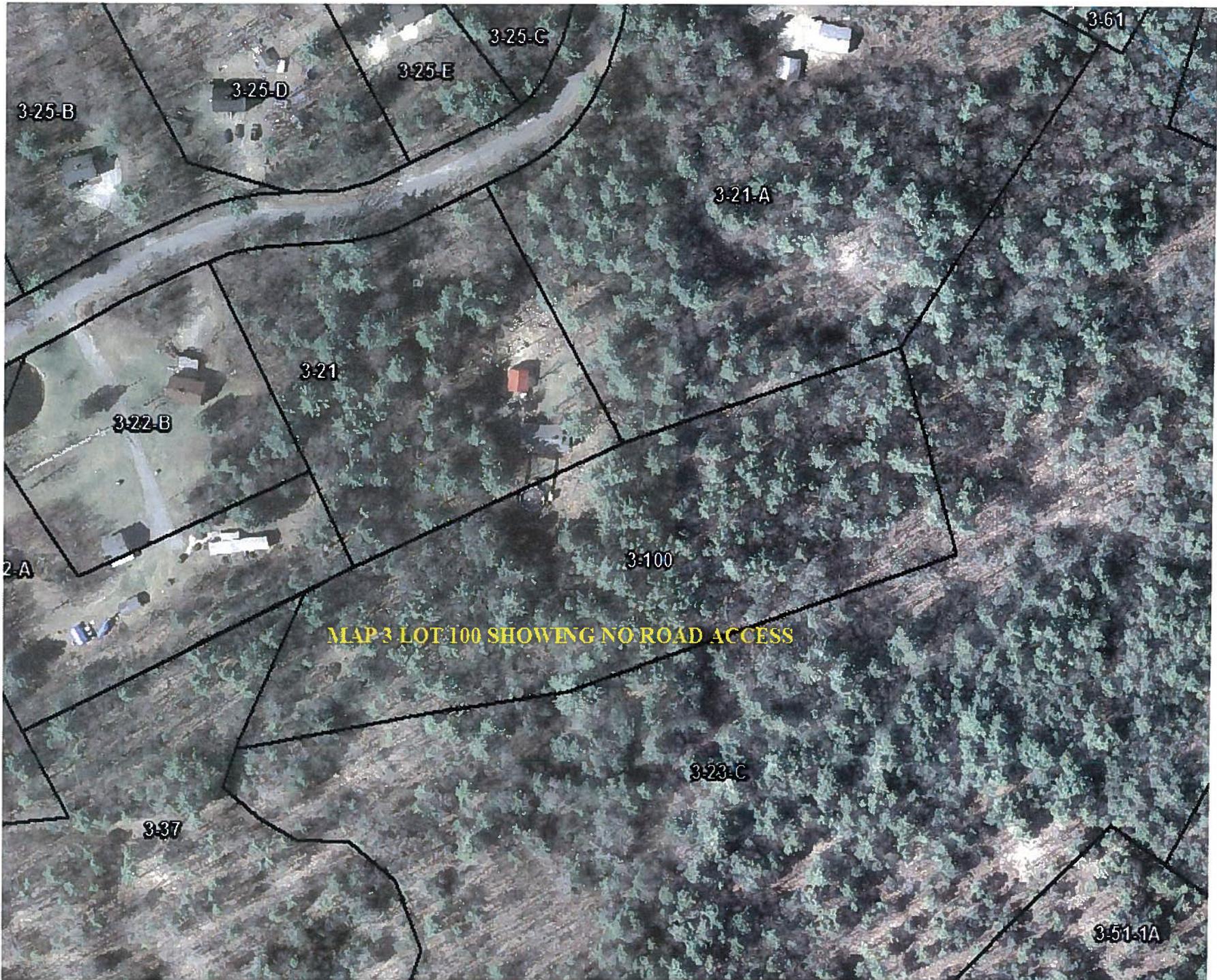
PER TOWN ASSESSMENT RECORDS, COMPARED TO SIMILAR PROPERTIES, MY ASSESSMENT IS ABOUT 1400% TOO HIGH. ADJOINING LOT 23C IS 3X SIZE AND HAS SAME DEED ROAD, BUT IS ONLY ASSESSED AT \$5,900. LOT 003-43E IS 2X SIZE AND HAS OWN FRONTAGE, ASSESSED AT \$5,900. SEE ATTACHED COMPS. (+DEED ROAD)

11. Date property purchased: 12/14/2006 Price: 61,000

In accordance with the provisions of Section 841, Title 36, MRSA, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

Applicant's Signatures:  Date: 11/3/14

**This application must be filed within 185 days from the date of commitment.**





## **South Berwick Town Council January 13, 2015**

Chairman John C. Kareckas called the meeting to order at 6:30pm. Councilors present included Jean Demetracopoulos, Russell H. Abell, and Laura Leber. Town Manager Perry Ellsworth was also in attendance. John James was not present.

### **Approval of Minutes**

1. Public Hearing – El Sobos Tacos Liquor - 12-23-14: On a motion by Mrs. Demetracopoulos, seconded by Mr. Kareckas, it was unanimously voted to adopt the minutes as written. Mrs. Leber abstained.
2. Council 12-23-14: On a motion by Mrs. Demetracopoulos, seconded by Mr. Kareckas, it was unanimously voted to adopt the minutes after amending them to reflect that Mr. Abell was not present for the meeting. Mrs. Leber abstained.
3. Council (special) 01-06-15: On a motion by Mr. Abell, seconded by Mrs. Leber, it was unanimously voted to adopt the minutes as written.

### **Treasurer's Warrant**

1. On a motion by Mr. Abell, seconded by Mrs. Demetracopoulos, it was unanimously voted to sign the warrant dated January 8, 2015 in the amount of \$961,711.89.

### **Public Comment**

None

### **Reports & Presentations**

None

### **Town Manager's Report**

- The Avesta project is moving along. The Town has completed the water and sewer utilities. The foundation is in. Construction should be complete in September.
- The Parking Committee will meet on Wednesday morning at 7:00am.
- Hazardous material removal will begin at the 'Day' property on January 22nd.
- The Governor's proposed budget plan would eliminate revenue sharing. The MMA Legislative Policy Committee, which meets next week, and the York County Advocacy group will be working on the issue.
- Made note that over the next several years it is expected for Pratt & Whitney to add 400 new jobs and the Shipyard to add 600 new jobs. The younger workforce in York County needs more training to be prepared for the new 'hands on jobs' such as welders and machinists.
- Have already received numerous resumes for the Manager's assistant position. The posting was changed to reflect that applicants need to have some background in Human Resources.
- The MDOT has published its bridge & roads work schedule for the 2015/2016; the 2nd culvert replacement on Route 101 and the removal of the Varney Bridge on Vine Street are both scheduled for 2016.
- Trying to set up FEMA training. Officials from Eliot, Berwick and North Berwick will be invited.
- Received consensus from the Council to schedule a joint workshop with the Planning Board on January 20th to review the proposed changes to the Zoning & Subdivision Ordinances relating to roads.
- Will be off on Friday.

### **Unfinished Business**

1. The Council briefly discussed the disposition of funds from the sale of land to Avesta. On a motion by Mr. Abell, seconded by Mrs. Demetracopoulos, it was unanimously voted to authorize the Town Manager to draft warrant articles to address the proceeds from the sale of land on Young Street to Avesta, totaling \$152,293, in two separate amounts; \$15,000 contingency for

the parking lot and \$137,293 to be placed in a special account to reduce the Young Street property debt.

Unanimous consensus of the Council was to schedule a special town meeting for the second Tuesday of February (2/20/15).

### **New Business**

1. On a motion by Mr. Abell, seconded by Mrs. Demetracopoulos, it was unanimously voted to approve the renewal of Jayco Disposal's Solid Waste Hauler License to January 31, 2016.
2. On a motion by Mrs. Demetracopoulos, seconded by Mr. Abell, it was unanimously voted to approve the renewal of Oceanside Rubbish's Solid Waste Hauler License to January 31, 2016.
3. On a motion by Mr. Abell, seconded by Mrs. Leber, it was unanimously voted to approve the renewal of Waste Management of NH's Solid Waste Hauler License to January 31, 2016.
4. On a motion by Mrs. Demetracopoulos, seconded by Mr. Abell, it was unanimously voted to renew the liquor license for Relish Restaurant.
5. On a motion by Mr. Abell, seconded by Mrs. Demetracopoulos, it was unanimously voted to renew the liquor license and special amusement permit for Spring Hill. Mrs. Leber abstained.
6. On a motion by Mrs. Demetracopoulos, seconded by Mrs. Leber, it was unanimously voted to accept Joel Moulton's resignation from the Planning Board.
7. On a motion by Mr. Abell, seconded by Mrs. Leber, it was unanimously voted to authorize the Council Chairman to sign the Town Manager's performance evaluation. Mr. Kareckas stated that the Manager has exceeded the Council's expectations.

### **Council Member Comments**

1. Mrs. Demetracopoulos:
  - Asked if we are able to determine what the solar panels at the library are generating for power and what we are credited for. Mr. Ellsworth stated that we are able to produce reports.
  - Thanked staff for being very careful with budgets. It would be expected that departments would be at 50%, but many are lower.
  - Commented that a workshop is needed to discuss fireworks.
2. Mrs. Leber:
  - Thanked the Council for its patience with her not attending the December meetings. Travel plans had been made many months earlier.
3. Mr. Abell:
  - Thanked the Manager and all Town departments for their efforts.
  - Made note that the Governor's new budget proposal to cut revenue sharing is a significant issue. It will need to be watched closely.
  - Made note of the annual Geography Quiz at Great Works School on January 30th. It's a great fund raiser and good time.
4. Mr. Kareckas:
  - The ski hill is open.
  - Thanked the Conservation Commission and anyone that helped cut trails through the Town Forest.

### **Adjournment**

On a motion by Mr. Abell, seconded by Mrs. Demetracopoulos, it was unanimously voted to adjourn the meeting at 7:20pm.

Attested:

Barbara Bennett, CCM

TOWN OF SO. BERWICK  
CHECK REGISTER

Check Number	Account	Date Paid	Amount
00036113	189999 REFUNDS	01/27/2015	-6.00
00036182	140809 NEW ENGLAND COACH	01/27/2015	-2,000.00
00036188	189999 REFUNDS	01/27/2015	-56.00
00036210	189999 REFUNDS	01/27/2015	56.00
00036211	189999 REFUNDS	01/27/2015	437.42
00036212	132500 SECRETARY OF STATE M/V	01/27/2015	19,069.14
00036213	090151 UNITED STATES TREASURY	01/27/2015	275.65
00036214	071500 GUNSTOCK GROUP SALES	01/27/2015	1,382.00
00036215	189999 REFUNDS	01/27/2015	6.00
00036216	010585 AMAZON	01/27/2015	56.03
00036217	011150 ANDY'S AUTO DETAILING	01/27/2015	250.00
00036218	020225 BAKER & TAYLOR	01/27/2015	289.31
00036219	021668 BLOW BROS	01/27/2015	56.37
00036220	030500 CENTRAL MAINE POWER/CREDIT, COLL	01/27/2015	273.19
00036221	030510 CENTRAL MAINE POWER	01/27/2015	311.70
00036222	030670 CHRISTY MACHINE CO	01/27/2015	60.00
00036223	030725 CITIZENS BANK (CHG)	01/27/2015	218.75
00036224	031096 COCHECO VALLEY HUMANE SOCIETY	01/27/2015	200.00
00036225	031427 COLONY USED AUTO PARTS	01/27/2015	225.00
00036226	031915 CRANMORE MOUNTAIN RESORT	01/27/2015	1,850.00
00036227	040130 BOB DEARBORN	01/27/2015	40.00
00036228	040800 DOUCETTE EXCAVATING	01/27/2015	550.00
00036229	060100 HOWARD P FAIRFIELD INC	01/27/2015	5,764.71
00036230	060305 FBI NATIONAL ACADEMY ASSOC.	01/27/2015	95.00
00036231	060763 FISHER AUTO PARTS	01/27/2015	75.49
00036232	010525 G&K SERVICES	01/27/2015	641.56
00036233	070200 P GAGNON & SON INC	01/27/2015	4,236.29
00036234	070210 GALL'S INC	01/27/2015	603.27
00036235	070250 GARTHWAITE ENERGY INC	01/27/2015	359.90
00036236	070600 GEORGE GORMAN	01/27/2015	179.28
00036237	071050 GREAT FALLS CLEANERS	01/27/2015	336.00
00036238	071180 GROUP DYNAMIC INC	01/27/2015	275.00
00036239	191330 HANNAFORD'S	01/27/2015	437.93
00036240	080248 HANSCOM'S TRUCK STOP INC	01/27/2015	7,468.57
00036241	080450 HARVARD PILGRIM HEALTH CARE	01/27/2015	27,088.52
00036242	080504 TOM HASTY	01/27/2015	56.00
00036243	080500 BEVERLY HASTY	01/27/2015	101.02
00036244	080740 RON CURRIERS HILLTOP CHEVROLET	01/27/2015	367.00
00036245	081394 HUSSEY EXCAVATION INC	01/27/2015	375.00
00036246	087001 IAAO/MAINE CHAPTER	01/27/2015	35.00
00036247	090555 DEAN IRONS	01/27/2015	227.66
00036248	090580 IRVING OIL	01/27/2015	82.13
00036249	110230 KING PINE	01/27/2015	9,984.00
00036250	141367 KONE INC	01/27/2015	213.29
00036251	120350 NORMAND LAUZE	01/27/2015	775.00
00036252	120510 LAWSON PRODUCTS INC.	01/27/2015	65.60
00036253	121143 JEFFREY LIMBERT	01/27/2015	184.50
00036254	121650 JAMES LOCKE	01/27/2015	40.00
00036255	071170 M W GRENIER ENTERPRISES LLC	01/27/2015	110.00
00036256	131700 MAINE CHIEFS OF POLICE ASSOC.	01/27/2015	85.00
00036257	133195 MAINE TURNPIKE AUTHORITY	01/27/2015	33.50
00036258	133285 MARKET BASKET	01/27/2015	45.00
00036259	133358 W.B.MASON	01/27/2015	309.77
00036260	133795 MICK BODYWORKS INC	01/27/2015	674.55
00036261	134300 MAINE MUNICIPAL EMPLOYEES	01/27/2015	3,976.15
00036262	134400 MAINE MUNICIPAL ASSOCIATION	01/27/2015	6,240.00



**TOWN COUNCIL**  
***Agenda Information Sheet***

<b>Meeting Date:</b> <b>January 27, 2015</b>	<b>NB #1</b>
<b>Agenda Item:</b> <b>Sign warrant for Special Town Meeting</b>	
<b>Department Head Recommendation:</b> <b>Fern Houliares</b>	
<p>In order to exclude the funds from the Avesta sale from Recreational/Environmental use as approved by Article 9 at last May’s Town Meeting, a special Town Meeting is required. Although lengthy, the warrant is written as one to avoid problems that could occur if separate articles (exclude funds, \$15000 contingency, balance towards bond payments) are not all approved.</p> <p>Because a bond cannot be “prepaid” there can be no lump sum payment. The \$138,881 will be credited to an administrative special revenue account and utilized over the next 4 years in equal increments to fund a portion of the bond for the Young Street purchase.</p>	
<b>Town Manager’s Recommendation</b>	
<p><b>Requested Action</b></p> <p>Set date for Special Town meeting (Tuesday February 10 at 6:30pm) and sign associated warrant.</p>	
<b>Vote</b>	

WARRANT  
TOWN OF SOUTH BERWICK, MAINE  
SPECIAL TOWN MEETING

State of Maine

County of York, ss.

TO: JOSEPH ROUSSELLE, a Resident of South Berwick in the County of York,  
State of Maine.

GREETINGS: In the name of the Town of South Berwick, you are required to notify the inhabitants of said Town, qualified to vote in Town affairs, to assemble in the Town Council Chambers in the Town Hall at 180 Main Street in said Town on Tuesday, February 10, 2015 at 6:30 p.m., then and there to act on the following articles:

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

ARTICLE 2. To see if the Town will vote to authorize the Town Council to exclude the proceeds from the sale of property located at 29 Young Street (a portion of Map 28, Lot 25) to Avesta Housing of Portland Maine, from the disbursement instructions for proceeds from the sale of Town owned land set forth in Article 9 as approved by the Town at the Town Meeting on May 20, 2014\*\* and instead, disburse the proceeds from the sale of the property located at 29 Young Street as follows:

The sum of \$15,000 to be directed to a contingency fund available to fund additional costs related to the sale and/or development of the property located at 29 Young Street. Any funds not spent will lapse to the Undesignated Fund.

AND

The sum of \$136,881 to be directed to offset the annual bond payments for Maine Bond Bank Series 2008C (Young Street purchase) in the form of 4 equal annual installments, each in the amount of \$34,220.25.

TOWN COUNCIL RECOMMENDS: Approval

*\*\* (Article 9 approved by the Town at the Town Meeting on May 20, 2014 reads as follows: To see if the Town will vote to authorize the deposit of all proceeds from the Sale of Town owned land into a non-lapsing designated account and to expend those funds to pay any costs associated with the sale, reimburse the undesignated (general) fund for any tax appropriation of contributions to Eastern Trail, Conservation Coordinator, and any other environmental/recreational programs, and to fund additional expenses for them.)*

ARTICLE 3. To see if the Town will vote to adjourn the Special Town Meeting.

Given under our hands this 27th day of January, A.D., 2015.

\_\_\_\_\_  
John C Kareckas .

\_\_\_\_\_  
Jean Demetracopoulos

\_\_\_\_\_  
Russell H Abell

\_\_\_\_\_  
John J James

\_\_\_\_\_  
Laura S Leber