

**AGENDA  
TOWN COUNCIL MEETING  
STANDISH, MAINE  
TUESDAY, NOVEMBER 10, 2015  
STANDISH MUNICIPAL CENTER  
7:00 PM**

**CALL TO ORDER**

Pledge of Allegiance

**ROLL CALL**

**MINUTES OF PREVIOUS MEETING (S)**

Approval of the minutes from the October 11 and October 25 Town Council Meetings

**PETITIONS AND COMMUNICATIONS**

**REPORT OF THE TOWN MANAGER**

**PUBLIC HEARINGS**

102-16 Amendment to the Standish Town Code, Chapter 151, General Assistance Ordinance, Adopt Updated Tables for the Maximum Levels of Assistance as provided as Provided by the Maine Municipal Association [Nesbitt]

111-16 Application Submitted by RBF, LLC dba O.Dans Public House for a Class I, II, III and IV Restaurant License Located at 1 Ossipee Trail East [Nesbitt]

112-16 Application Submitted by RBF, LLC dba O.Dans Public House for a Special Amusement Permit Located at 1 Ossipee Trail East [Nesbitt]

113-16 Final Determination of Legal Status of a Portion of Pond Road f/k/a/ the Shore Road, Pursuant to 23M.R.S.A. Sec. 3028(2) After Public Hearing [Sargent]

**COMMITTEE REPORTS**

**CONSENT CALENDAR**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

114-16 Acceptance of a Gift, Pursuant to 30-A M.R.S.A Sec. 5654, to Construct to Town Road Standards, at no Cost or Expense to the Town, that Certain Portion of Pond Road Recently Determined by the Town Council to have become a Town Road by Prescription [Sargent]

115-16 Town of Standish Moratorium Ordinance on Retail Marijuana Establishments and Retail Marijuana Social Clubs [Blanck]

116-16 Town Council Appointment of Ballot/Election Clerks [Pomerleau]

117-16 Authorize Finance Director to Issue Municipal Quit Claim Deed to Dan Gillis [Nesbitt]

## **PUBLIC ITEMS**

## **ANNOUNCEMENTS**

## **EXECUTIVE SESSION**

A motion may be made to go into executive session at any time during the meeting in accordance with state law to discuss, personnel, real estate, labor negotiations, or legal matters.

## **ADJOURN**

This agenda is for informational purposes and does not preclude the Council from acting upon other business which may be brought forth at the meeting.

ORDER

STANDISH TOWN COUNCIL

DATE: September 13, 2016

ORDER NUMBER: 102-16

SUBMITTED BY: Nesbitt

TITLE: AMENDMENT TO STANDISH TOWN CODE, CHAPTER 151, GENERAL ASSISTANCE ORDINANCE, ADOPT UPDATED TABLES FOR THE MAXIMUM LEVELS OF ASSISTANCE AS PROVIDED BY THE MAINE MUNICIPAL ASSOCIATION

The Town of Standish hereby ordains the following amendments to the General Assistance Ordinance, effective immediately upon adoption:

ORDERED that the new table for the overall maximum levels of assistance as presented by the Maine Municipal Association, which includes dollar figures, rates, percentages and tables, which are determined by the Maine Department of Human Services for use in the General Assistance Program, are approved by Council beginning October 1, 2016.

Note: A copy of the complete ordinance is on file at the Town Clerk's Office.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL            YEA                            NAY                            ABSTAIN

BLANCK	_____
DELCOURT	_____
HIGGINS	_____
NESBITT	_____
POMERLEAU	_____
SARGENT	_____
SIRPIS	_____

COUNCIL CHAIR \_\_\_\_\_

CLERK/SECRETARY \_\_\_\_\_

Scheduled timeline: Introduction – September 13, 2016  
First Reading – October 11, 2016  
Public Hearing – November 1, 2016

ORDER

STANDISH TOWN COUNCIL

DATE: November 1, 2016

ORDER NUMBER: 111-16

SUBMITTED BY: Nesbitt

TITLE: APPLICATION SUBMITTED RBF, LLC DBA O.DANS PUBLIC HOUSE FOR A CLASS I, II, III, AND IV RESTAURANT LICENSE LOCATED AT 1 OSSIPEE TRAIL EAST

ORDERED that the application submitted by RBF, LLC dba O.Dans Public House for a Class I, II, III and IV Restaurant License at 1 Ossipee Trail East is approved by Council to expire as determined by Department of Public Safety.

APPROVED \_\_\_\_\_DISAPPROVED\_\_\_\_\_

ROLL CALL	YEA	NAY	ABSTAIN
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BLANCK	_____		
DELCOURT	_____		
HIGGINS	_____		
NESBITT	_____		
POMERLEAU	_____		
SARGENT	_____		
SIRPIS	_____		

CLERK/SECRETARY \_\_\_\_\_

ORDER

STANDISH TOWN COUNCIL

DATE: November 1, 2016

ORDER NUMBER: 112-16

SUBMITTED BY: Nesbitt

TITLE: APPLICATION SUBMITTED RBF, LLC DBA O.DANS PUBLIC HOUSE FOR A SPECIAL AMUSEMENT PERMIT LOCATED AT 1 OSS�PEE TRAIL EAST

ORDERED that the application submitted by RBF, LLC dba O.Dans Public House for a Special Amusement Permit at 1 Ossipee Trail East is approved by Council to expire to expire at the same time as the applicant's liquor license.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL	YEA	NAY	ABSTAIN
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BLANCK	_____		
DELCOURT	_____		
HIGGINS	_____		
NESBITT	_____		
POMERLEAU	_____		
SARGENT	_____		
SIRPIS	_____		

CLERK/SECRETARY \_\_\_\_\_

STANDISH TOWN COUNCIL ORDER

DATE: November 1, 2016  
ORDER NUMBER: 113-16

Submitted by: Sargent

TITLE: FINAL DETERMINATION OF LEGAL STATUS OF A PORTION OF POND ROAD, f/k/a THE SHORE ROAD, PURSUANT TO 23 M.R.S.A. SEC. 3028(2) AFTER PUBLIC HEARING

WHEREAS, the Town Council, acting in its capacity as the municipal officers of the Town of Standish, previously ordered that a public hearing be set for today's date to conduct a public hearing to determine the legal status of a certain portion of Pond Road (as shown in cross hatch on the attached fragmentary portion of Town Tax Map 19)(the "Disputed Portion"), based on the Town's maintenance of the same for over twenty (20) years and that notice of the same be posted and published as required by law; and

WHEREAS, after having so published the notices required by law and hearing the evidence presented by, among others, the Town's long-term Public Works Director, demonstrating without question that the Town has fully maintained the Disputed Portion for well over twenty (20) years;

NOW, THEREFORE, the Town Council, after public hearing, and after considering all of the evidence and arguments presented at such hearing, hereby determines that the Disputed Portion of Pond Road, as shown in cross hatch on the attached fragmentary portion of Town Tax Map 19, is hereby determined to be a public road or town way, as the same is recognized under Maine law, and the Town shall hereafter treat the same accordingly for all purposes.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL            YEA                            NAY                            ABSTAIN

BLANCK	_____
DELCOURT	_____
HIGGINS	_____
NESBITT	_____
POMERLEAU	_____
SARGENT	_____
SIRPIS	_____

October 27, 2016

This notice to inform you as an abutter of property on Pond Road that a public hearing will be held on the following:

The Town of Standish is considering actions to allow upgrades to approximately 1,000 feet of a formerly discontinued section of Pond Road east of its intersection with Thomas Road Extension to bring the road to Town standards at no cost to the Town and to reclaim this road segment as a Town way. The Town has maintained this Disputed Section for winter maintenance for over 20 years. **A public hearing will be held on November 1, 2016, at 7 pm at the Standish Municipal Center**, for the purpose of taking such evidence as may be presented, and hearing such arguments as may be made, on the issue, and then voting pursuant to 23 M.R.S.A. Sec. 3028(2) to determine the legal status of the Disputed Portion.

FMI call Gordon Billington at 642-4659.

ORDER  
STANDISH TOWN COUNCIL

DATE: November 1, 2016  
ORDER NUMBER: 114-16

Submitted by: Sargent

TITLE: ACCEPTANCE OF A GIFT, PURSUANT TO 30-A M.R.S.A. SEC. 5654, TO CONSTRUCT TO TOWN ROAD STANDARDS, AT NO COST OR EXPENSE TO THE TOWN, THAT CERTAIN PORTION OF POND ROAD RECENTLY DETERMINED BY THE TOWN COUNCIL TO HAVE BECOME A TOWN ROAD BY PRESCRIPTION

WHEREAS, the Town Council, acting in its capacity as the municipal officers of the Town of Standish, has recently determined that a certain portion of Pond Road, as shown in cross hatch on the attached fragmentary portion of Town Tax Map 19 (the "Disputed Portion"), previously discontinued has become a Town way by prescription; and

WHEREAS, CCLD, LLC, as the owner of certain lot or parcel of land fronting on the Disputed Portion, wishes to make a gift to the Town of Standish, pursuant to 30-A M.R.S.A. Sec. 5654, of all necessary personnel, materials and equipment to bring that section of road up to Town standards, subject to Town oversight and inspection;

NOW, THEREFORE, the Town Council, votes to accept the proposed gift of the necessary personnel, materials and equipment to build that section of the Pond Road, now denominated as the Disputed Portion, to Town road standards, at no cost or expense to the Town, subject to Town oversight, control and inspection, solely at the donor's cost and expense, and subject to the further requirements that (A) the donor post, or cause to be posted, in its name for the Town's sole benefit, a financial performance guarantee equal to 100% of the amount it would cost the Town to build the same with an outside vendor based on the likely cost of the same if the road improvement work were to be put out to public bid and the Town were to select the price of the low, responsive and responsible bidder to build such road segment to Town standards and (B) that no building permit(s) shall issue for any building construction on the donor's adjacent land, assuming otherwise entitled to a permit under the applicable law, unless and until such performance guarantee is in place, approved as to form by the Town Attorney and as to amount by the Public Works Director, reduced by the fair value of any work done to the Public Works' director's satisfaction.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL            YEA                            NAY                            ABSTAIN

BLANCK	_____
DELCOURT	_____
HIGGINS	_____
NESBITT	_____
POMERLEAU	_____
SARGENT	_____
SIRPIS	_____

CLERK/SECRETARY \_\_\_\_\_

ORDER

STANDISH TOWN COUNCIL

DATE: November 1, 2016  
ORDER NUMBER: 115-16

SUBMITTED BY: Blanck

TITLE: TOWN OF STANDISH MORATORIUM ORDINANCE ON RETAIL MARIJUANA ESTABLISHMENTS AND RETAIL MARIJUANA SOCIAL CLUBS

WHEREAS, a ballot initiative to legalize, regulate and tax marijuana for non-medicinal purposes known as the "Marijuana Legalization Act" proposed to be codified in the Maine Revised Statutes in Title 7, Chapter 417, will be voted on by a State-wide referendum election on November 8, 2016; and

WHEREAS, the proposed Act authorizes municipalities to regulate the number of retail marijuana stores and the location and operation of retail marijuana social clubs and retail marijuana establishments, including retail marijuana stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities and retail marijuana testing facilities, as those terms are defined in the proposed Act, as well as the option to prohibit the operation of retail marijuana social clubs and retail marijuana establishments, including stores, cultivation facilities, manufacturing facilities and testing facilities within its jurisdiction; and

WHEREAS, the proposed Act will not limit the privileges or rights afforded by the Maine Medical Use of Marijuana Act (22 M.R.S.A. §§ 2421 – 2430-B) to qualifying patients, primary caregivers, or registered dispensaries, including cultivation facilities;

WHEREAS, the outcome of the State-wide referendum vote is yet to be determined and the Town's current Land Use Ordinance provides for regulation of medical marijuana cultivation facilities and dispensaries pursuant to the Maine Medical Use of Marijuana Act cited above, but does not include any regulations related to retail marijuana establishments or retail marijuana social clubs under the proposed new Act, nor any regulations related to products or merchandise associated with the use, cultivation, retail sales, manufacturing or distribution of marijuana and retail stores that specialize in offering such paraphernalia for sale to consumers; and

WHEREAS, the unregulated location and operation of retail marijuana establishments and retail marijuana social clubs within the Town of Standish raises legitimate and substantial questions about the impact of such establishments and social clubs on the Town, including questions of the compatibility of retail marijuana establishments and social clubs with existing uses and development in residential, commercial and industrial zoning districts; the possible connection of retail marijuana

establishments and social clubs with medical marijuana cultivation facilities and dispensaries; the potential adverse health and safety effects of retail marijuana establishments and social clubs on the community if not properly regulated; the possibility of illicit sale and use of marijuana and marijuana products to minors and misuse of marijuana and marijuana products by those who would abuse the uses authorized under the new law; potential criminal activity associated with the cultivation, manufacturing, sale and use of marijuana and marijuana products for non-medicinal purposes and the potential increased burden on the public safety agencies serving the Town in responding to the same; and the adequacy of the Town's streets and infrastructure to accommodate the additional traffic and/or population that may result from the presence of retail marijuana establishments or social clubs; and

WHEREAS, the possible effect of the location and operation of retail marijuana establishments and/or retail marijuana social clubs within the Town has serious implications for the health, safety and welfare of the Town and its residents; and

WHEREAS, the Town needs time to review the proposed Act in anticipation of the election and to review its own Code of Ordinances to determine the implications of future proposed retail marijuana establishments and/or social clubs to develop reasonable ordinances governing the location and operations of such establishments and social clubs to address the concerns cited above; and

WHEREAS, the Town, under its home rule authority, its police power generally, under 30-A M.R.S.A., chapter 187, subchapter 3, and as provided by the proposed new Act, or as otherwise provided by current law, has the authority to impose reasonable restrictions, conditions, and limitations on such retail marijuana establishments and social clubs; and

WHEREAS, the Town Council, with the professional advice and assistance of the Cumberland County Sheriff's Office and the Maine State Police, the Planning Board and the Planning Department, shall study the Town's current Code of Ordinances to determine the land use and other regulatory implications of retail marijuana establishments and social clubs and consider what locations, if any, and conditions of approval, if any, might be appropriate for such uses; and

WHEREAS, the Town's current Land Use Ordinance and other applicable local laws are not adequate to prevent serious public harm that could be caused by the development of retail marijuana establishments and social clubs and other uses authorized by the proposed changes in law to be voted on in the November 8, 2016 referendum election, thereby necessitating a moratorium; and

WHEREAS, a moratorium is necessary to prevent an overburdening of public facilities that is reasonably foreseeable as the result of retail marijuana establishments and social clubs and other uses authorized by the proposed changes in law, if passed,

to be voted on in the November 8, 2016 referendum election, being located in the Town; and

WHEREAS, it is anticipated that such a study, review, and development of recommended ordinance changes will take at least one hundred and eighty (180) days from the date the Town enacts this Moratorium Ordinance on Retail Marijuana Establishments and Retail Marijuana Social Clubs.

NOW, THEREFORE, the Town of Standish hereby ordains that the following Moratorium Ordinance on Retail Marijuana Establishments and Retail Marijuana Social Clubs be, and hereby is, enacted, and, in furtherance thereof, the Town Council does hereby declare a moratorium on the location, operation or licensing of any retail marijuana social clubs and any retail marijuana establishments, including retail marijuana stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities and retail marijuana testing facilities, within the Town.

In addition, the Town Council does hereby declare a moratorium on the location, operation or licensing of any new medical marijuana cultivation facilities or dispensaries and the expansion of any existing medical marijuana cultivation facilities or dispensaries, as permitted under the Town's Land Use Ordinance, within the Town.

This Moratorium Ordinance shall take effect on the date of enactment by the Town Council, but shall be applicable as of November 1, 2016, as expressly provided below. The moratorium shall remain in effect for one hundred and eighty (180) days from the date of applicability of this Moratorium Ordinance, unless extended, repealed, or modified by the Town Council, for the express purpose of drafting an amendment or amendments to the Town's current Code of Ordinances to protect the public from health and safety risks including, but not limited to, compatibility of retail marijuana establishments and social clubs with existing and permitted uses in residential, commercial and industrial zoning districts; the correlation of retail marijuana establishments and social clubs with medical marijuana cultivation facilities and dispensaries; the potential adverse health and safety effects of retail marijuana establishments and social clubs on the community if not properly regulated; the possibility of illicit sale and use of marijuana and marijuana products to minors and misuse of marijuana and marijuana products by those who would abuse the uses authorized under the new law; criminal activity associated with the cultivation, manufacturing, sale and use of marijuana and marijuana products for non-medicinal purposes and the potential increased burden on the public safety agencies serving the Town in responding to the same; and the adequacy of the Town's streets and infrastructure to accommodate the additional traffic and/or population that may result from the presence of retail marijuana establishments or social clubs;

BE IT FURTHER ORDAINED, that this Moratorium Ordinance shall apply to retail marijuana social clubs and retail marijuana establishments, including retail marijuana

stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities and retail marijuana testing facilities, as those terms are defined by the proposed "Marijuana Legalization Act" to be codified, if passed, at 7 M.R.S.A. §§ 2442 (36), (39), (40), that may be proposed to be located within the Town on or after the November 1, 2016 applicability date of this Moratorium Ordinance; and

BE IT FURTHER ORDAINED, that notwithstanding the provisions of 1 M.R.S.A. § 302 or any other law to the contrary, this Moratorium Ordinance, when enacted, shall govern any proposed retail marijuana establishments or social clubs for which an application for a building permit, Certificate of Occupancy, site plan or any other required approval has not been submitted to and granted final approval by the Code Enforcement Officer, Planning Board, Board of Appeals or other Town official or board prior to November 1, 2016, the applicability date of this Moratorium Ordinance; and

BE IT FURTHER ORDAINED, that no person or organization shall develop or operate a retail marijuana establishment or social club within the Town on or after the November 1, 2016 applicability date of this Moratorium Ordinance without complying with whatever ordinance amendment or amendments the Town Council may enact as a result of this Moratorium Ordinance; and

BE IT FURTHER ORDAINED, that no person or organization shall develop or operate a new medical marijuana cultivation facility or dispensary or expand any existing medical marijuana cultivation facility or dispensary that may be currently permitted under the Town's Land Use Ordinance, within the Town on or after the November 1, 2016 applicability date of this Moratorium Ordinance without complying with whatever ordinance amendment or amendments the Town Council may enact as a result of this Moratorium Ordinance; and

BE IT FURTHER ORDAINED, that no person or organization shall develop or operate a business that engages in retail or wholesale sales of products or merchandise for which the primary purpose is to prepare, cultivate, distribute or ingest marijuana or is of the kind that would be offered for sale or used at a retail marijuana social club or retail marijuana establishment, including, but not limited to, pipes, pipe screens, bongs, vaporizers, scales, rolling papers, hydroponic equipment and lights; and

BE IT FURTHER ORDAINED, that during the time this Moratorium Ordinance is in effect, no officer, official, employee, office, administrative board or agency of the Town shall accept, process, approve, deny, or in any other way act upon any application for a license, building permit, certificate of occupancy, special exception review, site plan review and/or any other permits or licenses related to a retail marijuana establishment, retail marijuana social club, a new medical marijuana cultivation facility or dispensary, or the expansion of an existing medical marijuana cultivation facility or dispensary; and

BE IT FURTHER ORDAINED, that those provisions of the Town's current Code of Ordinances that are inconsistent or conflicting with the provisions of this Moratorium Ordinance, are hereby repealed to the extent that they are applicable for the duration of the moratorium hereby ordained, and as it may be extended as permitted by law, but not otherwise; and

BE IT FURTHER ORDAINED, that if retail marijuana establishments, retail marijuana social clubs, new medical marijuana cultivation facilities or dispensaries, or expansions of existing medical marijuana cultivation facilities or dispensaries are established in violation of this Moratorium Ordinance, each day of any continuing violation shall constitute a separate violation of this Moratorium Ordinance, and the Town shall be entitled to all rights available to it in law and equity, including, but not limited to, fines and penalties, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations; and

BE IT FURTHER ORDAINED, that should any section or provision of this Moratorium Ordinance be declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Applicability Date: November 1, 2016

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL                      YEA                                      NAY                                      ABSTAIN

BLANCK \_\_\_\_\_  
DELCOURT \_\_\_\_\_  
HIGGINS \_\_\_\_\_  
NESBITT \_\_\_\_\_  
POMERLEAU \_\_\_\_\_  
SARGENT \_\_\_\_\_  
SIRPIS \_\_\_\_\_

CLERK/SECRETARY \_\_\_\_\_

ORDER

STANDISH TOWN COUNCIL

DATE: November 1, 2016

ORDER NUMBER: 116-16

SUBMITTED BY: Pomerleau

TITLE: TOWN COUNCIL APPOINTMENT OF BALLOT/ELECTION CLERKS

ORDERED that the following Town Council appointment of ballot/election clerks are made through April 30, 2018:

**Democratic**

Lynn Olson  
Kathleen Schofield  
Valerie Tartt

**Republican**

Carol Bragdon  
Sharon Cochran

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL                      YEA    NAY    ABSTAIN

BLANCK \_\_\_\_\_  
DELCOURT \_\_\_\_\_  
HIGGINS \_\_\_\_\_  
NESBITT \_\_\_\_\_  
POMERLEAU \_\_\_\_\_  
SARGENT \_\_\_\_\_  
SIRPIS \_\_\_\_\_

CLERK/SECRETARY \_\_\_\_\_

ORDER

STANDISH TOWN COUNCIL

DATE: November 1, 2016  
ORDER NUMBER: 117-16

Submitted by: Nesbitt

TITLE: AUTHORIZE FINANCE DIRECTOR TO ISSUE MUNICIPAL QUIT CLAIM DEED TO DAN GILLIS

**MUNICIPAL QUITCLAIM DEED without COVENANTS**

The inhabitants of the Town of Standish, a municipal corporation existing under the laws of the State of Maine and located in the County of Cumberland, State of Maine, for consideration paid, release to **GILLIS, DAN** of STANDISH, MAINE a certain parcel of land with buildings thereon, if any, located in the Town of Standish, County of Cumberland, State of Maine, identified as follows:

**Map 075, Lot 129, Sub 000-000**, on the Assessor's Tax Maps of the Town of Standish, Maine, made by Utilities, Inc. of Standish, Maine in 1997 and updated on April 1, 2015 consisting of 80 maps, 1 to 80 inclusive, which are on file at the Assessor's Office in the Town of Standish.

The sole purpose of this deed is to release to the Grantee(s) herein any interest which the Town of Standish may have acquired in the foregoing property by virtue of unpaid taxes, as evidenced by tax lien certificates recorded in the Cumberland County Registry of Deeds as follows:

Lien dated October 10, 2014 recorded in Book 31838, Page 288

Lien dated October 7, 2015 recorded in Book 32647, Page 120

IN WITNESS WHEREOF, the Town of Standish has caused this deed to be signed by its Treasurer as authorized.

DATED: November 1, 2016

\_\_\_\_\_  
SCOTT GESUALDI, TREASURER  
TOWN OF STANDISH, MAINE

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL	YEA	NAY	ABSTAIN
BLANCK	_____	_____	_____
DELCOURT	_____	_____	_____
HIGGINS	_____	_____	_____
NESBITT	_____	_____	_____
POMERLEAU	_____	_____	_____
SARGENT	_____	_____	_____
SIRPIS	_____	_____	_____

CLERK/SECRETARY \_\_\_\_\_

## MUNICIPAL QUITCLAIM DEED without COVENANTS

The inhabitants of the Town of Standish, a municipal corporation existing under the laws of the State of Maine and located in the County of Cumberland, State of Maine, for consideration paid, release to **GILLIS, DAN.** of STANDISH, MAINE a certain parcel of land with buildings thereon, if any, located in the Town of Standish, County of Cumberland, State of Maine, identified as follows:

**Map 075, Lot 129, Sub 000-000**, on the Assessor's Tax Maps of the Town of Standish, Maine, made by Utilities, Inc. of Standish, Maine in 1997 and updated on April 1, 2015 consisting of 80 maps, 1 to 80 inclusive, which are on file at the Assessor's Office in the Town of Standish.

The sole purpose of this deed is to release to the Grantee(s) herein any interest which the Town of Standish may have acquired in the foregoing property by virtue of unpaid taxes, as evidenced by tax lien certificates recorded in the Cumberland County Registry of Deeds as follows:

Lien dated October 10, 2014 recorded in Book 31838, Page 288  
Lien dated October 7, 2015 recorded in Book 32647, Page 120

IN WITNESS WHEREOF, the Town of Standish has caused this deed to be signed by its Treasurer as authorized.

DATED: October 20, 2016

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SCOTT GESUALDI, TREASURER  
TOWN OF STANDISH, MAINE

State of Maine  
Cumberland, ss

October 20, 2016

Personally appeared the above named Scott Gesualdi, Treasurer, Town of Standish, and swore the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Town of Standish.

Before me,

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Rayleen Pinkham, Notary Public  
Commission Exp. June 2, 2019



\*12RETTD\*

**RETTD**

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**MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

**1. County**

CUMBERLAND

**2. Municipality/Township**

STANDISH

**3. GRANTEE/  
PURCHASER**

3a) Name LAST or BUSINESS, FIRST, MI

GILLIS, DAN

3b) SSN or Federal ID

3c) Name LAST or BUSINESS, FIRST, MI

3d) SSN or Federal ID

3e) Mailing Address

34 PINE GROVE DRIVE

3f) City

STANDISH

3g) State

ME

3h) Zip Code

04084

BOOK/PAGE—REGISTRY USE ONLY

**4. GRANTOR/  
SELLER**

4a) Name LAST or BUSINESS, FIRST, MI

TOWN OF STANDISH

4b) SSN or Federal ID

4c) Name LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address

175 NORTHEAST ROAD

4f) City

STANDISH

4g) State

ME

4h) Zip Code

04084

**5. PROPERTY**

5a) Map

075

Block

000

Lot

129

Sub-Lot

00

5b) Type of property—Enter the code number that best describes the property being sold. (See Instructions) →

Check any that apply:

No tax maps exist

Multiple parcels

Portion of parcel

5d) Acreage

0.0

5c) Physical Location

34 PINE GROVE DR, STANDISH, ME

**6. TRANSFER TAX**

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b

.00

6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

MUNICIPAL QUITCLAIM DEED

**7. DATE OF TRANSFER (MM-DD-YYYY)**

10-25-2016

MONTH DAY YEAR

**8. WARNING TO BUYER**—If the property is classified as Farmland, Open Space, Tree Growth, or Working Waterfront a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

**9. SPECIAL CIRCUMSTANCES**—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

**10. INCOME TAX WITHHELD**—Buyer(s) not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- Foreclosure Sale

**11. OATH**

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee \_\_\_\_\_ ON BEHALF OF Date 10-25-16 Grantor \_\_\_\_\_ Date 10-25-16

Grantee \_\_\_\_\_ Date \_\_\_\_\_ Grantor \_\_\_\_\_ Date \_\_\_\_\_

**12. PREPARER**

Name of Preparer Rayleen Pinkham Phone Number 207-642-3062

Mailing Address 175 Northeast Road E-Mail Address rpinkham@standish.org

Standish, Me. 04084 Fax Number 207-642-8997