

**SELECT BOARD MEETING
MONDAY, OCTOBER 23, 2023
REGULAR MEETING: 6 P.M.**

IN-PERSON AT 13 VALLEY STREET

LIVE STREAMING AVAILABLE BY VISITING:

https://www.townhallstreams.com/towns/thomaston_me

PLEASE SUBMIT QUESTIONS/CONCERNS TO THE TOWN MANAGER AT:

kgeorge@thomastonmaine.gov

(Please note: Members of the public are welcome to offer comments up to 3 minutes in duration during Opening and Closing Public Comments listed on the agenda. The intent is to allow a fair and adequate opportunity for the public to be heard and to provide adequate time for the Board to obtain information and opinion on subjects before it, while ensuring that the time allowed for public discussion does not interfere with the fulfillment of the scheduled agenda. Additional information may be provided to the Board in writing, either pre and/or post meeting.)

REGULAR MEETING 6:00 P.M.

- 1. CALL THE MEETING TO ORDER**
- 2. PUBLIC HEARINGS:**
- 3. OPENING PUBLIC COMMENTS**
- 4. APPROVE THE MINUTES OF:**
- 5. APPROVE THE WARRANTS**
- 6. ADJUSTMENTS TO THE AGENDA**
- 7. TOWN MANAGER'S REPORT**
- 8. TOWN BOARDS & COMMITTEES UPDATE**
 - A. Ad-Hoc Thomaston Green Park Committee
 - B. Harbor Update-Dredging Project
- 9. OLD BUSINESS**
- 10. NEW BUSINESS**
 - A. Maine Water Environment Association recognizes John Fancy with the Lifetime Achievement Award.

- B. Consider for approval the Purchase and Sales Agreement between the Town of Thomaston and Mid-Coast Health Net, Inc., d/b/a Knox County Health Clinic.
- C. Per Article 27 of the FY24 Town Meeting Warrant and 36 M.R.S. §943-C, place the tax acquired property located at 12 Thatcher Street out to bid.
- D. Review for approval the JF Scott Construction Company proposal for construction management services for the Watts Block Renovation Project, and expend \$1,500 from Economic Development Funds for the service deposit.
- E. Review for approval the appointment of Sandy Moore as member on the Georges River Interlocal Clam Management and Bill Hahn as the alternate member.
- F. Approve the November 7, 2023 Town Meeting Warrant for signature and posting.

11. CLOSING PUBLIC COMMENT

12. ADJOURN

Upcoming Dates

Monday, Oct 23	Thomaston Public Library Closed 6 pm Select Board Meeting Thomaston Town Office open until 7pm for Voter Registration
Tuesday, Oct 24	6 pm Meet the Select Board Candidate’s Night (Select Bd Rm)
Wednesday, Oct 25	6 pm Water Street Resilience Project Neighborhood Meeting (Lura Libby Rm)
Thursday, Oct 26	6 pm Recreation Committee (Rec Dept) 7 pm OHSTT Transfer Station Board (Select Bd Rm)
Tuesday, Oct 31	Town Offices Close at 4:00 pm for the Annual Trunk or Treat
Tuesday, Nov 7	8am-8pm Election Day (Lura Libby Rm)
Wednesday, Nov 8	6 pm Conservation Commission
Friday, Nov 10	Veterans Day Observed- Town Offices Closed
Monday, Nov 13	6 pm Select Board Meeting

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT is made and entered into this ____ day of _____, 2023 (the "Effective Date"), by and between the Town of Thomaston, with a mailing address of 13 Valley Street, Thomaston, ME 04861, a Maine incorporated municipality ("Seller") and Mid-Coast Health Net, Inc., d/b/a Knox County Health Clinic, with a mailing address of 22 White Street, Rockland, ME 04841, a Maine non-profit corporation (the "Buyer").

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. **Purchase and Sale.** Seller agrees to sell, transfer and convey to Buyer and Buyer agrees to purchase from the Seller on the terms and conditions hereinafter set forth, the following:

That portion of the Thomaston Green, site of former prison, consisting of the 1.5 acre lot identified as the "Clinic Lot" on Exhibit A, attached hereto, together with all improvements thereon, attached thereto and all appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the land, (the "Property").

Together with appurtenant easements for access, water, sewer, and stormwater over and under the property retained by the Seller and provision for easements to the Route 1 right-of-way for the Clinic sign, sidewalk access, landscaping (subject to Planning Board approval) and connection of utilities including but not limited to electrical service.

The Property is a portion of the property described in Schedule A of the quit claim deed from the State of Maine to the Inhabitants of the Town of Thomaston recorded on December 15, 2005 in the Knox County, State of Maine Registry of Deeds in Book 3547, Page 48.

2. **Purchase Price.** For and in consideration of the selling, granting, transferring and conveying of the Property in accordance with the terms and conditions contained herein, Buyer agrees to pay to Seller the sum of Seventy Eight Thousand Nine Hundred Eighty Two Dollars (\$78,982.00) for the Property (the "Purchase Price").

3. **Payment of Purchase Price.** Buyer shall pay the Purchase Price as follows:

(a) Within five (5) business days of the Effective Date of this Agreement, the sum of Five Thousand Dollars (\$5,000.00) (the "Deposit") shall be paid by Buyer via check payable to the Seller's counsel to be held in a non-interest bearing trust account.

(b) At Closing (as defined below) the full Purchase Price, as adjusted, less (i) the Deposit, (ii) any credits permitted by this Agreement and (iii) any apportionment and allocation of settlement costs provided by this Agreement, shall be paid by Buyer to Seller in immediately available funds.

4. **Title.** Seller shall convey to Buyer at Closing by a quitclaim deed with covenant describing the Property by metes and bounds (consistent with Exhibit A attached) (the "Deed"), granting and conveying to Buyer, good and marketable fee simple title to the Property, free and clear of all liens and encumbrances, judgments, and tenancies except for the following permitted encumbrances (the "Permitted Encumbrances"):

(a) Restrictive covenant to be included in the Deed described under Restrictive Covenant set forth below in this Agreement; and

(b) Such other easements and restrictions of record or other encumbrances existing as of the Effective Date which do not singularly, or in the aggregate, render title to the Property in any way unmarketable or materially impair or restrict the use of the occupancy of the Property as a community health center.

5. **Restrictive Covenant.** The Buyer and Seller agree to include in the Deed, a restrictive covenant that the Property is to be used for charitable purposes, primarily a health care facility/community health center primarily serving the residents of Knox County (the "Clinic") and for the Public Facilities in accordance with Paragraph 6 of this Agreement; provided, however, that minimal commercial use of a portion of the structure constructed on the Property shall be permitted. This restrictive covenant shall run with the land and shall be binding upon the Buyer and all successors in interest or title.

6. **Construction of Public Facilities.** The Buyer shall construct two uni-sex restrooms, which shall be handicapped accessible, within the structure constructed on the Property (the "Public Facilities"). The Public Facilities shall have a separate entrance in a location reasonably acceptable to the Seller and shall be fully available to the public. The Buyer shall also provide a small number of parking spaces reasonably proximate to and serving the Public Facilities in a location determined by the Buyer and shown on the plans submitted to the Planning Board for site plan approval. Said Public Facilities will include a lockable storage closet for cleaning and maintenance. The Public Facilities shall be leased to the Town of Thomaston on terms that are generally consistent with the terms stated on Exhibit B, "Lease Terms," attached hereto.

7. **Buyer Contingencies.** The Buyer's right to purchase the Property are contingent on the following (the Buyer "Contingencies"):

(a) Buyer engaging an engineer or architect within ninety (90) days from the Effective Date to prepare a site plan, and conditional use application, for submission to the Town of Thomaston Planning Board;

(b) Once said site plan and conditional use application are submitted to the Town of Thomaston Planning Board, the Parties shall diligently pursue its approval, responding to all requests for clarification or additional information;

(c) Buyer obtaining a commitment for permanent financing for the Clinic thirty (30) days prior to the Closing Date under the following conditions;

(i) Buyer agrees, within a reasonable time and concurrent with its

application to the Planning Board, to make a good faith loan application with a credible financial institution for commercial or governmental loans; and

(ii) On or before 30 days prior to the Closing Date, the Buyer will provide the Seller a letter from a credible financial institution verifying a satisfactory credit report, acceptable income, source of down payment, availability of funds to close and that business plan shows the Buyers ability to sustain operations for at least a period of five years after the closing.

Either party may terminate this Agreement if the Buyer is unable to meet its obligations under this Paragraph 7 and the Deposit shall be returned to Buyer and neither Buyer nor Seller shall have any further obligations or liabilities under this Agreement, except as specifically provided herein.

8. Right of First Refusal. The Deed shall include a right of first refusal for the Town provided however that the right of first refusal will not apply if the Clinic votes to sell, merge, or otherwise transfer the Clinic Property (building and land) to a non-profit health care facility with the same, similar or substantially similar charitable mission and purpose. In the event that the Clinic desires to sell the Property to a third party other than to an entity above described, the Clinic shall give written notice (the "Notice") to the Town of Thomaston setting forth, in substance, the following:

(a) That the Clinic has received from, a third party (the "Offeror") a good faith written offer (the "Offer") to purchase the Clinic real property and improvements thereon "Offered Interest");

(b) That the Clinic thereby intends to accept such Offer and offers to sell all of its Offered Interest to the Town of Thomaston, at a price and upon such terms and conditions as set forth in the Offer, a true copy of which shall be attached to the Notice;

(c) After receipt of the Notice until such time as the Select Board shall have called a special town meeting in order to approve its decision to purchase the property from the Clinic but no later than one hundred twenty (120) days, (the "Selling Offering Period"), the Town may, at its option, elect to purchase all (but not less than all) of the Offered Interest by giving written notice of the intention to do so to the Clinic; and

(d) In the event that an offer to sell is rejected, whether by expiration of the Selling Offering Period, or failure of the entire Offered Interest being purchased by the Town, as the case may be, or otherwise, and the Clinic has complied with the requirements of the right of first refusal, the Clinic shall be permitted to sell the Offered Interests to the third party Offeror upon the terms and conditions as stated in the Offer. If the inspections or due diligence performed by the third party Offeror result in a price reduction of no more than five percent (5%), no further notice or requirements related to right of first refusal are necessary to be given to the Town of Thomaston related to the previously rejected offer to sell. The sale pursuant to the Offer must be made within sixty (60) days following the expiration of the relevant

Selling Offering Period as specified in the written notice, or at such other time and place as shall be mutually agreeable by the parties and, if the sale is not made within such time period, the Offered Interests shall again become subject to the restrictions of this Agreement.

9. Transfer Taxes; Closing Costs. This transaction is exempt from transfer tax under M.R.S., Chapter 711A. Buyer shall pay the premium for the owner's policy of title insurance (in the amount of the Purchase Price) and all recording fees for the conveying Deed. Seller shall pay all recording fees for documents necessary to remove any exceptions to Seller's title. Each party shall be responsible for its own legal fees in connection with the negotiation of this Agreement and the Closing.

10. Utilities. The Parties agree there are currently no utilities serving the Real Property. The Town shall provide appurtenant easements for the Buyer to connect to water, sewer, storm sewer and electric service with the cost of connection to be borne by the Buyer.

11. Possession. Seller shall deliver possession of the Property at Closing with no other party with possessory rights.

12. Closing. The Closing of the transaction described herein (the "Closing") shall be held by and between the Parties (such date being the "Closing Date") on or before thirty (30) days from the date on which the Buyer complies with the Buyer Contingencies in Paragraph 7; provided, however, that this period may be extended to accommodate the requirements of the Clinic's lender. The closing will take place at the offices of Harmon, Jones & Sanford, LLP, 17 Sea Street in Camden, Maine, or such other location as is mutually acceptable.

(a) At Closing, Seller shall execute and deliver to Buyer, against payment of the Purchase Price, the following documents in the form reasonable acceptable to Buyer's counsel.

(i) The Quitclaim Deed with Covenant to the Property, subject only to the Permitted encumbrances;

(ii) Such resolutions and certificates as the Title Company may reasonably require to evidence the due authorization of the execution and performance of the Deeds and all affidavits, indemnities and other agreements reasonably required by the Title Company to permit it to issue to Buyer the owner's policy of title insurance;

(iii) A Certificate of non-foreign status (as required by the Internal Revenue Service regulations) and a "Seller's Affidavit of Title" regarding liens and persons in possession and evidence of good standing reasonable satisfactory to Buyer's title insurance underwriter; and

(iv) Any other documents required to be delivered by Seller pursuant to any other provision of this Agreement.

(b) At Closing, Buyer shall deliver to Seller the following:

- (i) Payment of the Purchase Price pursuant to this Agreement;
- (ii) Any other documents required to be delivered by Buyer pursuant to any other provision of this Agreement and custom and practice of jurisdiction; and
- (iii) Any other documents required to be delivered by the Title Agent in order to issue the Owner's policy of title insurance.

13. Risk of Loss. All risk of loss to the Real Property prior to Closing shall be borne by the Seller.

14. Due Diligence. Buyer waives a period of due diligence. Seller agrees to continue to cooperate with Buyer's planning phase and upon request will deliver to Buyer copies of the following documents with respect to the Property to the extent in Seller's possession: (i) all existing environmental studies and reports; (ii) all permits, certificates, variances, studies, third party engineering reports, utility will serve letters, and zoning entitlements; (iii) all existing surveys; (iv) Seller's existing title policy, if any; and (vi) any other documentation reasonably requested by Buyer. Seller shall deliver all such documents to Buyer within twenty (20) business days following the Effective Date.

15. Conditions of Buyer's Obligations.

(a) Conditions. The obligations of Buyer under this Agreement are subject to the satisfaction at the time of Closing of each of the following conditions (any one of which may be waived in whole or in part in writing by Buyer at or prior to Closing):

- (i) The issuance at Closing of a commitment for an owner's policy of title insurance in the amount of the Purchase Price subject only to the Permitted Exceptions;
- (ii) All of the representations and warranties by Seller set forth in this Agreement shall be true and correct in all material respects; and
- (iii) Seller shall have performed all covenants, agreements, contingencies, and conditions required by this Agreement to be performed by Seller prior to or as of the Closing Date.

(b) Failure of Condition. In the event any of the conditions set forth above are not satisfied by Seller, Buyer shall have the right (in addition to all other rights or remedies available to Buyer under this Agreement), at Buyer's sole option, to (i) terminate this Agreement, in which event the Deposit shall be immediately returned to Buyer and this Agreement shall terminate and be of no further force or effect, and the parties shall be released from all liabilities and obligations under this Agreement, except as specifically provided herein, or (ii) complete Closing notwithstanding the unsatisfied condition. If Buyer elects to terminate this Agreement, the Deposit shall be returned to Buyer and Seller shall pay to Buyer all out of pocket expenses incurred

by Buyer including Buyer attorney fees and site plan preparation in connection with this Agreement and its inspection of the Property.

16. Representation and Warranties of Seller. Seller makes the following representations and warranties to Buyer which representations and warranties are true and correct as of the date of this Agreement, and shall be true and correct at and as of Closing and such representations and warranties shall survive the Closing for a period of two (2) years:

- (a) Seller owns fee simple title to the Real Property.
- (b) There are no contracts or leases, for the maintenance of the Property or for the use and occupancy of the Property, which will not be terminated by the Seller at its sole cost and expense on or before the Closing Date, unless they are disclosed and Buyer has agreed to allow all them to continue after the Closing Date.
- (c) There are no outstanding uncured notices of any violation of any applicable law, ordinance, code, rule, order, regulation or requirement of any governmental authority with respect to the Real Property.
- (d) There is no action, suit or proceeding pending or, to the knowledge of Seller, threatened against or affecting Seller or the Real Property or relating to or arising out of the ownership, management, operation or transfer/sale of the Real Property, in any court or by any governmental authority.
- (e) The Seller has the requisite power and authority to enter into and carry out the terms of this Agreement and no further notice to or approval of any board, court, governmental authority, persons, including town voters, or entity is necessary in order to permit Seller to consummate this Agreement.
- (f) To Seller's knowledge, (i) the Property is not in violation of any applicable Environmental Laws (as defined below); and (ii) the Property is not the subject of any investigatory, remedial or corrective obligations by any governmental authority, (iii) seller has received no notice from any governmental authority that the Property is in violation of any federal, state and local laws, rules, regulations and ordinances related to air quality, water quality, waste disposal or management, hazardous or toxic substances, and the protection of health and environment (collectively, "Environmental Laws").
- (g) As of the date hereof, there are no existing conditions or circumstances which, with the passage of time and without curing, is likely to result in an event of default.

17. Representation and Warranties of Buyer. Buyer makes the following representations and warranties to Seller, which representations and warranties are true and correct as of the Effective Date and shall be true and correct at and as of Closing as though made both at and as of the Effective Date and at and as of Closing:

- (a) The person executing this Agreement on behalf of the Buyer is duly

authorized to do so and to legally bind Buyer without further approvals or authorization.

(b) Buyer is a Maine nonprofit corporation and has the requisite power and authority to enter into and carry out the terms of this Agreement and no further notice to or approval of any board, court, governmental agency of other body, person or entity is necessary in order to permit the Buyer to consummate this Agreement. Performance under this Agreement will not result in any breach of or constitute any default under any agreement, indenture or other instrument to which Buyer is a party or may be bound.

(c) There is no litigation or proceeding pending of which Buyer is a party that would prevent Buyer from complying with any of its obligation under this Agreement.

18. Time. In computing the number of days for purposes of this Agreement, all days shall be counted including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period provided in this Agreement shall end on a Saturday, Sunday or legal holiday, then the final day shall extend to 5:00 p.m. on the next full business day. For the purpose of this paragraph, the term "legal holiday" shall mean a day other than a Saturday or Sunday on which banks in Maine are closed.

20. Buyer's Default. Should Buyer violate or fail to perform any of the terms of this Agreement, Seller's sole remedy shall be to terminate this Agreement and retain the Deposit as liquidated damages and Buyer shall be released from any liability related to or arising out of this Agreement. Seller has agreed to this liquidated damages provision because of the difficulty of ascertaining Seller's actual damages given the uncertainty of the real estate market, fluctuating property values and differences of opinion with respect to such matters.

21. Seller's Default. Should Seller breach any representations or warranties or violate or fail to perform any of the terms of this Agreement, Buyer may elect to terminate this Agreement and the Deposit shall be returned to Buyer and Seller shall be released from liability except Seller shall pay to Buyer all out of pocket expenses incurred by Buyer including Buyer attorney fees and site plan preparation in connection with this Agreement and its inspection of the Property.

22. Notices. All notices provided for in this Agreement shall be deemed given if delivered by private messenger, or delivered by Federal Express or similar overnight delivery service or sent by facsimile with proof of transmission or electronic mail (with any such facsimile or electronic mail transmission confirmed by depositing a copy of said notice in the U.S. mail, regular mail, postage prepaid), registered or certified mail, postage prepaid to the parties at the addresses set forth below, or at such other addresses as the parties shall designate to each other, in writing. All notices shall be deemed delivered upon receipt (or refusal to accept delivery). Facsimile and electronic mail notices shall be deemed given upon the date of transmission:

To Buyer: Mid-Coast Health Net, Inc. d/b/a Knox County
Health Clinic
22 White Street
Rockland, ME 04841
Attention: Edward Doudera
and Paul Klainer
Email:eddoudera@gmail.com and
pklainer@knoxclinic.org

With a copy to: Harmon, Jones & Sanford, LLP
17 Sea Street
Camden, ME 04843
Attention: Rendle A. Jones
and Alison K. Freeborn
tel: 207-236-7171
Email: rjones@hjsoffice.com and
afreeborn@hjsoffice.com

To Seller: William Hahn, Acting Chair
Town of Thomaston Select Board
13 Valley Street
Thomaston, ME 04867
and Kara George, Town Manager
13 Valley Street
Thomaston, ME 04867
(207) 354-6107
Email: bill@tidalworksthomaston.com
kgeorge@thomastonmaine.gov

With a copy to: David C. Pierson, Esq.
Eaton Peabody
PO Box 15235
100 Middle Street
Portland, ME
(207) 274 5266
Email: dpierson@eatonpeabody.com

23. Counterpart and Facsimile Signatures. This Agreement may be executed in two or more counterparts and transmitted by facsimile or other electronic means (PDF), each of which shall be deemed an original, but all of which together constitute one and the same instrument and such signatures so transmitted and received by another party shall for all purposes be equivalent to original signatures.

24. Governing Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Maine; provided that any controversy over the construction of this Agreement shall be decided neutrally and without regard to events of authorship or negotiation.

25. Amendments. This Agreement shall not be amended except in writing executed by all parties hereto.

26. Agreement Binding. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors or assigns.

27. Time of the Essence. Time is of the essence to this Agreement.

28. Severability. If any term or provision of this Agreement, or any application thereof, shall be held invalid or nonenforceable, the remaining terms and provisions of this Agreement, or the application of such terms or provisions which have been held valid or enforceable, shall not be affected thereby.

29. Captions. The captions used herein are for the purpose of convenient reference only and are not intended to express the full meaning of the provisions they introduce.

30. Integration. This Agreement with Exhibits embodies the entire Agreement of the parties relative to the subject matter contained herein. There are no customs, promises, terms, conditions or obligations referring to the subject matter of inducements leading to the execution hereof, other than those contained herein.

31. Brokerage. Buyer and Seller represent that neither party has consulted or dealt with any Real Estate broker to whom commission or a fee could be due and owing.

32. Assignment. Buyer shall have the right to assign this Agreement to an entity that is an affiliate of and/or owned, controlled or under common control by or with Buyer.

33. Operations Prior to Closing. Between the Effective Date and Closing:

- (a) Seller shall not enter into any lease or other agreement with respect to the Property that will not be terminated or cancelled prior to Closing, without the prior written approval of Buyer.
- (b) Seller shall continue to cause the Property to be maintained.
- (c) Seller shall pay or cause to be paid prior to Closing all sums due for work, materials or services furnished or otherwise incurred in the ownership of the Property up to Closing.

IN WITNESS WHEREOF, the parties hereto have executed or have caused this Agreement to be executed by their duly authorized representatives.

BUYER:

Mid-Coast Health Net, Inc., d/b/a Knox
County Health Clinic

By: _____
Name: Paul Klainer, M.D.
Title: President

SELLER:

Town of Thomaston
a Maine municipal corporation

By: _____
Name: Kara George
Town Manager

EXHIBIT B Public Facility Lease Terms

Lessor: Knox Clinic

Lessee: Town of Thomaston

Leased Premises: The leased premises shall consist of handicapped accessible public restrooms for men and women with direct access to the outside together with janitorial closet such walkway as may be required for public access (the "Public Facilities").

Term: The initial term of the lease shall be five (5) years with the option to renew the Lease for four (4) additional terms of five (5) years each.

Rent: The Lessee shall pay the Lessor the sum of \$1.00 per annum as base rent and its proportionate share (based on the area occupied by the public facilities) of the cost of property insurance.

Maintenance: Except as specifically provided below, the Lessor shall be solely responsible for maintaining the building in which the Public Facilities are located together with the sprinkler system serving the Public Facilities and grounds surrounding the building. The Lessee shall be responsible for maintaining the interior spaces occupied by the Public Facilities together with the electrical and mechanical systems (other than the sprinkler system) and any walkways associated with the Public Facilities.

Utilities: The Lessee shall be responsible for and maintain separate accounts for all utilities serving the Public Facilities.

Insurance: The Lessor shall insure the building in which the Clinic and Public Facilities are located and shall maintain such liability insurance as it deems appropriate to protect its interests. The Lessor shall insure the leased premises and shall maintain liability insurance to protect its interests.

TOWN OF THOMASTON
NOTICE OF TAX SALE

The Select Board of the Town of Thomaston is accepting bids for the sale of the municipality's interest in a tax-acquired property. All bids must be received by the Select Board no later than Thursday, November 30, 2023 at 2:00 pm, at which time the bids will be opened and reviewed, and awarded on Monday, December 11, 2023 at 6:00 pm at the Select Board meeting at the Thomaston Municipal Building, 13 Valley Street, Thomaston, Maine 04861. The Select Board of Thomaston reserve the right to reject any and all bids. The properties shall be conveyed by a quitclaim deed without covenants. In the event that the successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the Select Board thereafter negotiates a sale of the property with any or all unsuccessful bidders.

ARTICLE 27 OF THE 2023-2024 TOWN MEETING WARRANT

Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Thomaston, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owners?

The following property is located at:

12 Thatcher Street, Thomaston, Maine 04861
Knox County Registry of Deeds: Book 5795, Page 341 Lien
Knox County Registry of Deeds: Book 5940, Page 123 Lien
Knox County Registry of Deeds: Book 1257, Page 133 Property Deed

Place bid in a sealed envelope properly marked: Property (location)

The tax maps and other public information concerning the property may be reviewed at the Town Office during regular business hours, which are Monday, Tuesday, Thursday 8:00am to 5:00pm, Wednesday 12:00pm to 5:00pm and Friday 8:00am to 2:00pm., or by calling 207-354-6107. You can also review the bid information and the Bid Proposal form thru our website at: www.thomastonmaine.gov.

Kara George

From: Bill Hahn
Sent: Tuesday, October 17, 2023 4:25 PM
To: Kara George; Sandy Moore; Peter Lammert; Chris Rector
Cc: Charles Grover; Christopher Hirsch; Neal Guyer; Rene Dorr; Cathy Harn
Subject: Watts Block Project
Attachments: Project Outline 101723.docx; Watts Block 070523.pdf; Watts Block For Review 7.13.2023.pdf

Status of renovation project. Conceptual plans have been completed for Heating/Air Conditioning replacement, and rearrangements of spaces based on perceived needs into the future and requirements of State Fire Marshall. Copies of plans are attached. I have also attached a brief overview of work contemplated.

As you know, CDS funds were authorized for the project to be administered by the Historical Preservation section of the Department of the Interior. They have indicated that project could be authorized this month, with actual funding to occur in spring of 2024. We'll see. Any monies spent before authorization will not be counted as matching funds so effort has been restricted to garnering approvals and discussing ultimate goals.

The Watts Block Trustees have voted to recommend to the Selectboard that the project be managed and administered by the Trustees with assistance from others; to date "others" consist of Zel to assist with architectural issues and Cathy Harn to maintain financial records and reports.

Some weeks ago we issued an RFQ for firms interested in providing construction management services for the project.

We received a proposal from J F Scott company from Winthrop. Due to the size of the file for their proposal a paper copy will be in selectboard packets. The Trustees have since met with them, and are recommending that we proceed to a contract with this firm for the project. As part of their service they will work with us to complete necessary documentation for work required, estimate the project and provide a not to exceed cost for the work. The proposed contract is an AIA form 133 which is a standard in the industry; one has been completed agreeing with the terms of the proposal.

At this time we recommend authorizing the Town Manager to execute the contract on behalf of the Town. A \$ 1,500 deposit is requested for services during the design phase of the project; we recommend that this be authorized and that Economic Development Funds be utilized for this purpose.

Kara, would you please include in the agenda for 10/23.

Thanks
Bill

WATTS BLOCK RENOVATIONS

PROJECT OUTLINE

OCTOBER 17, 2023

GENERAL RESORATIVE ITEMS

- Abatement as required
- Masonry repointing – repointing of brick under windows on north side of building and miscellaneous locations. Work has been contracted and funded as part of 2024 budget.
- Window replacements – Several single glazed windows at rear of building require replacement with energy efficient units
- Repair of several storm windows, and improvements to flashing of sills, second floor
- Front door refinishing
- Miscellaneous electrical improvements per study by Alley Electric

HVAC

- Installation of roof mounted heat pump units to serve second floor spaces
- Installation of split system heat pumps for first floor space, main stair and green room
- Installation of heaters in basement spaces

EGRESS STAIR

- Replace existing fire stair
- Stair to serve Green Room, Auditorium and Balcony

AREA 1 – AUDITORIUM

- Roof mounted Heat Pumps with make up air and filtering, associated ductwork
- Carpentry and finish work required for installation of HVAC
- Refinishing of walls, floor, associated woodwork
- Installation of new exit door to fire stair
- Associated electrical, sprinkler etc. to facilitate HVAC installation
- Additional electrical services
- A/V systems upgrades

AREA 2 – MAIN STAIR AND LOBBIES

- Split system heat pump
- Refinishing of walls, floor, stair, stair to balcony, woodwork
- New entrance from upper lobby to west wing

AREA 3 – WEST WING

- Roof mounted heat pump with make up air and filtering
- Reconfigure spaces to provide additional toilets, warming kitchen, etc.

- Finishes for walls, floors, associated woodwork
- Outfit kitchen area

AREA 4 – GREEN ROOM

- Split system heat pump
- Finishes- Walls, Ceiling
- Electrical reconfiguration
- Toilet upgrades
- Replace window with egress door to fire stair

AREA 5 – BALCONY

- Roof mounted heat pump with make up air and filtration
- Reconfigure for audience seating, A/V space
- Modify railing for height conformance with code
- Finishes, floors, walls, ceiling

Bill Hahn
Chair of the Watts Hall Trustees
13 Valley St.
Thomaston, Maine 04861

September 22, 2023

JF Scott Construction Company is excited at the opportunity to respond to your Request for Qualifications for Construction Management Services for the Watts Block Renovation Project.

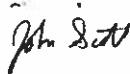
The proposed J. F. Scott Construction team of Nick Morgan and Kurt Dunn have completed several renovation projects for municipal clients across the state of Maine. These projects have ranged from small, minor renovations to multi-million dollar phased renovations, including everything in between. Many of these projects have been directly for our clients with a design team in place, while some have been with our clients without any design team involvement. Our experience with this mix of project team structure tells us that the best project results occur when JF Scott Construction, our client, and an experienced design team come together to form the core of the project team.

Our history with municipally owned and other Main Street style building renovations goes back over 20 years and includes dozens of high-profile projects across the state. Our familiarity and comfort with the requirements of this type of project will benefit your project directly. The relationships and trust developed between our parties will allow the project team to openly share information working towards the project objectives as efficiently as possible.

JF Scott Construction has had the pleasure of providing preconstruction and construction management services on two projects for the Town of Oakland over the past 7 years. The first was an \$800,000 replacement police station in 2016. The project was delivered ahead of schedule and under budget, resulting in the Town inviting us back to build a replacement fire station for them in 2019, a \$2 Million project which was also delivered ahead of schedule and under budget. J F Scott Construction has renovated Farrell Block and Colonial Theater in downtown Augusta, and Vice President Nick Morgan managed the conversion of Curtis Pool into the world-class \$10 Million Studzinsky Recital Hall for Bowdoin College. In 2016, Nick and the J F Scott Crew also successfully completed a beautiful \$9M addition and renovation to the Lithgow Public Library for the City of Augusta. This is just a small sampling of the demonstration of our qualifications for your project.

JF Scott Construction has the experience and horsepower to complete large scale projects, with the flexibility, feel and attention of a smaller construction manager. The blend of all of these attributes makes us the ideal fit for the renovations to Watts Block.

We trust that the following response to your Request for Proposals answers your questions thoroughly. Please contact us with any questions or clarifications. We look forward to an in-person discussion of your project and how we can bring value to the project team.



John Scott, PE,
LEED AP
President
JF Scott Construction Company
207-377-8699 Office
207-458-4571 Cell
jscott@ifccc.com

JF SCOTT
CONSTRUCTION

Self Performed Work

While JF Scott Construction specializes in Construction Management, we do employ around 25 individuals, including laborers and carpenters, affording us the flexibility to push a project along as needed. We strive to subcontract as much work as possible in order to solicit competitive bids on as much scope as possible, however it can be difficult to get reliable bids for some work items. While we typically self perform demolition and rough carpentry, occasionally market conditions force us to self-perform concrete, rough carpentry, interior finish carpentry, and siding . We have capabilities to do structural work and masonry as well as finishes such as drywall, painting, ceilings and floors.

There are also site-specific logistical items that often require direct performance by the construction manager in order to be done effectively. Some examples include materials management, cleanup, worker safety, and public interim life safety. These items are tracked on a time and material basis, and the actual cost is billed to the job.

Proposed Fees

Construction Phase

The Proposed Construction Manager's Fee for the **Construction phase** services is **6.9%** of the direct cost of the work. This same base fee would apply to additional work, while deductions in scope would result in no change in fee.

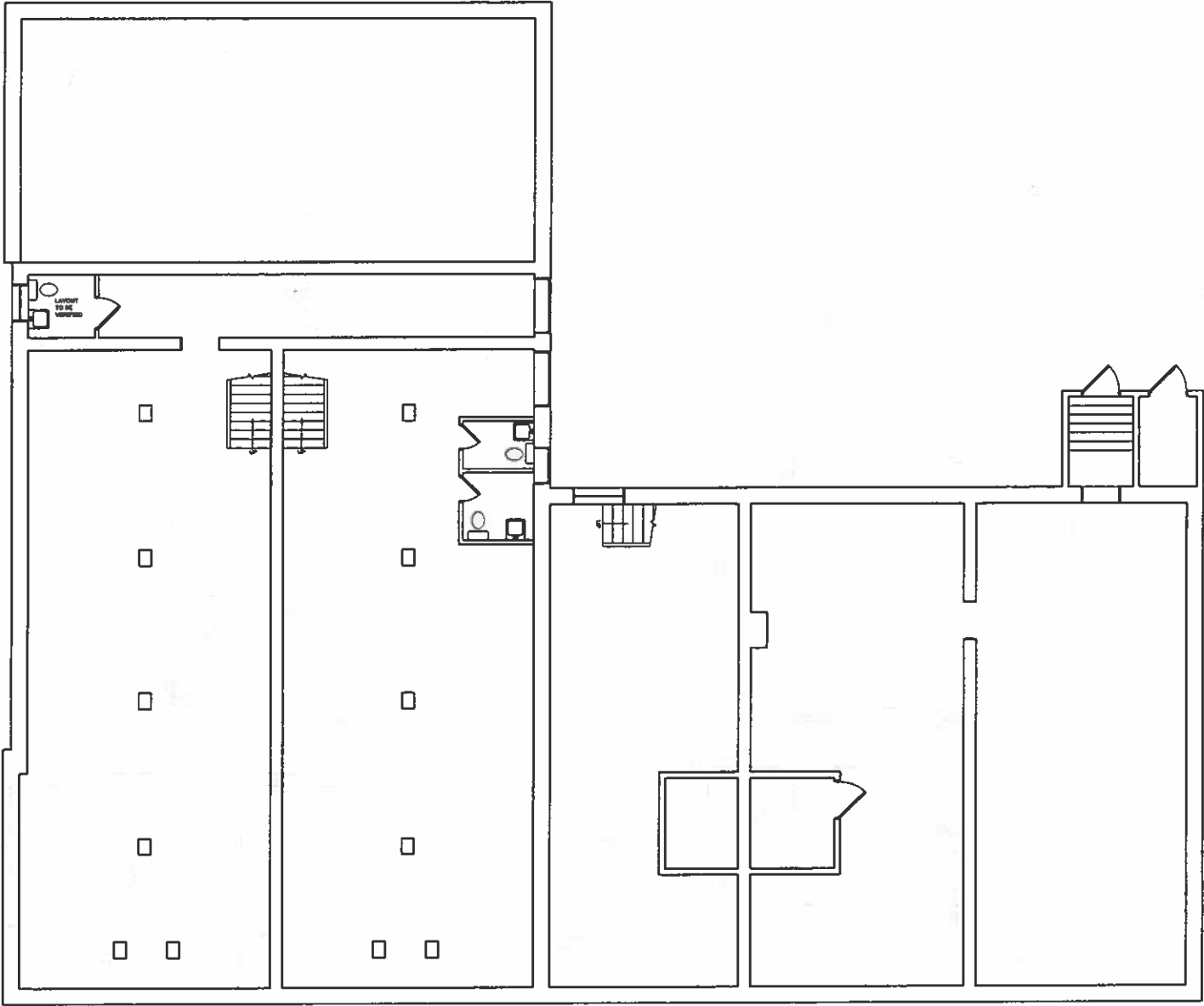
Preconstruction Phase

The Proposed Construction Manager's Fee for the **Preconstruction phase** services is **\$1,500**, which will be **waived** if the project goes to construction with JF Scott Construction as the Construction Manager. We anticipate preconstruction services to commence in early Fall 2023 and last approximately 6 months, with two rounds of estimating as the design develops (conceptual and CDs). Ongoing design review and budget studies on specific design elements will be performed as needed during this timeframe.

Financial References and Bonding

Bank Reference:

Kennebec Savings Bank, David Grenier, Chief Commercial Banking Officer. 207-622-5801



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 01/20/20

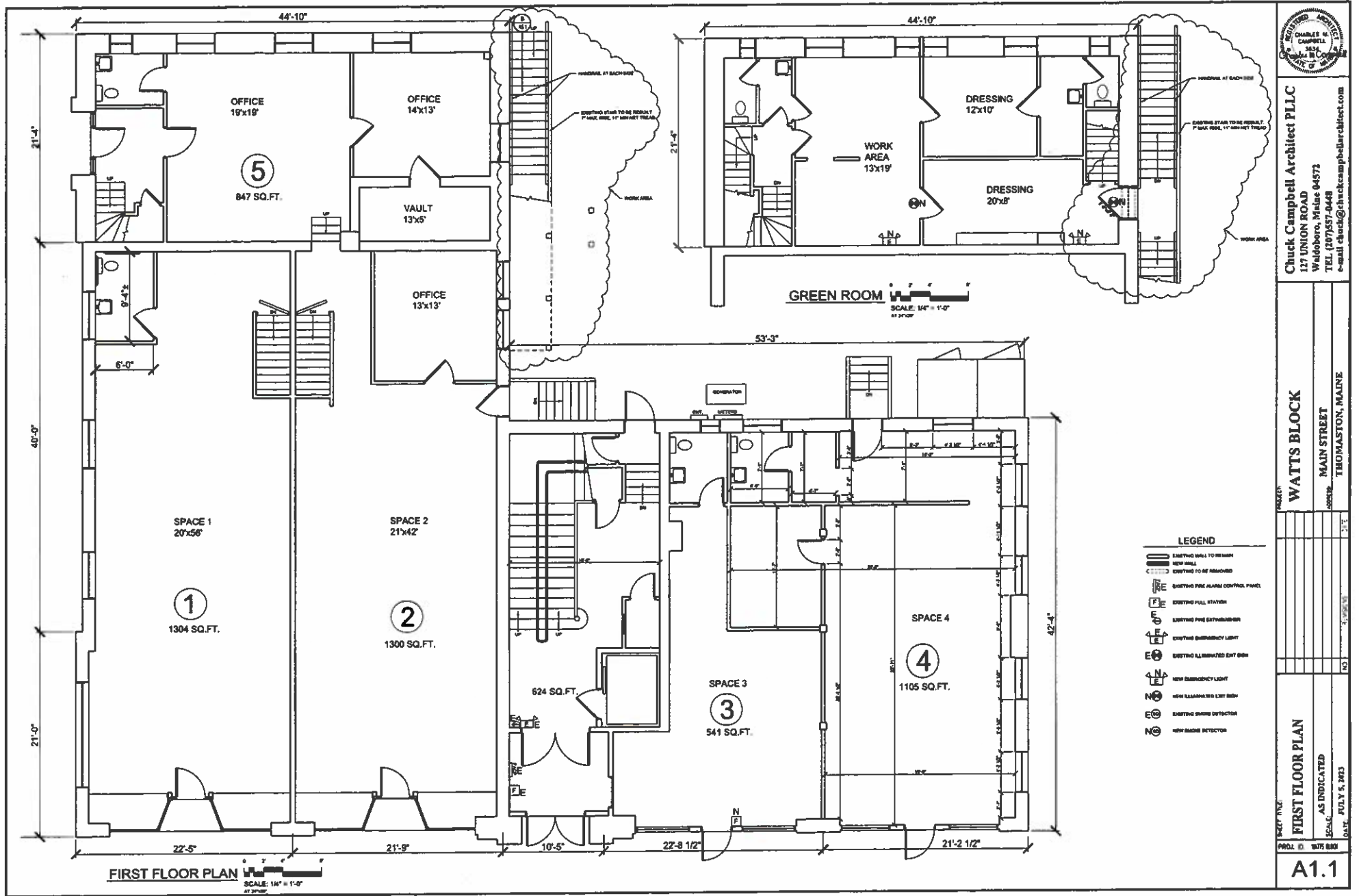


Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207)557-0448
 e-mail charc@cawc.compbellarchitect.com

WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

NO.	DATE	BY	CHKD.

BASEMENT PLAN
 AS INDICATED
 JULY 5, 2023
 DATE



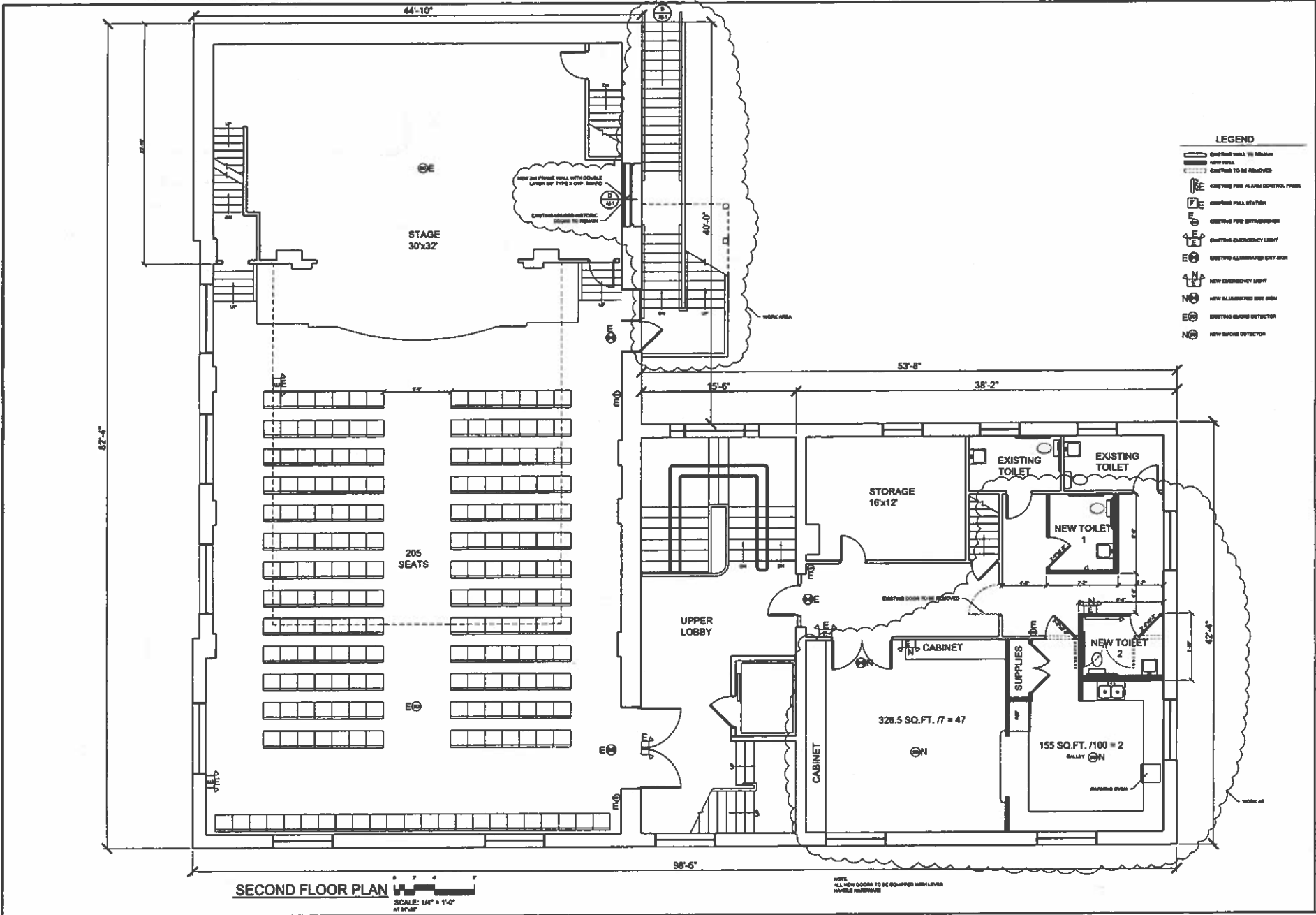
Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207)557-0448
 e-mail chuck@chuckcampbellarchitect.com

WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

NO. 1	DATE	DESCRIPTION

FIRST FLOOR PLAN
 AS INDICATED
 SCALE: 1/4" = 1'-0"
 DATE: JULY 5, 2013

PROJ. NO. WTS BLD
A1.1



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"

NOTE: ALL NEW DOORS TO BE EQUIPPED WITH LEVER HANDLE HARDWARE

- LEGEND**
- EXISTING FIRE ALARM CONTROL PANEL
 - EXISTING FIRE PULL STATION
 - EXISTING FIRE EXIT SIGN
 - EXISTING EMERGENCY LIGHT
 - EXISTING ILLUMINATED EXIT SIGN
 - NEW EMERGENCY LIGHT
 - NEW ILLUMINATED EXIT SIGN
 - EXISTING SMOKE DETECTOR
 - NEW SMOKE DETECTOR

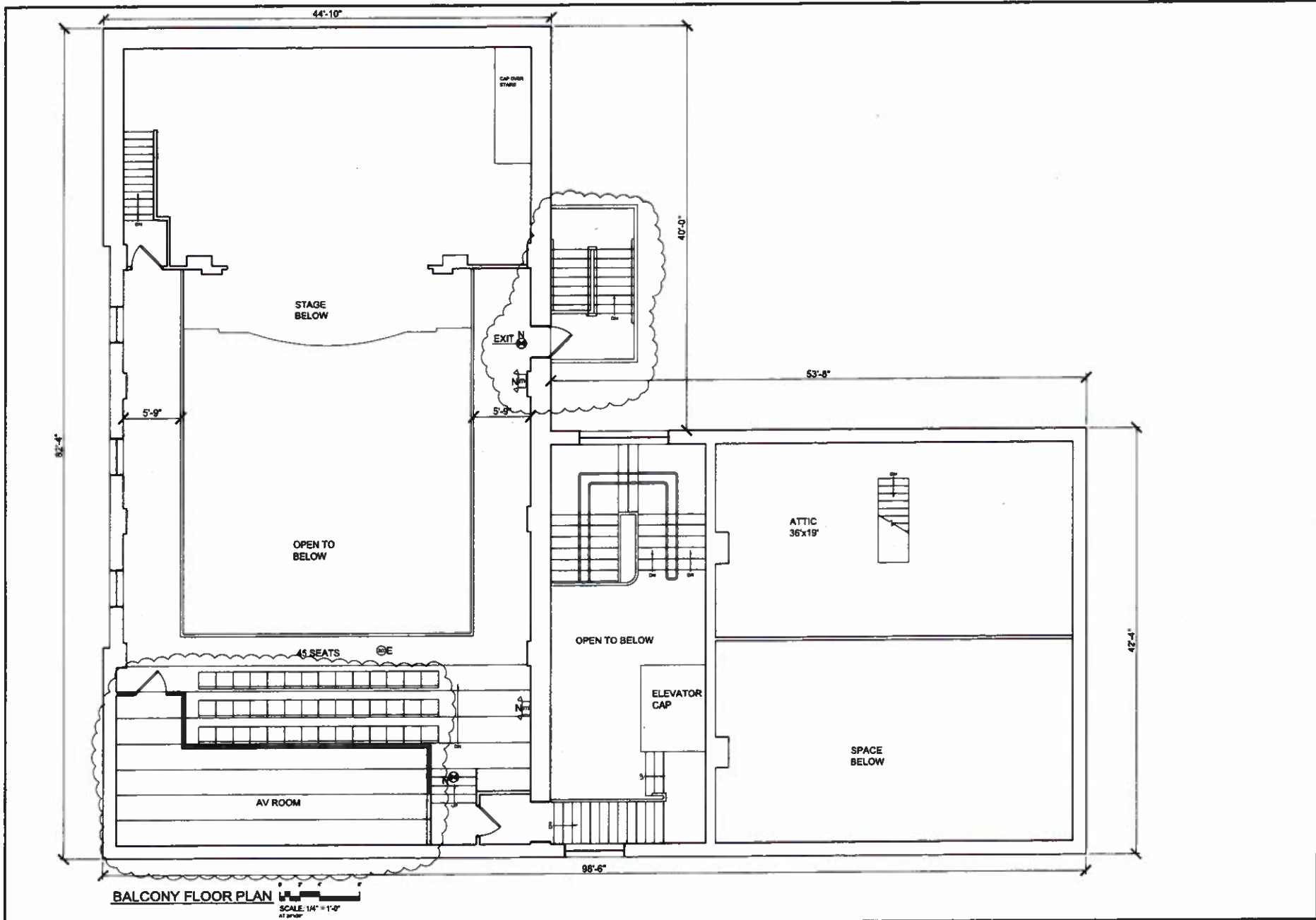


Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207) 587-4448
 e-mail chuck@chuckcampbellarchitect.com

PROJECT
WATTS BLOCK
 MAIN STREET
 TROMASTON, MAINE

PROJECT TITLE
SECOND FLOOR PLAN
 SCALE: AS INDICATED
 DATE: JULY 5, 2013

PROJECT NO.
A1.3



Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207)557-0048
 e-mail chuck@chuckcampbellarchitect.com

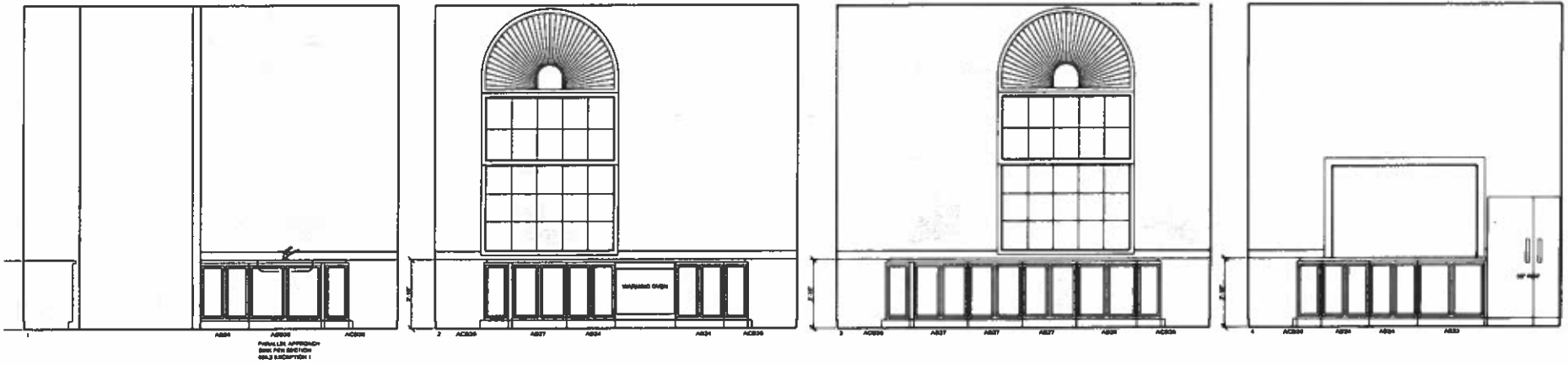
WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

NO.	DATE	DESCRIPTION
1	7/4/2013	REVISED

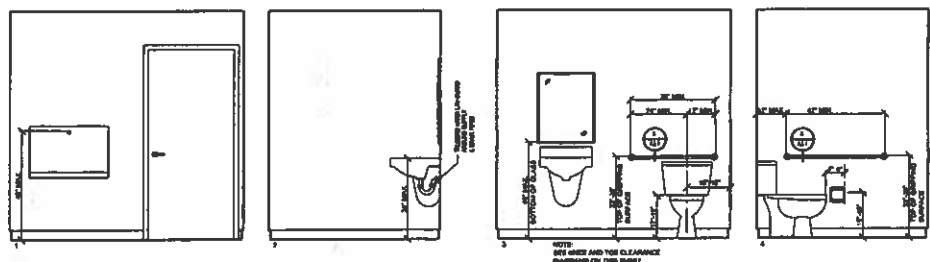
BALCONY FLOOR PLAN
 AS INDICATED
 DATE: JULY 4, 2013



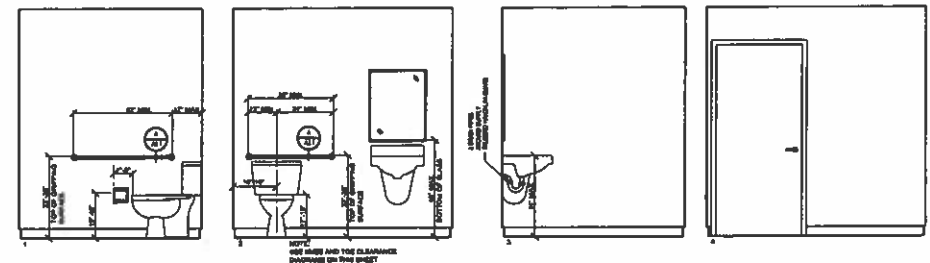
Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207)557-9448
 e-mail chuck@chuckcampbellarchitect.com



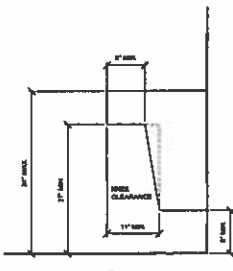
GALLEY ELEVATIONS
 SCALE: 1/2" = 1'-0"



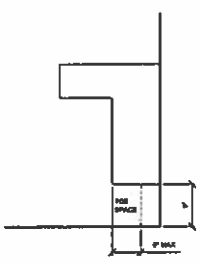
NEW TOILET 2 ELEVATIONS
 SCALE: 1/2" = 1'-0"



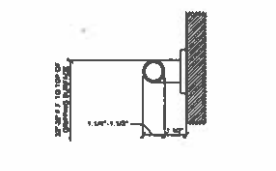
NEW TOILET 1 ELEVATIONS
 SCALE: 1/2" = 1'-0"



KNEE CLEARANCE N.T.A.



TOE CLEARANCE N.T.A.

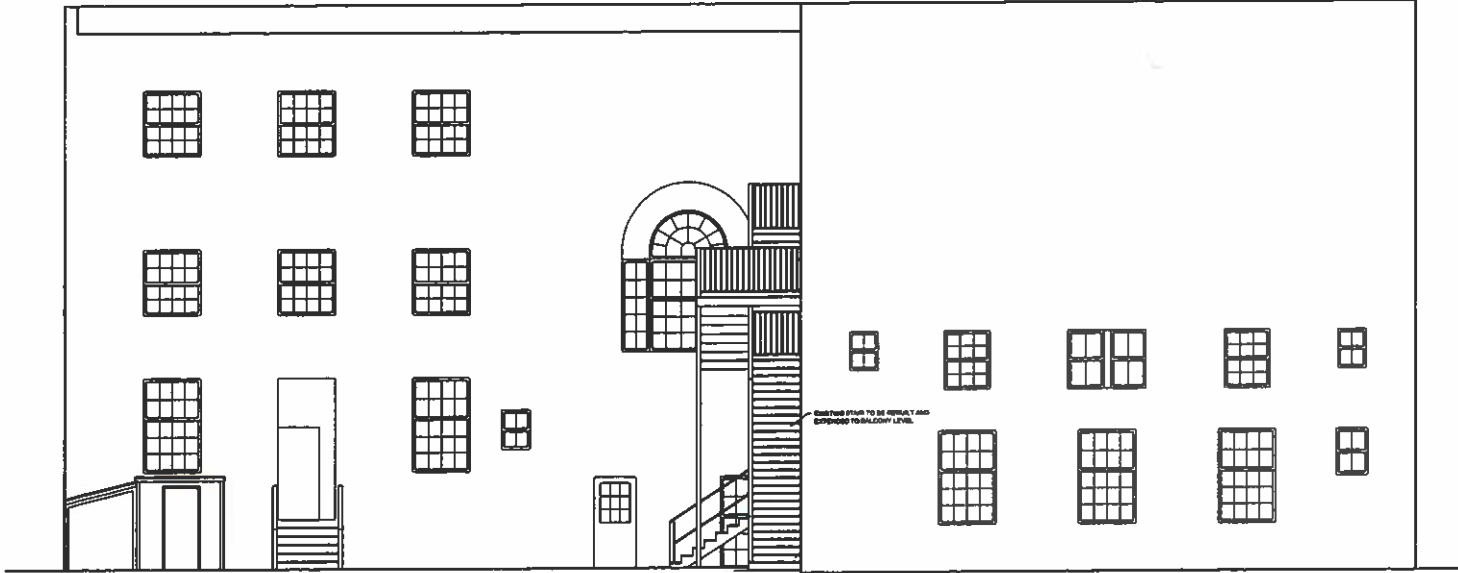


GRAB BAR
 SCALE: 3/4" = 1'-0"

WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

INTERIOR ELEVATIONS
 AS INDICATED
 JULY 5, 2023

A3.1



SOUTH ELEVATION 
SCALE: 1/4" = 1'-0"
AT 1/8"



NORTH ELEVATION 
SCALE: 1/4" = 1'-0"
AT 1/8"



Chuck Campbell Architect PLLC
177 UNION ROAD
WALDOBORO, MAINE 04572
TEL (207)557-4448
e-mail chuck@chuckscampbellarchitect.com

PROJECT: WATTS BLOCK

MAIN STREET
THOMASTON, MAINE

DATE: N & S ELEVATIONS

AS INDICATED
SCALE: JULY 5, 2013

PROJ: WATTS BLOCK

A4.1



Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207) 957-0448
 e-mail chuck@chuckcampbellarchitect.com

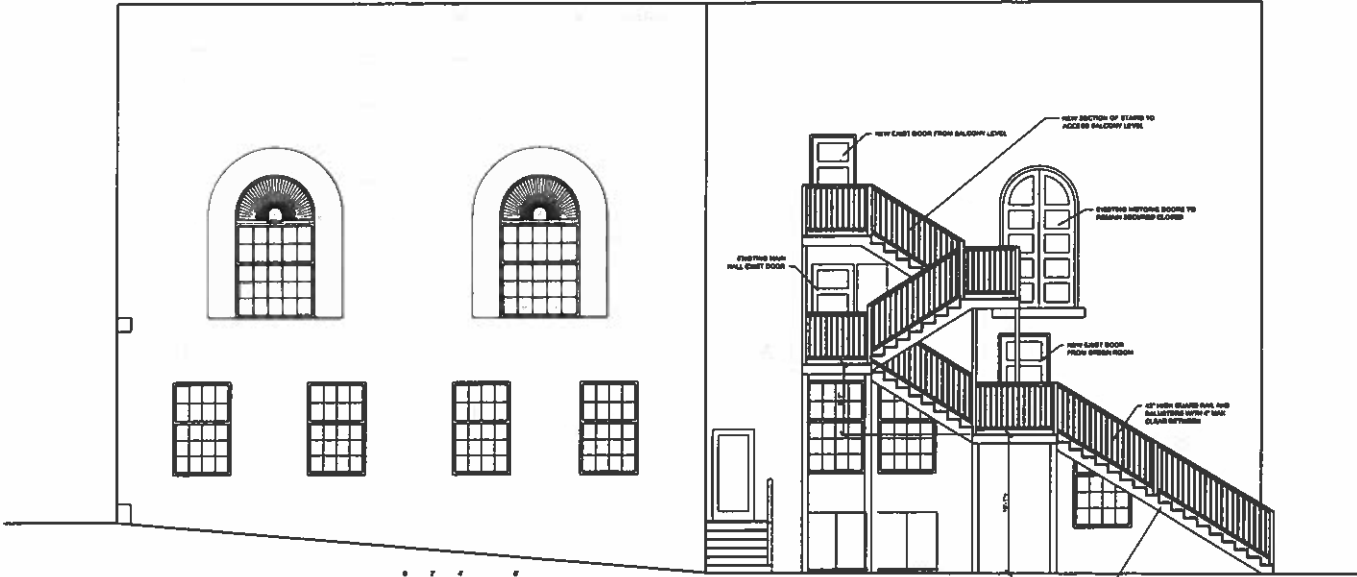
WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

NO.	DATE	BY

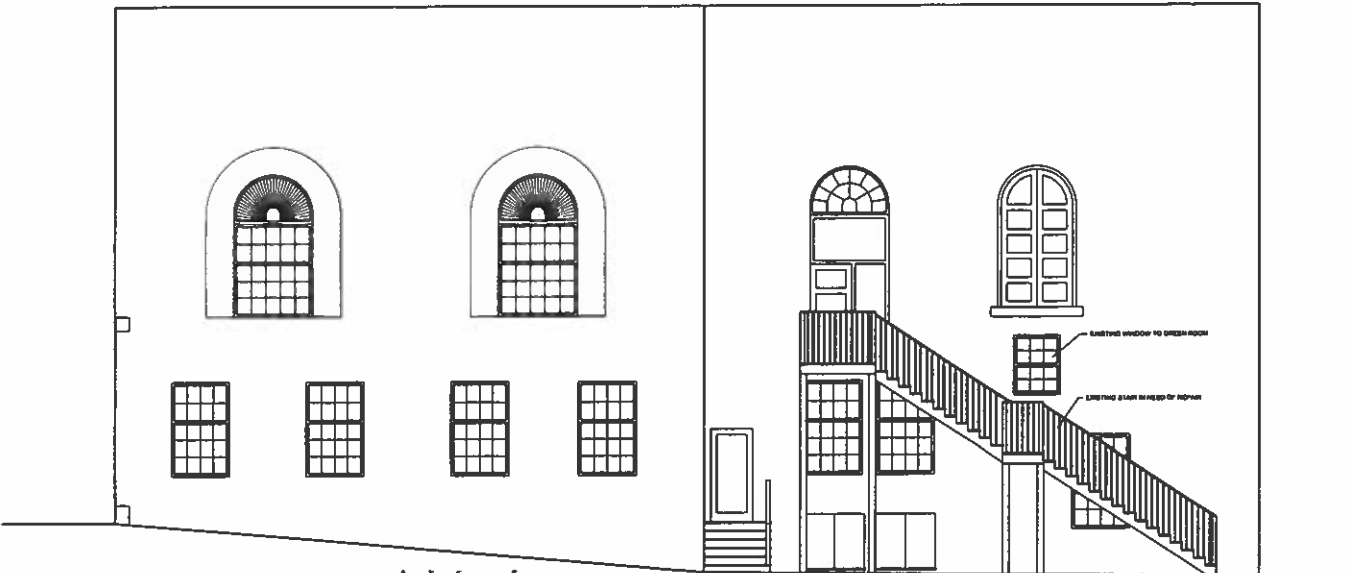
DATE	BY

PROJ. NO. 0175 B02

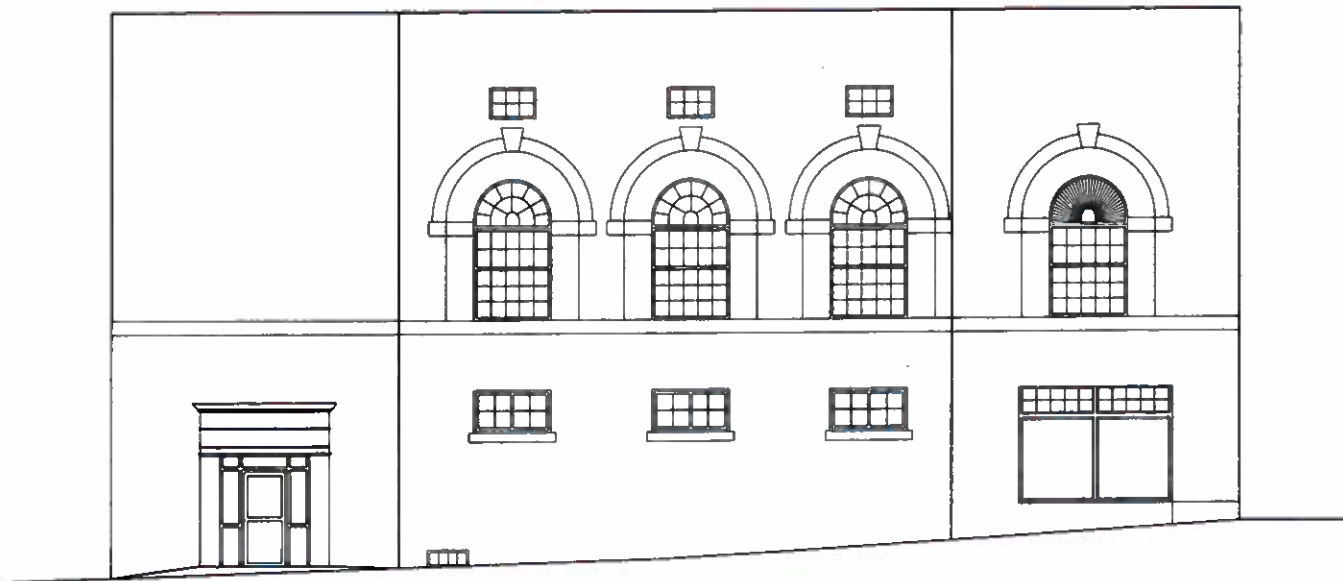
A4.2



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 AT 1/2" = 1'-0"



EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 AT 1/2" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"
AS SHOWN



Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04572
 TEL (207)557-4448
 e-mail: chuck@chuckcampbellarchitect.com

WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

NO.	DATE	DESCRIPTION

EAST ELEVATION
 AS INDICATED
 JUN. 15, 2013
 DATE

A4.3



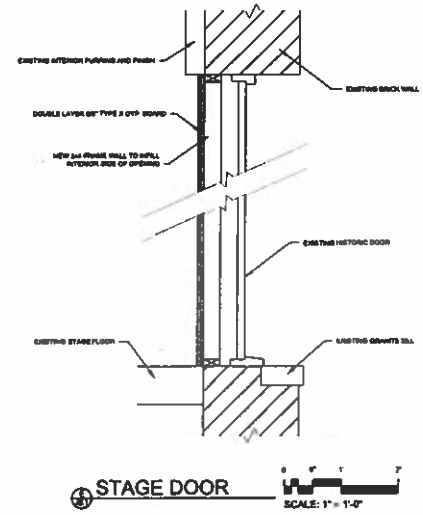
Chuck Campbell Architect PLLC
 127 UNION ROAD
 Waldoboro, Maine 04573
 TEL: (207) 557-0448
 e-mail: chad@chuckcampbellarchitect.com

PROJECT
WATTS BLOCK
ADDRESS
 MAIN STREET
 THOMASTON, MAINE

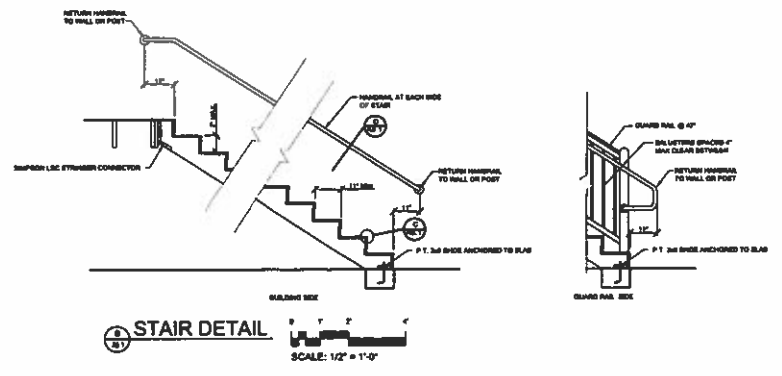
DATE	BY	CHK
07/25/23		
DATE	BY	CHK

PROJECT FILE:
DETAILS
AS INDICATED
SCALE: JULY 5, 2023
DATE:

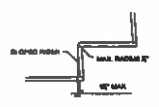
PROJ. # **WTS 001**
DATE:
A5.1



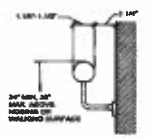
STAGE DOOR
 SCALE: 1" = 1'-0"



STAIR DETAIL
 SCALE: 1/2" = 1'-0"



NOSING EXAMPLE
 SCALE: 1" = 1'-0"



HANDRAIL
 SCALE: 3/4" = 1'-0"

WATTS BLOCK THOMASTON, ME

- M-0: COVER SHEET
- M-1: 2ND FLOOR HVAC PLAN
- M-2: 3RD FLOOR HVAC PLAN
- M-3: ROOF PLAN
- M-4: DETAILS AND SCHEDULES
- M-5: SPECIFICATIONS



www.whdemmons.com 93 Warren Ave., Portland, ME 04103
T: (207) 797-7468 F: (207) 876-3015

DESIGN CONSULTANTS

90% FOR REVIEW

This drawing is not
intended for use by
any contractor
unless the signed
professional seal of a
Registered Engineer or
Contractor of W.H.
Demmons Inc. is placed

REVISIONS

7/13/23 REROUTED DUCTWORK

WATTS BLOCK

THOMASTON, ME

COVER SHEET

Date 7/13/2023
Project # 70950
Scale
Drawn by ARF
Checked by DWM

M-0

THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC.
AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS
PROJECT ON THIS SITE ONLY



www.whdemmons.com 93 Warren Ave., Portland, ME 04103
T: (207) 797-7468 F: (207) 878-3015

DESIGN CONSULTANTS

90% FOR REVIEW

This drawing is not intended for use for construction unless the signed professional seal of a Registered Engineer or Consultant of W.H. Demmons Inc. is affixed.

REVISIONS

7/13/23 REQUIRED DUCTWORK

WATTS BLOCK

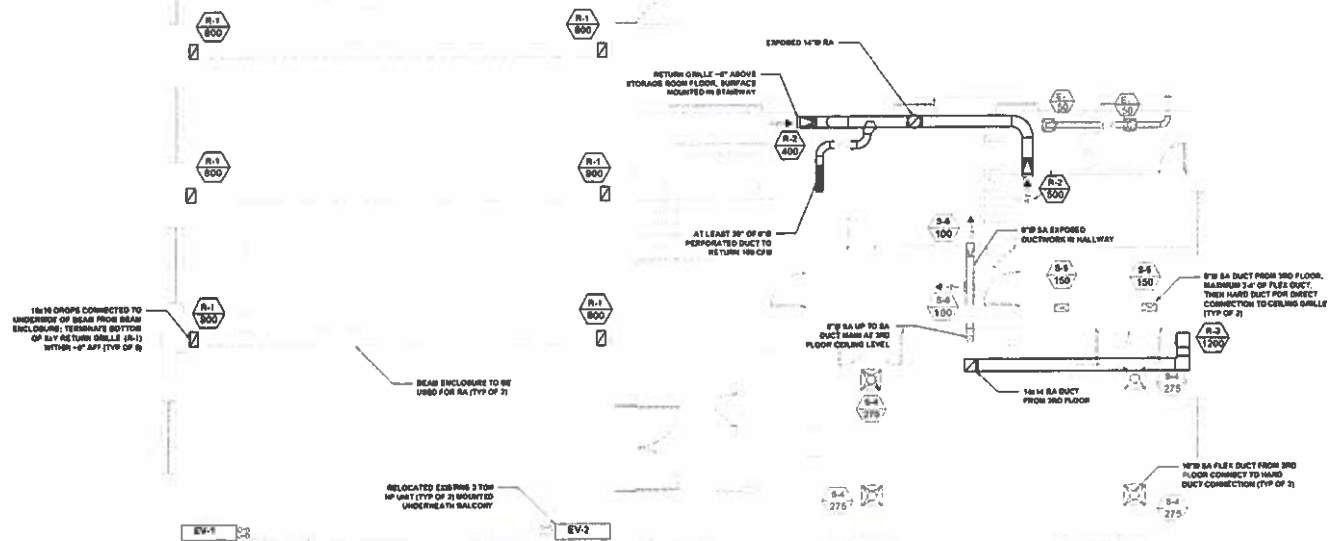
THOMASTON, ME

2ND FLOOR HVAC PLAN

Date 7/13/2023
Project # 70950
Scale 3/16" = 1'-0"
Drawn by ARF/LJP
Checked by DWM

M-1

- GENERAL NOTES:**
1. ALL SUPPLY AIR DUCTWORK ABOVE CEILINGS TO BE WRAPPED WITH 1-1/2" FOL FACED FIBERGLASS INSULATION WITH MINIMUM R-VALUE OF R-4; ALL EXPOSED DUCTWORK TO BE LEFT UNINSULATED UNLESS OTHERWISE NOTED
 2. ALL DIRECT CONNECTIONS TO DIFFUSERS AND GRILLES TO BE MADE WITH HARD DUCT CONNECTIONS WITH MAXIMUM 8" OF FLEX DUCT BACK TO DUCTWORK MAINS; SEE DIFFUSER CONNECTION DETAIL ON M-4 FOR ADDITIONAL REQUIREMENTS AND CLARITY
 3. ALL CONTROLS TO BE RELIABLE CONTROLS; STATIC IP ADDRESS FOR RELIABLE CONTROLS TO BE PROVIDED BY OWNER
 4. ALL POWER WIRING TO BE BY OTHERS; ALL CONTROL WIRING TO BE BY CONTROLS CONTRACTOR
 5. SUCCESSFUL HVAC CONTRACTOR TO FURNISH WORKABLE SYSTEM THAT MEETS ALL APPLICABLE CODES; CHANGE ORDERS ON THIS DESIGN WILL NOT BE ACCEPTED, UNLESS THERE IS A CHANGE OF SCOPE REQUIRING ADDITIONAL FEATURES



2ND FLOOR HVAC PLAN

SCALE: 3/16" = 1'-0"



SCALE 3/16" = 1'-0"

THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC. AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS PROJECT ON THIS SITE ONLY



www.whdemmons.com 93 Warren Ave., Portland, ME 04103
 T: (207) 797-7468 F: (207) 878-3015

DESIGN CONSULTANTS

90% FOR REVIEW

The drawings shall remain the property of the owner and shall not be used for construction unless the signed professional seal of a Registered Engineer or Contractor of ME is displayed on all sheets.

REVISIONS

1/13/23 REWROTE DUCTWORK

WATTS BLOCK

THOMASTON, ME

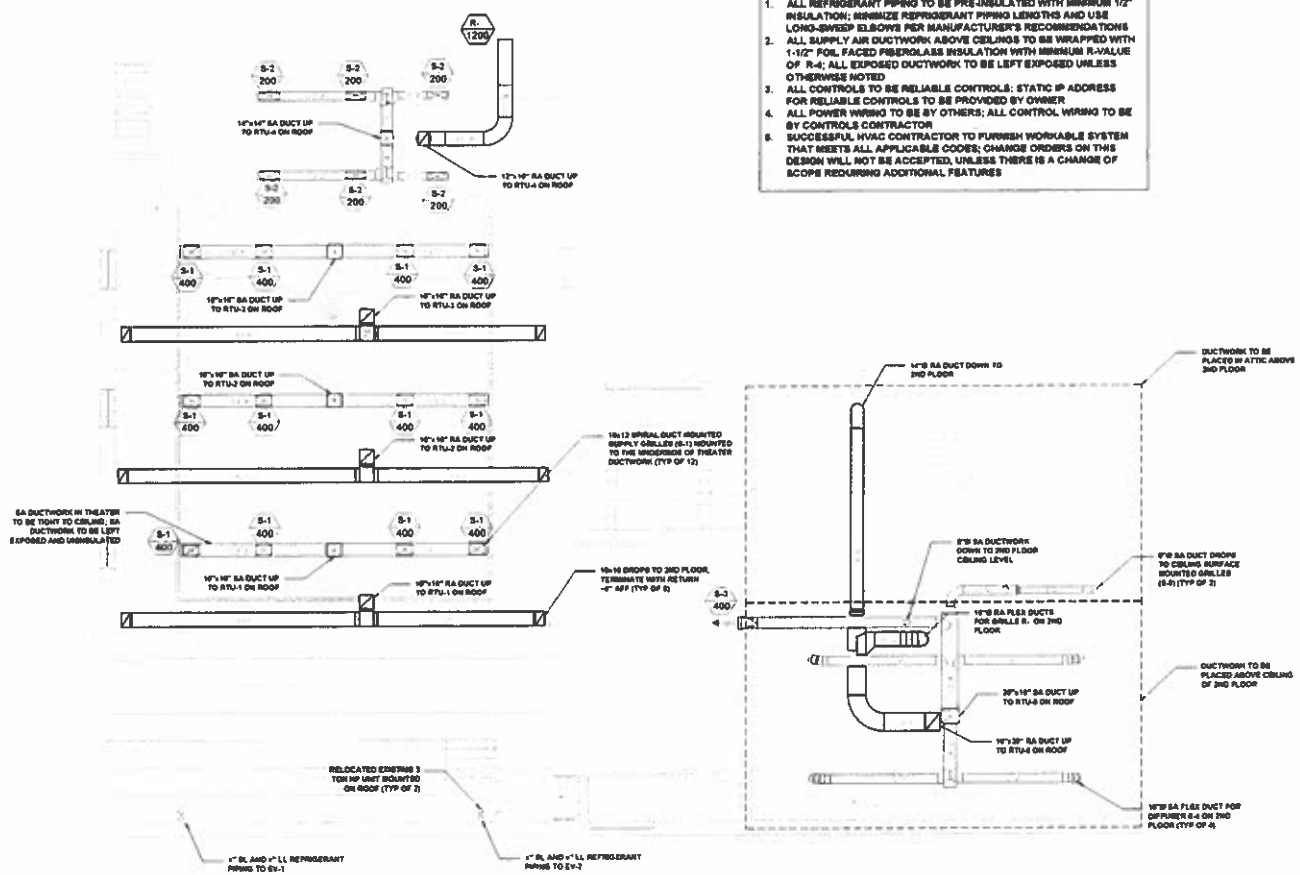
MEZZANINE HVAC PLAN

Date: 7.13.2023
 Project #: 70650
 Scale: 3/16" = 1'-0"
 Drawn by: ARFALJP
 Checked by: DWM

M-2

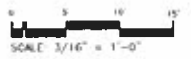
GENERAL NOTES:

1. ALL REFRIGERANT PIPING TO BE PRE-INSULATED WITH MINIMUM 1/2" INSULATION; MINIMIZE REFRIGERANT PIPING LENGTHS AND USE LONG-SWEEP ELBOWS PER MANUFACTURER'S RECOMMENDATIONS
2. ALL SUPPLY AIR DUCTWORK ABOVE CEILING TO BE WRAPPED WITH 1-1/2" FOL FACED FIBERGLASS INSULATION WITH MINIMUM R-VALUE OF R-4; ALL EXPOSED DUCTWORK TO BE LEFT EXPOSED UNLESS OTHERWISE NOTED
3. ALL CONTROLS TO BE RELIABLE CONTROLS; STATIC IP ADDRESS FOR RELIABLE CONTROLS TO BE PROVIDED BY OWNER
4. ALL POWER WIRING TO BE BY OTHERS; ALL CONTROL WIRING TO BE BY CONTROLS CONTRACTOR
5. SUCCESSFUL HVAC CONTRACTOR TO FURNISH WORKABLE SYSTEM THAT MEETS ALL APPLICABLE CODES; CHANGE ORDERS ON THIS DESIGN WILL NOT BE ACCEPTED, UNLESS THERE IS A CHANGE OF SCOPE REQUIRING ADDITIONAL FEATURES

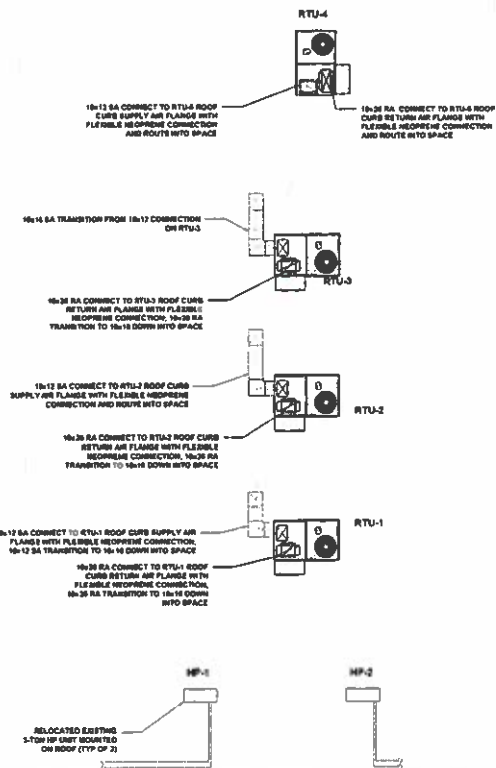


3RD FLOOR HVAC PLAN

SCALE: 3/16" = 1'-0"



THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC. AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS PROJECT ON THIS SITE ONLY



GENERAL NOTES:

1. INSTALL ALL RTUS ON 14" ROOF CURBS; ALL FLASHING AND SEALING OF NEW ROOF CURBS TO BE BY OTHERS
2. ALL EXTERIOR DUCTWORK TO BE INSULATED WITH MINIMUM R-4 FLEXCLAD HARD BOARD INSULATION AND SEALED WEATHERTIGHT
3. ALL CONTROLS TO BE RELIABLE CONTROLS; STATIC TP ADDRESS FOR RELIABLE CONTROLS TO BE PROVIDED BY OWNER
4. ALL POWER WIRING TO BE BY OTHERS; ALL CONTROL WIRING TO BE BY CONTROLS CONTRACTOR
5. SUCCESSFUL HVAC CONTRACTOR TO FURNISH WORKABLE SYSTEM THAT MEETS ALL APPLICABLE CODES; CHANGE ORDERS ON THIS DESIGN WILL NOT BE ACCEPTED, UNLESS THERE IS A CHANGE OF SCOPE REQUIRING ADDITIONAL FEATURES



www.whdemmons.com 93 Warren Ave., Portland, ME 04103
T: (207) 937-7468 F: (207) 878-3015

DESIGN CONSULTANTS

90% FOR REVIEW

This drawing is not intended nor shall be used for construction unless the signed professional seal of a Registered Engineer or Consultant of W.H. Demmons Inc. is affixed.

REVISIONS

7/13/23 RELOCATED DUCTWORK

WATTS BLOCK

THOMASTON, ME

ROOF PLAN

ROOF HVAC PLAN

SCALE: 3/16" = 1'-0"



THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC. AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS PROJECT ON THIS SITE ONLY

Date: 7/13/2023
Project #: 70950
Scale: 3/16" = 1'-0"
Drawn by: ARFLJP
Checked by: DWM

M-3

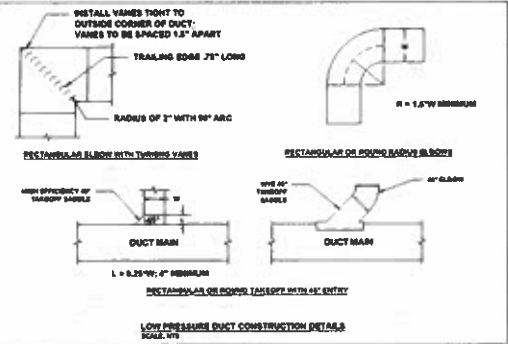
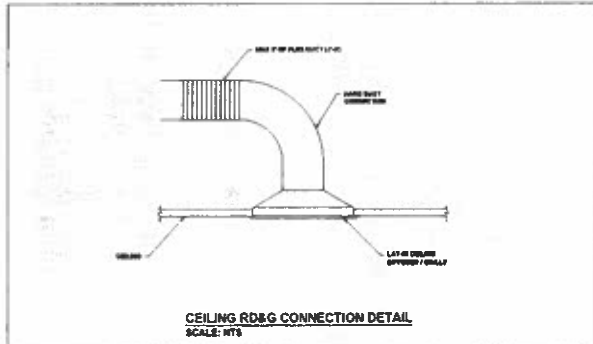
ROOF TOP UNIT SCHEDULE														
TAG	Manufacturer	Label Model	Chilling Capacity (Tons)	Unit Weight (LBS)	Minimum O.A. (Feet)	Aspirator E & B (Feet)	Unit Voltage (V)	Unit Weight (LBS)	Core Weight (LBS)	Core Height (In)	Core Width (In)	Core Depth (In)	Core Volume (Cu Ft)	Notes
RTH-1	Copeland	407772000	4	1800	1.7	5.0	240-1-00	91	176	24.7	24.7	24.7	10.8	277400 8 8 1/2 W Heater
RTH-2	Copeland	500000000	4	1800	1.7	5.0	230-1-00	81	160	1.0	24.7	24.7	10.8	277400 8 8 1/2 W Heater
RTH-3	Copeland	500000000	4	1800	1.7	5.0	250-1-00	91	180	1.0	24.7	24.7	10.8	277400 8 8 1/2 W Heater
RTH-4	Copeland	500000000	3	1470	1.4	4.75	255-1-00	80	160	0.71	24.7	24.7	10.8	277400 10 8 1/2 W Heater
RTH-5	Copeland	500000000	3	1470	1.4	4.75	220-1-00	80	150	1.45	24.7	24.7	10.8	277400 4 8 1/2 W Heater

R/D & G SCHEDULE					
TAG	Manufacturer	Model	Direct Area (sq ft)	Flow (CFM)	Notes
R-1	TYLOR	8500-8	18x12	17	400
R-2	TYLOR	8500-8	12x8	17	200
R-3	TYLOR	8500-8	12x8	17	400
R-4	TYLOR	8500-8	10	17	200
R-5	TYLOR	8500-8	18x6	17	200
R-6	TYLOR	8500-8	18x6	17	400
R-7	TYLOR	8500-8	24x8	17	400
R-8	TYLOR	8500-8	18x6	17	400
R-9	TYLOR	8500-8	18x6	17	400
R-10	TYLOR	8500-8	24x8	17	400
R-11	TYLOR	8500-8	24x8	17	400
R-12	TYLOR	8500-8	18x6	17	400
R-13	TYLOR	8500-8	24x8	17	400

EXHAUST FAN SCHEDULE					
TAG	Brand	Manufacturer	Model Number	Capacity (CFM)	Notes
E-1	Sup	Sup	Sup	Sup	Sup

EVAPORATOR UNIT SCHEDULE										
TAG	Brand	Manufacturer	Model Number	Unit Weight (LBS)	Unit Voltage (V)	Unit Weight (LBS)	Unit Voltage (V)	Unit Weight (LBS)	Unit Voltage (V)	Notes
EV-1	Blue Print	Optim	Optim							Existing
EV-2	Blue Print	Optim	Optim							Existing

HEAT PUMP SCHEDULE				
TAG	Manufacturer	Model Number	Capacity (Tons)	Notes
HP-1	Sup	Sup	Sup	Sup
HP-2	Sup	Sup	Sup	Sup



THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC. AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS PROJECT ON THIS SITE ONLY



W.H. DEMMONS
 www.whdemmons.com 93 Warren Ave., Portland, ME 04103
 T:(207)787-7468 F:(207)787-3015

DESIGN CONSULTANTS

90% FOR REVIEW

This drawing is not intended for use without the approval of the design professional responsible for its preparation. It is the property of W.H. Demmons Inc. and shall be returned to the design professional upon completion of the project.

REVISIONS

7/13/23 REQUIRED FACTORS

WATTS BLOCK

THOMASTON, ME

DETAILS AND SCHEDULES

Date: 7/13/2023
 Project #: 70950
 Scale:
 Drawn by: ARFA,JP
 Checked by: DWM

M-4



Boards & Committees Application
Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861
Phone (207) 354-6107 Fax (207) 354-2132

Date: October 11, 2023
Name: Dandra Moore
Street Address: 55 Green St 04861
Mailing Address (if different): Same
Home Phone Number: ~~540.845.0447~~
Cellular Phone Number: 540.845.0447
E-mail Address: smoore@thomastonmaine.gov
Preferred Method of Contact: email

Committee you wish to serve on: Georges River Interlocal Clam Mgmt

Please return this form to:
Town of Thomaston
13 Valley Street
Thomaston, Maine 04861

For Official Use Only

Date Application Received: 10-11-23
Appointment Term: NO TERM
Resignation Date: _____
Member being replaced: _____

Town Manager Review: _____

(Initials)

Town Clerk Review: (12)

(Initials)

Missy Stevens

From: Bill Hahn
Sent: Tuesday, October 17, 2023 2:35 PM
To: Missy Stevens
Subject: Re: Resignation from the GRRSM

To Whom It May Concern:

I hereby resign as the appointed member of the Georges River Regional Shellfish Management Board and am willing to serve as an alternate member to the Shellfish Management Board going forward.

Change in position to be at the pleasure of the Thomaston Selectboard.

Bill Hahn

From: Missy Stevens <mstevens@thomastonmaine.gov>
Sent: Tuesday, October 17, 2023 1:44 PM
To: Bill Hahn <bhahn@thomastonmaine.gov>
Subject: Resignation from the GRRSM

Hi Bill, Sandy informed me today that Danny Staples advised her to complete an application to be approved by the Thomaston Select Board for the GRRSM. Also, you should provide a letter of resignation to be placed as an alternate.

Thank you.

Melissa Stevens
Town Clerk
Town of Thomaston
13 Valley St.
Thomaston, ME 04861
Ph. (207) 354-6107
Fax (207) 354-2132



**TOWN OF THOMASTON, MAINE
TOWN MEETING WARRANT
November 7, 2023**

TO: Timothy Hoppe, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the **THOMASTON MUNICIPAL BUILDING** (former Lura Libby School) at 13 Valley Street in said Town on **TUESDAY, November 7, 2023** at 8:00 AM prevailing time, then and there to act upon article 1 and by secret ballot on article 2 as set out below of the Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

SECRET BALLOT ARTICLES 1-2

ARTICLE 1: To choose a moderator to preside at said meeting. (Note: The moderator is nominated from the floor.)

ARTICLE 2: To elect by secret ballot the following office:

1. One (1) Select Board member to fill a vacancy with a term ending June 2024.

Given under our hands this ____ day of _____ in the year of Our Lord Two Thousand Twenty- Three by the vote of the Select Board.

THOMASTON SELECT BOARD:

William Hahn, Chair

Peter Lammert, Vice-Chair

Christopher Rector

Sandra Moore

**A true original of the signed warrant for the Thomaston Town Meeting Warrant
November 7, 2023
as certified to me by the Thomaston Select Board.**

Melissa Stevens, Thomaston Town Clerk

Date