

2012

Town of Wells Annual Report for Fiscal Year beginning July 1, 2011 and ending June 30, 2012

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TOWN OF WELLS ANNUAL REPORT 2012



For Fiscal Year beginning July 1, 2011
and ending June 30, 2012

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Cover Photo courtesy of Keeley Lambert

HOLIDAY AND MEETING SCHEDULE

2013 Holiday Schedule

New Year's Day	Tuesday, January 1, 2013
Martin Luther King Day	Monday, January 21, 2013
Presidents' Day	Monday, February 18, 2013
Memorial Day	Monday, May 27, 2013
Independence Day	Thursday, July 4, 2013
Labor Day	Monday, September 2, 2013
Columbus Day	Monday, October 14, 2013
Veterans' Day	Monday, November 11, 2013
Thanksgiving Day	Thursday, November 28, 2013
Thanksgiving Friday	Friday, November 29, 2013
Christmas Day	Wednesday, December 25, 2013

Regularly Scheduled Meetings

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

SELECTMEN 1st & 3rd Tuesday, 7PM

PLANNING BOARD 1st & 3rd Monday, 7PM

ZONING BOARD OF APPEALS 2nd & 4th Monday, 7PM

STAFF REVIEW COMMITTEE 1st & 3rd Tuesday, 9AM

ORDINANCE REVIEW COMMITTEE 2nd & 4th Wednesday, 6PM

RECREATION COMMISSION 2nd Wednesday, 6:30PM
(Meetings at Walter Marsh Recreation Facility)

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

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

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

ALL MEETINGS ARE OPEN TO THE PUBLIC

DEDICATION



SUSAN I. HLUDIK, A.S., EMT-P

It is with the highest honor that I have the ability to share a few words about my colleague, mentor, second mom and most of all, my friend Susan Hludik. Sue was an extremely wonderful person with a long history of Emergency Medical Service in the Town of Wells and the State of Maine. Sue's knowledge, professionalism and caring of others made a mark in every aspect of EMS in Wells and throughout the state.

Sue was born in Kittery, Maine and graduated from Wells High School where she met her lifelong sweetheart John Hludik. They married in 1969 and started a family. Together they had 3 wonderful children; Julie, Michael and Karen.

In 1980 Sue became a licensed EMT and joined the Wells Beach Hose Company where she provided pre-hospital care and handled the duties of ambulance treasurer. During this period Sue found her passion for EMS and never let it waiver. In 1984 she became an Intermediate EMT which allowed her the ability to expand her responsibilities to include Advanced Life Support treatments for her patients. These steps allowed Sue to see her ultimate goal and in 1987 she enrolled in college to become a Paramedic.

In 1989 Sue graduated from New Hampshire Technical Institute as a licensed Paramedic and brought her knowledge and skills to Wells working for B&L Ambulance. While at B&L she handled several duties including personnel, employee scheduling, quality assurance and quality improvement. These areas of responsibility prepared her for the next chapter in her EMS career. In 1990 Wells Emergency Medical Services was established to provide service to the Town of Wells and in short time Sue was named Director.

Throughout the years as Director of Wells EMS Sue had goals for the service and would not let up until those goals were accomplished. Sue loved the Town of Wells and Wells EMS and did everything in her power to make it the best service for the town and for employees. She showed us how important it was for us to treat all patients, whether taxpayers or visitors, with the utmost caring, compassion and professionalism. She set high standards for the agency which made it what it is today.

Sue loved her family and she made us all feel like her family which earned her the nickname “Momma Sue”. She was like a mother to each and every member of Wells EMS, even to employees that were older than her. She was there to encourage us every step of the way through all our highs and lows. Our success was her success and our tragedies were her tragedies as well. She was always by our side with the right thing to say or with a hug if that was what you needed. She was extremely involved in the lives of Wells EMS employees. Each workday was started by our coffee sessions in her office which included talks about us and our family and usually ended with a funny story about “Johnny”.

Over the past few years Sue organized an annual summer party for all Wells EMS employees at Square Pond in Shapleigh. Sue loved the area, so much so that Sue and John built a home there just a few years ago, and the party held a special meaning for us all. It gave Sue and Wells EMS employees a chance for a day of fun with all of our families and also created some fun stories that were brought up very frequently.

The one thing that Sue instilled in us all was the importance of caring for each other and how important we all are to each other. This was very evident when Wells EMS Assistant Director Ed Greenleaf was diagnosed with lymphoma in 2011. Sue made the message clear that we needed to care for each other at all times, especially in someone’s time of need. During this time Sue was instrumental in the creation of Wells EMS Associated Charities which was created to help Ed and his family during his battle with cancer. Sue made sure that the charity was run just like Wells EMS ensuring that Ed and his family were supported properly.

The irony of it all was that during our time of caring for Ed and his family Sue was diagnosed with cancer and fought a short but courageous battle with the disease. Though we were left questioning why, we quickly banded together to help Sue’s family in any way we could. It became clear to all of us the message Sue had been giving to us all along and has made all of us at Wells EMS that much closer. Sue left us much too soon but we carry on with her message and everything that she has taught us in life and in providing quality care and compassion to the Town of Wells.

In 2012 Sue was inducted into the Maine EMS Hall of Fame proving her vital role in EMS in her community and to the state.

Shortly before her passing Sue was being visited by a friend in the hospital and Sue said something to her friend as the visit was coming to an end.....” I think I did what I was put on this earth to do: raise my family, become a paramedic, Wells EMS and I think I did a good job”.

You did a great job Sue!

Respectfully submitted,

Brian Watkins
Director, Wells EMS

BOARD OF SELECTMEN

FY'12 was an eventful and fruitful year. It was a complete year of new leadership and team building by Selectmen and Staff. Jonathan Carter completed his first full Fiscal Year as our returning Town Manager. He and his staff with the Board of Selectmen proceeded to complete many projects and start new ones that had been budgeted. The highlights are as follows:

- FY'12 Budget was flat lined with no increases.
- The Board of Selectmen proceeded to establish a Beach Service Enterprise Fund and refreshed the beach area facilities including repaving of parking lots, installation of new high tech pay and display meters, refaced the public beach restrooms and hired its first Beach Services Coordinator. The Board also emphasized beach maintenance as a major goal for the Summer of 2012.
- The Town also continued to work on the full maintenance harbor dredge with beach re-nourishment. The Town and the Army Corps of Engineers received the necessary State Permits, but Congressional funding was not available. Instead, the Town Team with our Federal Delegation made a case for an interim dredge of the outer Federal Channel to occur from the Army Corps of Engineers Dredge Boat *Currituck*. A great deal of thanks goes to the delegation staff for their outstanding coordination of this \$200,000 project to happen and to the State DEP in amending permits.
- Two grants were applied for by the Town Team and notice given that they would be funded. The first was funds to update the 1991 Harbor Management Plan and the second to undertake a feasibility study of constructing a Pedestrian Bridge over the Webhannet River which the Board of Selectmen voted to release the required match funds to undertake. The Selectmen also voted funds to look at the feasibility of constructing a Marsh Walk trail system.
- A third grant application was encouraged and submitted for the preliminary engineering of the Eastern Trail through Wells on the Gas Pipeline.
- The Board of Selectmen resubmitted the Capital Improvement Infrastructure enhanced budget amendment for the November Referendum vote. The additional \$750,000 was geared to road infrastructure improvements. It passed. The Board also requested the Town Manager, following a suggestion by Terry Oliver, Public Works Director, to increase the Town infrastructure maintenance capabilities. That proposal would involve bonding road maintenance in the future. Lastly, the additional annual funding level for road infrastructure will remain in the \$1million appropriation level to assure our roads and bridges are in good shape.
- The fall season also brought exciting times to the community as the Wells High School Varsity Football Team completed their season undefeated. On November 19, 2011 the Warriors traveled to Fitzpatrick Stadium where they won the State Class B Championship against Leavitt High School,



the prior Class B State champions. A parade along Route One welcomed the team back to Town celebrating their victory and on December 6, 2011, the Board of Selectmen presented the Team and Coach Timothy Roche with a Resolution congratulating the Wells Warriors on their 2011 Class B State Championship victory.

- Labor negotiations continued with a couple of contracts signed and approved.
- The Annual Town meeting approved a new Highway garage to be built adjacent to the existing one at an appropriation of \$1.2 million from different Reserve Funding Accounts.
- We sadly memorialized the passing of Sue Hludik, WEMS Founder and Coordinator and someone that gave so much back to her community. This 2012 Town Report is dedicated to her from a grateful community.
- The Town filled a long term vacancy in the Human Resource Director's position with Susan Soto. She and the revamped Personnel Advisory Committee, under the direction of the Town Manager, have been making a difference for both our employees and volunteers.

2012 achievements have been many, but it has set the stage for even greater achievements in 2013. The team approach is working and we thank the generous residence of Wells for their support in our efforts.

Respectfully submitted on behalf of the Board of Selectmen,

Karl Ekstedt, Chairman

TOWN MANAGER'S REPORT

The summer of 2011 was a great summer for tourism as the nation and the Northeast began to come out of the deep recession. Weather was good and the Board of Selectmen was busy undertaking a recruitment process for a new Town Manager. The summer ended with an appointment of Jonathan Carter as the new Town Manager replacing Jane Duncan. During the interim two department heads filled in at separate times as acting Town Manager, Police Chief Jo-Ann Putnam and Treasurer, Leo Ouellette. The new Town Manager, who had worked for the community 16 years prior to 2005, spent 6 years in Kittery as their Town Manager.

The new Town Manager started in late September and received direction from the Board of Selectmen on several new initiatives they wanted to pursue for the year and develop further for the FY'13 Budget year. One was to revamp the beach services (refresh the facilities associated with the beach such as restrooms, beach infrastructure appearance and parking lots in addition to increase beach maintenance). The other major initiative from the Selectmen was to increase the Town's maintenance and repair on its roads.

The fall started with warm weather which turned noticeably cooler and on Halloween a major snow storm interrupted the annual Recreation Department's festivities. The Board of Selectmen continued negotiations with the four unions to renew a three year contract. The FY13 Budget guidance was given by the Selectmen which were to remain flat for FY'13. The vote in November on the town issue passed allowing for further funding for Capital Improvements for Roads and Bridges. We received three harbor grants (2 planning and one for replacement boat pumpout equipment). One of the Planning grants will update the 1991 Harbor Management Plan while the other will look at the feasibility on connecting the two harbor sides of the Webhannet together with a pedestrian bridge and undertaking a marsh walk feasibility study.

The Community School District in the fall was actively undertaking a High School feasibility study to determine the best course of action to either rehabilitate the existing school or build new with several different options. Several forums were held.

The fall season also brought exciting times to the community as the Wells High School Varsity Football Team completed their season undefeated. On November 19, 2011 the Warriors traveled to Fitzpatrick Stadium where they won the State Class B Championship against Leavitt High School, the prior Class B State champions. A parade along Route One welcomed the team back to Town celebrating their victory. On December 6, 2011, the Board of Selectmen presented the Team and Coach Timothy Roche with a Resolution congratulating the Wells Warriors on their 2011 Class B State Championship Title.

The winter was mild and warm with hardly any snow. The Board of Selectmen passed an ordinance banning the sale and use of Consumer Fireworks in Wells. The Town and Army Corps of Engineers received their permits to conduct a full dredge of the harbor. The Town asked the Army Corps and its Federal Delegation to proceed to submit the project to Congress for the Harbor Dredge Project. In the interim, the Town asked the Army Corps for an interim dredge with its vessel the Currituck for an allowed 20,000 cu yds of sand between the Jetties. The budget process proceeded smoothly with the municipal budget holding the line

with the Capital Improvement budget increasing to cover additional road work. The Town Meeting Warrant was signed and sent to the printers in April for a June 12th vote. A part of the budget process was the establishment of a Beach Enterprise Fund which allowed the Beach Operational Account to stand by itself through sustainable revenue from the beach parking. This action helped reduce the overall salary and operational budget. In addition, the Board of Selectmen authorized a wide sweeping beach services upgrade with the pavement of the Eastern, Crescent, and Mile Road parking lots; lease purchasing of 11 Pay & Display Meters; having the special services program at the WOCSD make 30 new waste receptacles and hiring through reducing the Beach Parking Attendant staff, a Beach Services Manager.

The spring turned rainy but remained mild. The Town and its employees mourned the loss of Susan Hludik, Director and a founder of WEMS, to cancer. A tremendous memorial and celebration of life was held through a memorial process down Route One to the Coastal House on a bright sunny day in May.

The Dredge Currituck arrived and undertook a week long interim dredge of 20,000 cu yds of sand from the federal channel in between the jetties and disposed of it in a permitted area off Wells Beach which helped to replenish that beach system. Beach grooming and the upgrades as mentioned above were put in place for the Memorial Day Opening. The Piping Plovers came back to nest and the unofficial summer season started.



Currituck Arrives



Currituck dredging the Federal Channel

In June, the Town Meeting Ballot was passed that included the town budget and a number of ordinance revisions. The two advisory issues on determining the public's interest in having the Fireworks Ordinance ban on the sale and use of Consumer Fireworks lifted failed. The vote to continue funding the Wells Chamber Information Center passed.

The Fiscal Year ended on June 30, 2012 with many activities planned for the summer. The Amtrak Downeaster had its best year ever with over 50,000 riders using the Wells Transportation Center.

Respectfully submitted,

Jonathan L. Carter
Town Manager

TELEPHONE NUMBERS

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

ELECTED OFFICIALS

Terms: 3 years, expiring in June at the time of the Annual Town Meeting.

SELECTMEN

Timothy Roche	(2014)
Christopher Chase	(2013)
Richard Clark	(2013)
Karl Ekstedt, Chairman	(2012)
Robert Foley	(2012)

Recording Secretary, Cinndi Davidson

TOWN CLERK

Jessica N. Keyes, CCM,	(2014)
------------------------	--------

TRUSTEES - COMMUNITY SCHOOL DISTRICT COMMITTEE Terms: 3 years expire June

Marc Saulnier	(2014)
Russell Fox	(2013)
David A. Johnson	(2012)

TRUSTEES - WELLS SANITARY DISTRICT

Dean C. Ramsdell, Chairman	(2014)
Alphonse Niski	(2013)
Justin R. Batchelder	(2013)
Jason M. Talevi	(2012)
Ronald W. Brown	(2012)
Dennis Thayer, Superintendent	

TRUSTEE - K.K. & WELLS WATER DISTRICT

Thomas P. Oliver	(2013)
------------------	--------

TRUSTEE - WELLS PUBLIC LIBRARY

Susanne M. McIvor	(2014)
Deborah A. Ahlman	(2014)
Amelia E. Anderson, Chairman	(2014)
Jacqueline Boyko	(2013)
Alice Schleiderer	(2013)
Dawn Steere	(2013)
Walter H. Leffler	(2012)
Larry Hickman	(2012)
Ralph Minichiello	(2012)

MUNICIPAL LISTING

Town Manager	Jonathan Carter
Tax Collector	Jonathan Carter
General Assistance Administrator	Jonathan Carter
Selectmen's Clerk	Jonathan Carter
Single Assessor	Tanya J. Freeman
Treasurer	Leo Ouellette
Road Commissioner	Terry Oliver
Town Engineer/Planner	Michael Livingston
Code Enforcement Officer	Jodine Adams
Building Inspector	Jodine Adams
Plumbing Inspector	Jodine Adams
Health Officer	Jodine Adams
Human Resources Director	Susan Soto
Chief of Police	Jo Ann Putnam
Animal Control Officer	Roberta Mescavage
Fire Chief	Daniel Moore
Emergency Management Director	Daniel Moore
Fire Inspector	Daniel Moore
E911 Addressing Officer	Keeley-Anne Lambert
Recreation Director	Tina LeBlanc
Harbor Master	Christopher Mayo
Selectmen's Recording Secretary	Cinndi Davidson
Clam Warden	Terry Baron
Clam Warden	Douglas Knox
Library Director	Cynthia Schilling
Registrar of Voters	Elizabeth Littlefield
Town Historian	Hope Shelley
Auditors	RHR Smith & Co.
Town Attorneys	Bergen & Parkinson, LLC
School Superintendent	Elaine Tomaszewski

BOARDS & COMMISSIONS

BOARD OF ASSESSMENT REVIEW	Term: 3 years expire in July
Robert C. Bohlmann, Chairman	(2014)
Corey DeWitt	(2014)
Don Turner	(2013)
John Brett	(2013)
Ronald Collins	(2012)

Alternates

William Cotter	(2014)
Richard Stellman	(2012)

PERSONNEL ADVISORY BOARD	Term: 3 years expire in July
Joan Mooney, Chairman	(2014)
Marilyn (Mitzi) Baron	(2014)
Linda Collins	(2013)
Joann Beaudoin	(2012)
Sue Goodwin	(2012)

VOTER REGISTRATION APPEALS BOARD	Term: 3 years expire in June (Chairman 4 years)
Robert Bohlmann, Chairman	(2014)
Robert Zitzow, Republican	(2015)
Jocelyn Layman, Democrat	(2015)

Alternates

Vincent Christinziano, Republican	(2015)
Deborah Herring, Democrat	(2015)

BUDGET COMMITTEE	Term: 3 years expire in April
Ronald Schneider Jr.	(2015)
Luke Guerrette, Chairman	(2015)
Mathew Baker	(2014)
William Perry	(2014)
Vacant	(2014)
Michael Manos	(2013)
Constance Bemis	(2013)

Alternates

Vacant	(2013)
Vacant	(2013)

PLANNING BOARD

Term: 3 years expire in December

Charles Millian, Chairman	(2014)
Shawn Hubbard	(2013)
Dennis Hardy	(2013)
Robert Sullivan	(2012)
Pierce Cole	(2012)

Alternates

Charles Anderson Jr.	(2014)
George Raftopoulos	(2013)

Recording Secretary, Cinndi Davidson

ZONING BOARD OF APPEALS

Term: 3 years expire in November

Jason Heft	(2014)
Vincent J. Christinziano	(2013)
Robert LaVoie ,	(2013)
Matthew Szczygiel	(2012)
Wilber Gosbee, Chairman	(2012)

Associate Members

Vacant	(2014)
Vacant	(2013)

Recording Secretary, Cinndi Davidson

TOWN CONSERVATION COMMISSION

Term: 3 years expire in March

William Spiller	(2015)
Carol Simpson	(2015)
Keith Fletcher	(2014)
Michele Stivaletta-Noble	(2014)
V. Owen Grumbling, Chairman	(2013)

Alternates

Vacant	(2015)
Markus Diebolt	(2014)
Rocky Furman	(2013)

CLAM CONSERVATION COMMISSION	Term: 3 years expire in March
Douglas Knox, Chairman	(2015)
Everett Leach	(2015)
Susan Pike	(2014)
Alan Gray	(2013)
Roland Falconer	(2013)
HISTORICAL PRESERVATION COMMISSION	Term: 3 years expire in March
Vacant	(2015)
Vacant	(2015)
Vacant	(2015)
Vacant	(2014)
Vacant	(2014)
Vacant	(2014)
Vacant	(2013)
Vacant	(2013)
Vacant	(2013)
RECREATION COMMISSION	Term: 3 years expire in April
Julie Burgess	(2015)
Chris Fitch, Chairman	(2015)
Cheryl Austin	(2015)
John Kreie	(2014)
Chris Marshall	(2014)
Holly Margeson-Gray	(2013)
Stephanie A. Corey	(2013)
Alternates	
Vacant	(2014)
Vacant	(2013)
C.A.T.V.REGULATORY COMMISSION	Term: indefinite
Reginald Bennett	
Chris Chase	
Town Manager acts as Advisory Member	
WELLS ECONOMIC DEVELOPMENT COMMITTEE	Term: indefinite
SOLID WASTE & RECYCLING COMMITTEE	Term: indefinite

CONDO LODGING COMMITTEE

Term: indefinite

Robert Lavoie, Chairman
Luke Guerrette
Irene Crocker
Katheryn Kelly
Dave Johnson

ORDINANCE REVIEW COMMITTEE

Term: indefinite

Wilber Gosbee, Chairman
Robert Lavoie
William Spiller
Jacob Wolterbeek
Charles Anderson Jr.
Carol Simpson

Alternates

Vacant
Vacant
Vacant

PUBLIC ACCESS ADVISORY COMMITTEE

Term: indefinite

COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE

CAPITAL IMPROVEMENT COMMITTEE

Board of Selectmen
Budget Committee

HARBOR ADVISORY COMMITTEE

Term: 3 years expire in August

Scott Worthing	2014
Kathryn Mooney	2014
James Shaw	2014
Robert Liston, Jr.	2013
Steven Perkins	2013
Michael Perkins	2013
Kendall Crocker, Chairman	2012
Frank Parillo	2012
Vacant	2012

ELECTION WORKERS

(R) Jessica Keyes Supervisor of Elections

Term: 2 years expire April 30th 2014

(R) Velma (Polly) Baston

(R) Valerie Brown

(R) Margaret Chigas (Volunteer)

(R) Beverly Esson

(R) Jeanne Gagne

(R) Ann Godin

(R) Dorothy (Sue) Goodwin (Volunteer)

(R) Susan Jarvis (Volunteer)

(R) June Messier

(R) Joanne Metz

(R) Marion Noble

(R) Vickie Witham

(R) Kathy Wright

(D) Marilyn (Mitzi) Baron (Volunteer)

(D) Ann Brusgulis

(D) Doris Fader

(D) Patricia Faucher (Volunteer)

(D) Lottie Fortune

(D) Evelyn Lauletta

(D) Brenda Layman

(D) Elizabeth Littlefield

(D) Michele Stivaletta Noble

(D) Arline Racine

(D) Ann Stevens

(D) Margaret Stone

(D) Gail Trust

(D) Kerri Van Schaack

(D) Gayle Weymouth

STATE LEGISLATIVE DELEGATION

STATE SENATE

(2 year term)

DISTRICT 2

Ronald Collins (Rep)
3 State House Station
Augusta, ME 04333
Tel: 207-287-1505

Term expires January 2015
Legal Add: 401 Harriseckett Rd
Wells, ME 04091
Tel: 207-985-2485
E-mail:rcollins7@maine.rr.com

Fax: 1-207-287-1527

Toll Free: 1-800-423-6900 Sessions only.

STATE HOUSE OF REPRESENTATIVES

(2 year term)

DISTRICTS 147 & 149

Hon. Kathleen D. Chase
House of Representatives
2 State House Station
Augusta, ME. 04333-0002

State House E-Mail:
RepKathleen.Chase@legislature.maine.gov

Term expires December 3, 2014
Legal Add: 142 Branch Road (147)
Wells, Maine 04090
Residence: (207) 646-2118
Business: (207) 646-8795
Fax: (207) 646-6343
Cell: (207) 468-9747
kathydchase@hotmail.com

Hon. Paul D. McGowan
House of Representatives
2 State House Station
Augusta, ME 04333-0002

State House E-Mail:
RepPaul.McGowan@legislature.maine.gov

Term expires December 3, 2014
Legal Add: 41 River Road
Cape Neddick, ME 03902
Residence: (207) 351-2585 (149)
Fax: (207) 351-2585
psmcgow@aol.com

Capitol Address:

House of Representatives
2 State House Station
Augusta, ME 04333-0002
(207) 287-1400 (voice)
(207) 287-4469 (TTY)

Telephone:

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

MAINE CONGRESSIONAL DELEGATION

UNITED STATES SENATORS

(6 year term)

Susan Collins (Rep)
B-40 Dirksen Senate Office Bldg.
Washington, D.C. 20510-1901
Tel: (202) 224-2523
Fax: (202) 225-2693
E-mail: Senator@collins.senate.gov

Term expires January 2014
District Off: 160 Main St.
Biddeford, Me 04005
Tel: (207) 283-1101
Fax: (207)-283-4054

Olympia J Snowe (Rep)
495 Russell Senate Office Bldg.
Washington, D.C. 20510-1903
Tel: (202) 224-5344
Fax (202)224-1946
E-mail: Olympia@snowe.senate.gov

Term expires January 2012
Dist Off: 231 Main Street Ste 2
Biddeford, Maine 04005
Tel: (207) 282-4144
Fax: (207) 284-2358

REPRESENTATIVE TO CONGRESS

(2 year term)

Chellie Pingree (Dem)
1037 Longworth House Office Bldg.
Washington, D.C. 20515
Tel: (202) 225-6116
FAX: 202-225-5590
E-mail:

Term expires January 2014
District Off: 57 Exchange Street Suite 302
Portland, Maine 04101
Tel: (207) 774-5019
FAX: 207-871-0720



Annual Report to the Town of Wells

A Message from Senator Ron Collins

Dear Friends and Neighbors:

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

Looking back at the results of the past two-year session, I am proud of the work accomplished by lawmakers during an extremely difficult fiscal climate. We increased state funding to local schools, brought solvency to the retiree pension system, created more transparency and accountability at state agencies, and paid back our local hospitals millions of dollars. We worked hard to deliver the changes we promised, and we succeeded. It is imperative that we do not roll back the steps taken during the 125th Legislature to set Maine on better financial footing and toward a brighter future.

Lawmakers have a great deal of work on their plates when the session kicks into full swing in January. The most daunting task will be addressing a \$120 million shortfall within the Department of Health and Human Services and its MaineCare program. We must also address a \$35 million revenue shortfall in the budget that ends June 30 and a projected \$880 million gap in the next two-year budget.

Maine continues to be hampered by high energy costs and an aging population. It is a priority of mine to find a way to lower energy costs to help preserve the jobs we have in our state and encourage new job growth. Maine has the oldest state population in the nation. We must work in Augusta to pass legislation that will help grow our economy so that our youth can find opportunities here at home to work and live. Until we address these issues, Maine will continue to lag behind other states.

During the 126th Legislature, I will serve as Republican Senate Lead on the Joint Standing Committee on Transportation. As the previous Chair and former House member on this committee, I have strongly advocated for ensuring our roads and bridges, particularly in York County, receive sufficient funding. Having a quality transportation system in place is a key factor in attracting new jobs to Maine.

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

Sincerely,

Ron Collins
Maine State Senator



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

Kathleen D. Chase

142 Branch Road

Wells, ME 04090

Home: (207) 646-2118

E-MAIL: RepKathleen.Chase@legislature.maine.gov

February 2013

Dear Friends and Neighbors:

Thank you for the continuing pleasure of being your representative. I greatly appreciate the faith and confidence that the people of Wells have placed in me to be their voice in Augusta.

Many contentious issues will be debated over the coming months -- none more so than bringing Maine's monetary coffers into balance. With that said, I welcome your personal input on the tendered budget proposals or any other issue concerning State government.

Legislative leadership has again assigned me to the powerful Appropriations and Financial Affairs Committee. This working group's charge has not changed over the years, as it has direct jurisdiction over general fiscal policy; federal funds allocations; special revenue and block grant allocations; the Budget Stabilization Fund; bond issues; review of revenue estimates; financial evaluation of State agencies; as well as retirement eligibility and benefits for State employees, including teachers. This term, however, I am the ranking Republican member, meaning that I am one of the leading negotiators in crafting final financial plans. In addition, it is my duty to make certain the House Republican caucus is updated and well-informed about what is transpiring during the panel's discussions, hearings, and work sessions.

Keeping that in mind, much of my time will be spent listening to testimony, looking over financial statements, and exploring every means possible to ensure our most vulnerable retain the services they need while also making certain the private sector is incentivized to invest in our economy. It is my goal, along with the goal of so many of my colleagues, to improve our business friendliness, which will attract new, better-paying jobs to the Pine Tree State.

Before closing, I do want to mention a new program being offered to citizens via Maine Public Broadcasting. MPBN will be airing footage from the State House over the air waves in a manner that resembles C-SPAN. With a plan to transmit House and Senate proceedings live, the populace will have the ability to watch their State elected officials in action at no cost to them.

Again, thank you for the honor of serving at the capitol -- a humbling responsibility that I do not take lightly.

Most graciously,

Kathleen D. Chase
State Representative

CONGRESSWOMAN
CHELLIE PINGREE

1ST DISTRICT
MAINE



COMMITTEE ON AGRICULTURE
SUBCOMMITTEE ON NUTRITION AND HORTICULTURE
SUBCOMMITTEE ON CONSERVATION, ENERGY,
AND FORESTRY

COMMITTEE ON ARMED SERVICES
SUBCOMMITTEE ON PERSONNEL
SUBCOMMITTEE ON SEAPOWER AND
EXPEDITIONARY FORCES

CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES

January 22, 2013

Dear Friend,

I hope this letter finds you and your family well. It continues to be an honor to represent you, and I wanted to take a moment to share with you some of the work I've done in Washington and Maine over the last year and look ahead to the rest of this year.

Given the partisan environment and lack of compromise in Washington, I have been looking for ways to help Maine people and the Maine economy that rise above those partisan differences.

One issue I worked hard on last year was local food and local farming. Farming—particularly smaller, sustainable farms—is a growing part of Maine's economy. For too long national farm policy has primarily benefitted giant agribusinesses in other parts of the country. So I introduced the Local Farms, Food and Jobs Act to bring local farmers the resources they need to keep growing.

Every five years, Congress is supposed to pass a farm bill, which sets the nation's farm policy. As we debated a farm bill last year, we were able to get most of the provisions in the Local Farms, Food and Jobs Act included in the legislation. Congress has yet to pass that farm bill, however, but we are working to make sure those important provisions that will help local farms in Maine remain included when they do.

Sometimes the most practical solutions don't even involve legislation or Washington. For example, as the lobster industry struggled with low prices and an oversupply of lobster last summer, I wrote to the heads of all the cruise ship companies that visit Maine. I was surprised to learn that none of them were buying local, fresh lobster for their passengers and I asked the CEO's of each company to consider doing so. I'm happy to say that a number of them agreed to buy lobster locally when their cruise ships made stops in Portland, and ordered thousands of pounds of Maine lobster for their passengers.

I am beginning this year with a new assignment to the House Appropriations Committee. This is a big responsibility, since it is the committee where virtually all the spending decisions are made. These decisions can have a real impact on Maine, from how much funding is available to shipbuilding to things like funding for first responders and schools.

Everyone agrees we need to reduce the deficit, but how we go about that is a matter of great debate. I believe we need to cut unnecessary spending but at the same time keep investing in the things that will grow our economy and provide a bright future for our children. And I'm sure we will debate those issues on the Appropriations Committee.

I want to also take this opportunity to remind you that I am always ready and willing to help you out if are having an issue with a federal agency. My office can make inquiries to a federal agency on your behalf; connect you with resources and more. No question is too small and we are always happy to hear from you. If there is anything I can do, please don't hesitate to contact me at (888) 862-6500 or www.pingree.house.gov.

Hope to see you in Maine soon,

Chellie Pingree
Member of Congress

1318 LONGWORTH BUILDING
WASHINGTON, DC 20515
202-225-6116
202-225-5590 FAX



2 PORTLAND FISH PIER
SUITE 304
PORTLAND, ME 04101
207-774-5019
207-871-0720 FAX



York County
45 Kennebunk Road
Alfred, Maine 04002
(207) 459-2312
Commissioner Gary Sinden
gsinden@co.york.me.us



April, 2013

Greetings:

I begin by offering my heartfelt thanks for the support given to me in the last election. As I begin my second term as your County Commissioner I rededicate myself to the task of providing the best possible service to the citizens/taxpayers of District Five of York County Maine.

During past year York County government has been very productive. Our first task was to institute a code of ethics tailored to the needs of our county. There have been instances of the appearance of conflict of interest that have occurred over the past few years that could not be resolved by the state's generic code. We now have a code tailored to the needs of the county that is both firm and enforceable. This code will do much to ensure the credibility of our government and the confidence of our citizens.

We next embarked on the difficult but necessary task of changing the county's fiscal year (January – December) to align with the state mandated fiscal year of the county jail (July – June). This was a complex task requiring continuous communication with the towns, but it was well worth the effort: the savings in audit costs and administrative time will exceed \$100K per year.

This change resulted in the need for both a six month budget for the first half of this year and a twelve month budget for the new fiscal year 2013-14. I am happy to report that the assessment to the towns (you, the taxpayers) was level for the six month fiscal period and actually decreased by \$50K for the full 2013-14 fiscal year.

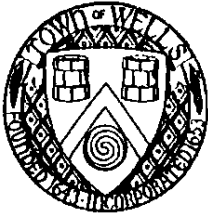
During 2012, Standard & Poor's rating service raised its underlying rating of York County's general obligation debt from A- to A based on our improved financial management and position. We anticipate further rating improvements.

As a continuation of our policy of repurposing existing assets, the county was able to negotiate a five year lease with the state for modular buildings that had previously been used at the old county jail. Now located at the new jail, they are the home of the Southern Maine Re-Entry Center for women prisoners nearing the end of their sentence. The state renovated the buildings and staffed the center at no cost to the county; our only obligation is to cash the rent checks.

I am happy to report that three more towns, Shapleigh, Acton and Parsonfield, have joined the contract Sheriff Deputy Program. This program, over time, will significantly lessen the burden of the cost of the Sheriff's rural patrol on the towns with police departments.

We have now embarked on the major task of upgrading our county wide personnel policies and procedures. As a part of this effort we will be hiring a Personnel Director during the 2013-14 fiscal year. Having such a resource on staff is long overdue. We anticipate that this position will pay for itself through improved salary and benefit administration and improvements in the county's workers compensation experience rating.

Thanks again. I look forward to another very exciting and productive year.



Assessors Office, Town of Wells

Tanya J. Freeman, CMA - Assessor
Keeley-Anne R. Lambert, CMA – Assist. Assessor
Tammi L. Hollins, CAT – Assessing Clerk
Susan J. Winslow – Part-Time Assessing Clerk

REPORT FOR FISCAL YEAR JULY 1, 2011 TO JUNE 30, 2012

The taxes for the 2011-2012 fiscal year were committed and due on October 4, 2011. The tax rate was \$8.63 per thousand dollars of value, which was an increase of 1.02% from the previous rate of \$8.43. Taxpayers had 185 days from the date of commitment to question or challenge their assessments. The list of formal abatement requests included 1 condominium property, 1 property influenced by proximity to water and view, 3 residential properties and 1 commercial property. Five of these formal requests were denied. The property influenced by proximity to water and view appealed my denial to the Board of Assessment Review, where my decision to deny was upheld. Consequently, the BAR decision was not appealed to Superior Court. The commercial property appealed my denial to the Board of Assessment Review, where my decision to deny was upheld. The BAR decision is currently under appeal at the State Board of Property Tax Review, hearing date pending.

July to October was spent processing all of the new data and updates for the 2011-2012 tax billing period that was based on ownership and condition of property as of April 1st, 2011, which is the assessment date each year per State statute for all municipalities in Maine. The tax bills were sent out in October, and we spent the next two months dealing with questions and issues raised with regard to the new assessments.

During the winter months, we enrolled as many taxpayers as were eligible for the Homestead, Veteran and Blind Exemption Programs. May 1st was the deadline for eligible businesses to apply for the Business Equipment Tax Exemption program. Those businesses not eligible for BETE were, for the most part, eligible to file for the Business Equipment Tax Reimbursement program. During this same time, we contacted the mobile/rv parks for ownership updates of their site rentals and the local businesses for updated lists of their business equipment. From springtime to the end of June, we did our yearly property review for the next tax period, and dealt with questions and issues relating to the second installment billing.

We continued to monitor the sale ratios and were still looking for a solid trend prior to making any adjustment to valuations. For this period, the average assessed valuations were higher than market value. The range continued to be within statutory guidelines proscribed by the Maine Revenue Service. We were all affected, so assessment equity did exist.

I hope that you have found this report informative and encourage you to contact our office, either by phone or email, if you have any questions or concerns regarding the taxation process. There is information available regarding property valuations, street maps, tax maps, exemptions, and refund

programs on the town website at www.wellstown.org under Town Departments, then click on Assessor.

Respectfully submitted,

Tanya J. Freeman, CMA
Assessor, Town of Wells

ASSESSOR'S ANNUAL REPORT

2011 - 2012 Fiscal Year

Assessments

1. County Tax	<u>\$ 1,505,501.81</u>	
2. Municipal Appropriation	<u>\$16,003,136.00</u>	
3. TIF financing plan amount	<u>-0-</u>	
4. School/Educational Appropriation	<u>\$16,049,000.00</u>	
5. Overlay (Not to exceed 5% of Net Assessment)	<u>326,076.04</u>	
6. Total Assessments		<u>\$33,883,713.85</u>

Deductions

7. State Municipal Revenue Sharing	<u>\$ 160,000.00</u>	
8. Homestead Reimbursement	<u>\$ 115,253.65</u>	
9. BETE Reimbursement	<u>\$ 27,239.59</u>	
10. Other Revenue	<u>\$7,634,905.00</u>	
11. Total Deductions		\$ 7,937,398.24
12. <u>Net Assessment for Commitment</u>		<u>\$25,946,315.61</u> (includes \$1.37 gained in rounding)

Tax Commitment
\$25,946,315.61

Taxable Valuation
\$3,006,525,404

Tax Rate
.00863

Supplemental Taxes
\$42,123.48

Abatements
\$46,856.63

Year	Taxable Valuation Real Estate & Personal Property	Tax Rate per thousand
2005/2006	\$2,618,123,433.00	\$ 7.89
2006/2007	\$2,730,772,815.00	\$ 7.95
2007/2008	\$2,846,015,983.00	\$ 7.95
2008-2009	\$2,902,019,055.00	\$ 8.22
2009-2010	\$2,929,174,323.00	\$ 8.33
2010-2011	\$2,976,032,721.00	\$ 8.43
2011-2012	\$3,006,525,404.00	\$ 8.63



REPORT FROM THE TOWN CLERK'S OFFICE

Once again, the Town Clerk's Office has completed another successful year and we are looking forward to the upcoming year. For the year 2011-2012, the office was comprised of Jessica Keyes, CCM, Town Clerk, and three Deputies; Brenda Layman, Elizabeth Littlefield, & Kerri Van Schaack, all of who actively pursue continuous training to stay current with ever changing policies and legislation. We are a multi-service office, answerable for a variety of tasks. The Clerk is responsible for retaining custody of the Town Seal, the Town Charter and official ordinances, is keeper of the records and minutes of various meetings and boards and also issues oaths. The Clerk's Office dispenses various licenses and permits including sportsmen's licenses and recreational vehicle registrations. Other duties consist of recording, preserving, issuing and correcting vital records in accordance with the laws of the State of Maine. A new law preventing fraudulent use of vital records went into effect in July 2010. This law requires the applicant to present official documentation providing proof of identification to the Town Clerk's Office prior to obtaining a vital record. The State's new electronic death registration system was implemented and our staff completed the necessary training.

From July 1, 2011 to June 30, 2012 the clerk's office recorded:

BIRTHS

50

MARRIAGES

84

DEATHS

65

According to the laws of the State of Maine, each owner of a dog 6 months or older, shall annually, cause such dog to be licensed in the municipal clerk's office in the town where the dog is kept. Dog licensing ensures rabies vaccination which protects the health of your pet. Citizens should also know that by licensing their dog they are directly fighting animal cruelty and abuse. Most people do not realize that a percentage of the dog license fees go directly to the Maine animal welfare program.

The Clerk's Office issues 1700 plus dog licenses in addition to 8 kennel licenses. Applicant must provide proof that such dog has been immunized against rabies. A fee of \$11.00 shall be paid for each license issued on all dogs capable of producing young. When a spay/neuter certificate is presented the fee shall be \$6.00.

Kennel licenses are issued for a collection of dogs, kept in a single location, under one ownership, for breeding, hunting, show, training, field trials and exhibition purposes.

Dog licenses may be obtained through the mail. Simply send in the required certificates along with a check made payable to Town of Wells and self-addressed stamped envelope to the Town Clerk's office.

Report of dogs licensed for 2011:

MALES/FEMALES	SPAYED/NEUTERED	REPLACEMENT TAGS
169	1556	11

The Town of Wells has an animal control ordinance. It is unlawful for any owner to permit any dog to roam or run within the limits of the town. Dogs must be leashed or under voice control at all times. Any dog found roaming at large shall be impounded at the animal shelter in West Kennebunk. Owners may reclaim their dog by paying a fine of \$30.00 to the Town of Wells and will also be responsible for any additional cost incurred at the animal shelter.

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

All local, state and federal elections are administered and supervised by the Town Clerk. An enormous amount of work is required of the Clerk's Office in the form of elections. Significant progress has been made meeting federal and state requirements and making substantial election improvements and technological advances. Many hours are spent every year helping the state improve the overall accuracy of our statewide voter registration information. Considerable time and effort is spent in the months preceding each election preparing for the many aspects of an election. We need to ensure every eligible citizen's right and ability to vote. This includes conducting absentee voting and Election Day voting. The clerk oversees the entire process from registering a voter to the final tallies on Election Day. We use the State of Maine's voter registration program to maintain a complete voter list. Each of us knows that the accuracy of this process will help protect the integrity of voting in the State of Maine. Even though the many federal and state requirements impose some challenges, we know they will bring many major new benefits.

It is the voter's responsibility to make any name or address changes with the registrar. This can be done in the Town Clerk's Office Monday-Friday 8:00 a.m. to 5:00 p.m.

As of June 30, 2012, the Town of Wells had the following number of registered voters:

TOTAL REGISTERED VOTERS 7,485

DEMOCRATS	REPUBLICANS	GREEN INDEPENDENT	UNENROLLED	INACTIVE
1,805	2,061	86	3,240	293
HOUSE DISTRICTS 147 & 149		COUNTY COMMISSIONER DISTRICT 5		SENATE DISTRICT 2

The preceding topics are just some of the highlights of what happens in the clerk's office. We are committed to superior customer service. As our community grows, the demands on our office increase and we are dedicated to meeting that challenge. Please feel free to stop by any time with any questions or concerns or just to say hi. We are grateful for the support from the many members of our community and would like to extend our deepest appreciation in allowing us to serve the citizens of Wells.

**TOWN CLERK'S REPORT
FISCAL YEAR ENDING JUNE 30, 2012**

RECORD OF RECEIPTS

Copies	\$ 6,713.00
Burial Permits	518.00
Filings	10.00
Marriages	2,988.00
Business	11,725.00
Vitals	1,342.00
Lodging	26,610.00
Permits (Junkyard, Solid Waste)	600.00
Background Check	1,400.00
Advertisements fees	3,382.00
Liquor/Amusement	1,988.00
Dogs	8,097.00
ACO (S/N)	3,192.00
Fine	2,121.00
Sportsmen/ Rec Veh/Sales Tax/PMW	76,326.59
Agent Fee	2,407.75
Clams	3,576.00
Excise tax (Boats)	11,691.70
Kennels	256.00
Total Receipts	\$ 164,944.04

Record of Disbursements for the fiscal year 2011/2012:

STATE TREASURER

Inland Fish & Wildlife	\$76,326.59
Animal Welfare	6,598.00
Vital Records	1,342.00

LEGAL ADS

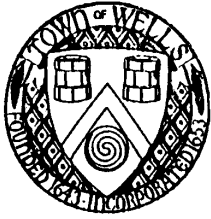
Liquor/Shellfish	3,382.00
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TOWN of WELLS

A. C. O. Account	4,229.00
Town Treasurer	57,798.75
Boat Excise	11,691.70
Shellfish Licenses	3,576.00
Total Disbursements	\$ 164,944.04

Respectfully submitted,

Jessica N. Keyes, CCM



Town of Wells, Maine Code Enforcement Office

*JODINE A. ADAMS, CODE ENFORCEMENT
OFFICER*

P.O. Box 398, Wells, Maine 04090

*BARBARA G. GAGNON, CODE ENFORCEMENT
OFFICER*

Voice: (207) 646-5187

*DAVID A. JOHNSON, CODE ENFORCEMENT
OFFICER*

Fax: (207) 646-2935

Citizens of Wells,

The Code Enforcement Office continues to work hard to provide excellent customer service in the Office as well as out in the field to citizens and contractors.

This report shows the statistics of a budget fiscal year being from July 1, 2011 to June 30 2012. *The Construction Data Report of New England* who visits each community weekly and reviews building permits and supporting data, reported the Town of Wells constructed the largest number of new single family dwelling units in the State of Maine in the 2012 calendar year. The Town of Wells reported 151 single family dwelling units constructed for the 2012 calendar year. This surpasses the total of 102 single family dwelling units issued for in the 2011 calendar year. Respectfully submitted,

Jodine L. Adams
Code Enforcement Officer

Permits for fiscal year July 1, 2011 to June 30, 2012

New Single Family Dwelling: 34	\$ 5,812,200.00
New Single Family/Phase I- Foundation: 8	\$ 641,000.00
New Single Family/Phase II: 27	\$ 6,468,400.00
Amendments to New Single Family Dwellings: 1	\$ 3,000.00
Demolitions: 15	\$ 163,000.00
Replacement of Existing Dwellings: 5	\$ 855,050.00
Single Family Additions: 109	\$ 2,429,943.45
Single Family Alterations: 142	\$ 2,225,717.52
RV Enclosures: 8	\$ 65,334.00
RV Decks & Add A Rooms: 29	\$ 331,554.00
RV Decks: 17	\$ 19,101.29

New Seasonal Cottages: 97	\$ 6,661,000.00
Seasonal Cottage Alterations: 1	\$ 2,216.00
Seasonal Cottage Additions: 13	\$ 17,500.00
Sheds at or Under 400 s. f.: 45	\$ 92,308.09
New Motel Unit: 51	\$ 2,999,275.00
New Duplex: 4 (8 units)	\$ 550,000.00
Duplex Alterations: 1	\$ 13,000.00
New Units in Four Unit -Multi Family Dwellings: 20	\$ 2,700,000.00
Multi Family Alterations: 7	\$ 15,960.00
Multi Family Additions: 4	\$ 9,611.00
Ramps: 3	\$ 7,243.00
New Commercial: 5	\$ 878,040.00
New Commercial/Phase I: 1	\$ 34,000.00
New Commercial/Phase II: 2	\$ 108,000.00
Change of Use: 2	\$ 14,000.00
Commercial Amendments: 1	\$ 51,750.00
Commercial Additions: 13	\$ 408,643.00
Commercial Alterations: 27	\$ 3,296,427.00
Flood Permits: 4	\$ 138,500.00
Swimming Pools: 7	\$ 140,991.18
Generators: 7	\$ 27,414.00
Misc. Bldgs. /Barns: 2	\$ 40,000.00
Home Occupations: 2	\$ 12,600.00
Telecommunication Towers Alterations: 1	\$ 10,000.00

Total Building Permits Issued: 715

Total construction value: \$ 37,242,779.53

Internal Plumbing Permits: 253

Subsurface Permits: 59

Complaints: 108

Issues Resolved for Complaints: 40

Inspections: 2508

Stop Work Orders: 3

Meetings in Office: 239

Meetings out in the Field, Pre-Construction meetings and Consultations: 297

Customers receiving services at counter: 3476

Phone calls receiving services: 8820

Wells Fire Department



1563 Post Road
P.O. Box 398
Wells, Maine 04090

Office (207) 646-7912
FAX (207) 646-0597
TDD (207) 646-7892

Daniel M. Moore
Fire Chief

Greetings my fellow neighbors and residents of Wells,

As I review our previous year of accomplishments, goals and incidents, it makes me think of the dedication and commitment of our members to our town.

For many of our new residents and visitors let me say that our Fire Department is one of highly dedicated trained individuals. But I want to let you in on a little secret. We do not have enough help or support for the many incidents, activities and training requirements that we must complete each and every year.

Our Department is comprised of 9 fulltime firefighters, a fire chief and administrative assistant. We have approximately 22 members of our call force. The numbers of the call force have declined over the last 20 years due to family commitments, jobs, and requirements of maintaining certifications and training to be a first responder. We are the only public safety agency in town that relies on its community members to assist us in the time of need of our neighbors. We certainly and routinely use the help of our neighboring communities, which we call mutual aid. However, they too suffer from shortage of help and have their own emergencies, training requirements and activities they must handle.

In the last several reports and budget talks, I have advised that we need more help. Wells Fire Department will always be a department made up of fulltime firefighters and members of the community who will make up our call/volunteer force. The Town of Wells is not unique in its need of help, as most of the country's fire departments who count on volunteers are seeing a shortage of people.

When I first started at the Wells Beach Station, all we had to do was show up and the other members would show us what to do. Back then we didn't have as many regulations or requirements to be a firefighter, driver or support person. Today the duties of a firefighter have almost made it a part-time/fulltime job for most.

However, I couldn't ask for a better bunch of people. The people you see training, or taking a truck out for familiarization, or hose testing or attending meetings and seminars are phenomenal. They have decided to give back to this community with sacrifice of time away from their families, or lost income from their jobs and many times are putting their lives on the line to make someone else feel safer, or take care of their problem. I would ask all of you when you see a member of Wells Fire

Department, especially our call force that you thank them for their service to our town. After all, we are only as strong as our community is. And our community is very strong in support, tradition and being there for each other.

The past year of 2011/2012 has kept us busy. Busy with maintenance of the equipment, the stations and vehicles. During this time, we saw the placement of the clock out front and the development of the grounds. Along with that, we had the ramp repaved and our back parking lot. A tremendous amount of money was saved by the help and leadership of our Department of Public Works and Terry Oliver.

During the past year we recognized the following individuals for their accomplishments: Most activity hours for our call force was Firefighter Brain Donahue (609 hours) and for our fulltime force was Acting Captain Nawfel (947 hours). The most training hours was for Firefighter Jim Lamie (193 hours) and Captain Jeff Cullen (216 hours). The most incidents were responded by Firefighter Brian Donahue (187 incidents) and Acting Captain Jim Moore (202 incidents).

Captain Jeffrey Cullen (50 hours) completed his Fire Instructor Certification. We graduated three new members from their Firefighter I/II course, Travis Nason, Guy Boulay and Jordan Bridges. These three individuals put in close to 200 hours of training and studying to become Maine State Certified Firefighters. Last but not least we recognized two individuals by their peers as Firefighter of the Year was Firefighter Brain Donahue and Fire Officer of the Year was Captain Jeff Cullen.

In addition we saw the departure of Firefighter Ronnie Holman and the hiring of Tom Signoretti from our call force. We also promoted Jeff Cullen to the rank of Captain. Two well deserving individuals who help raise our level of professionalism and service to you.

We instituted a Junior Firefighter program for any teen between the ages of 16 to 17. You will see many posters around town, and we have put them at the high school. If you know of anyone please have them contact us.

As our community develops and grows so will the challenges that we will face in Public Safety. There has been much discussion of regionalization and joining of agencies. There have been studies, conversations and plans developed. What we all must realize is when we consider these projects, it is not always about seeing an immediate savings of money, but are we providing a better service to you the tax payer. Are we increasing our level of performance and becoming a more efficient, effective department and are we doing things in a more economical way that is easily understood by you the member of this community. Sometimes what looks good on paper may not be the best thing for our town. However you, the residents, are the ones who decide what level of service, protection and responses you want. Our job is to advise you on the course of action and how to achieve those wants and needs.

Our department is ready to answer the call, ready to serve and ready to give you our best. After all, our fire department family is really a member of the Town of Wells Family.

Listed below is our incident data. If at any time you have any questions, concerns or suggestions, please feel free to contact us via email, phone call or stop by and take a tour of the stations and equipment. After all the taxpayers own everything we have, we are just lucky enough to have and use it.

Building fire	12
Cooking fire, confined to container	5
Chimney or flue fire, confined to chimney or flue	5
Inside trash fire, contained	0
Passenger vehicle fire	11
Fire in a motor home / camper	5
Outside equipment fire	1
Brush or brush-and-grass mixture fire	9
Bark mulch fire	1
Outside rubbish, trash or waste fire	3
Railroad tie fire	0
Other fires	1
Lightning strike (no fire)	0
Hazardous condition (no fire)	55
Service call	113
Good intent call	77
False alarm & false call	106
Citizen complaints	0
Surf water / watercraft related incidents	1
Emergency Medical Service assistance	194
Motor vehicle incidents	54
Total Incidents	653

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

We are still saving all donations towards a Fire Safety/Burn Trailer. Our current total thus far is \$35,000. We have been raising funds since the early 1990's. Hopefully this training tool for our community will be a possibility in the future. The trailer is designed for the target areas of our country where we see the most deaths and injuries from fires, safety mishaps in the home and natural disasters. The ages we are trying to focus on are the 0-14 years old and folks who are 60 and older. We are open to any suggestions to assist us in obtaining our goal of \$74,000.

Emergency Management

The last several years have been extremely busy with the Emergency Management functions of the Town. As the Emergency Management Director for Wells, the situations created during storms prove to be interesting and often times quite challenging. We continue to work with Maine Emergency Management and the Federal Emergency Management Agencies to repair our seawalls, improve our infrastructure and comply with the federally mandated training.

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

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

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

This past year we acquired a 16 foot trailer to assist in traffic control for the Town. This trailer contains numerous cones and barricades. We will be outfitting it with portable lights and a small generator. In the event we have an immediate major event, this trailer will be utilized immediately by town public safety employees and public works members to facilitate a faster control of traffic issues revolving around incidents. Our EMA Deputy, Barbara Wood was instrumental in researching and outfitting the trailer.

Lifeguard Report

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

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

The requirements to be a Wells lifeguard include completion and certificate of a credited lifeguard training program, such as the training provided by Red Cross. All applicants must have a current CPR card. Providing they have the required certifications, they then attend tryouts hosted by the Wells Lifeguard Captains in which a 500 yard swim must be completed in less than 10 minutes and a 2 mile run must be completed in less than 18 minutes, for both men and women. Also, the

candidate must retrieve a rescue mannequin from the bottom of the pool and swim with it a distance of 15 yards. Based on the results, it is determined whether or not each candidate is physically capable for the job.

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

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

Summary of incidents for the 2011 lifeguard season:

- 30 medical rescues in which 9 required additional EMS attention
- 7 water rescues in which none required additional EMS attention
- 10 missing person incidents
- 0 incidents involving dogs
- 3 incidents involving wild animals
- 2 incidents involving Wells Police Department
- 3 other miscellaneous calls

Medical Rescues

Most of the first-aid provided by Wells Lifeguards is due to the many rocks found along Crescent Beach, Wells Beach, and Drakes Island Beach. There continues to be a problem causing minor to significant injuries just in front of Public Way 1 and Casino Square. The rip current created a sudden drop off just in front of the main stand where waves crashed powerfully onto the rocky shore. The small rocks that lined the high tide mark were a result of the strong current pulling the sand out to a sandbar leaving exposed permanent rocks and loose pebbles. Patron's toes, ankles, feet and backs were constantly being battered in this area. There were a total of 30 medical rescues during the 2012 season, 9 of which required further medical attention via Wells EMS. First-aid provided by Wells lifeguards ranged from controlling minor bleeding to keeping a severely injured

individual comfortable until WEMS can arrive. Wells lifeguards often times aid Wells EMS in rescue calls by controlling the scene before EMS arrives and continually providing aid throughout the rescue. Most of the time, however, as shown by the volume of medical calls verses number of times Wells EMS was needed, the lifeguards can deal effectively with the situation. Lifeguards are properly prepared to deal with medical rescues that occur on Wells Beach and are able to immediately treat common injuries.

Water Rescues

The 7 water rescues that Wells lifeguards responded to involved the use of rescue cans and rescue boards. Rescues were made due to rip currents that form from sandbars, capsized kayaks, weak swimmers, surfers injuring themselves, and patrons falling from inner-tubes into the breaking waves. Any rescues in which Wells EMS responds to are to follow protocol and clear patrons under the age of 18 of injuries. This year, however, we did not have any incidents that required this action. The major cause for rescues are the rip currents along Wells Beach that can form spontaneously; there is also a constant rip current that weakens and strengthens based on tidal stage on the south side of the jetty that extends from Eastern Shore parking lot. In 2010 and 2011 the danger zone was located between Public Way 1 & 2. There was an extremely powerful cross current that ran north on the beach and eventually pulls it's victims into a powerful rip current that runs perpendicular, away from shore. This new rip current was responsible for 8 of the 19 water rescues last year. There were at least 10 other occasions where lifeguards had to enter the water to "assist" swimmers to a safer swim zone. The guards located at this stand (which was occupied primarily by the captains) were forced to spend copious amounts of time at the water line keeping patrons from entering any part of the dangerous cross or rip current. Despite this constant effort, the rip was still powerful enough to cause rescues and is now highly regarded as the beach's most dangerous area. It was noted in 2012 that this rip current was not an issue, however, it should be vigilantly monitored due to its habit of disappearing and reappearing in an unpredictable fashion. The stands located at both of these dangerous sites (Public Way 1 and the south side of Wells Jetty) and the lifeguards that guard it are well prepared for such emergencies. Patrons are warned to remain at least 100 feet from the jetty rocks and Casino Square rocks while swimming.

Missing Persons

During the 2012 season, Wells lifeguards responded to a total of 10 missing persons on the beach. Not only do the lifeguards search for missing children, but in many cases missing adults as well. There are 10 lifeguard stands found in Wells; 2 on Drakes Island, 6 on Wells Beach and [2 on Crescent Beach](#). When lifeguards are notified of a missing person, rotations are initiated after a description has been stated over the radio. These rotations provide full coverage of the beach. Wells lifeguards assist Wells police during missing person's cases and having the lifeguards provide much broader coverage along the beach.

Dog Policy

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

Wild Animals

Wells lifeguards responded to a total of 3 wild animal incidents on the beach during the 2012 season. The wild animals ranged from marine animals, such as seals and fish, to different species of birds. Of the 3 incidents that occurred, none of them required Wells Animal Control Officer but 2 required the Department of Marine Resources. The incidents that required the Department of Marine Resources occur when seals wash onto the beach with injuries. Wells saw an unusually high volume of these cases in 2009, but it remained pretty quiet for 2010, 2011 and 2012. The seals were monitored by Wells Lifeguards until brought to a rehabilitation center by the Department of Marine Resources. Other incidents involved removing injured seagulls from the beach and removing deceased birds from the beach.

Wells Police

Wells lifeguards actively work alongside the Wells Police Department all throughout the season. Reserve police officers patrol the beach areas on bikes during the same hours the lifeguards are actively on the beach. Many issues, such as injured animals, become a team effort between the lifeguards and the officers. Other than the wild animals, Wells lifeguards required the help of Wells Police Department not many times for incidents during the 2012 seasons.

Miscellaneous

Wells lifeguards dealt with 3 other incidents that did not fall into any of the categories above. Such incidents included enforcing life jacket laws, handling patron complaints, public assistance, lost items, possible water contamination, and clearing harmful objects from the beach that may have washed up on shore. Wells lifeguards dealt as effectively as possible with all incidents and when further assistance was needed the appropriate department was notified.

Healthy Beach Report

Maine Healthy Beaches is a statewide organization under the University of Maine Cooperative Extension/Sea Grant under the Departmental Environmental Protection and the Department of Health and Human Services that established a procedure to monitor the water quality of Maine's

coastal swim beaches. Since 2003, Wells has participated in the Maine Healthy Beaches Program (MHP) to ensure the quality of our beaches.

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

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

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

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

Thanks to the Wells Healthy Beaches Volunteers:

Anne Supenia (Volunteer Coordinator)
Philip Kelley
Judy King
Jan Robinson
Janis Shihab
Kim Massaro
John Massaro
Carol Lincoln
Alan Lincoln

Respectfully submitted,

Daniel M. Moore
Fire Chief/EMA/Lifeguard Director/Healthy Beach Coordinator

GENERAL OFFICE/TREASURER

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

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

Property tax bills issued	15,399
Total Real Estate Taxes collected	\$25.7 million
% Usage of Lock Box for property tax payments	64%
Liens processed	377
Excise Tax Collections	\$1.879 million
Payments to State for Vehicle Registrations (sales tax etc.)	\$832,000
Number of vehicle Registrations Processed	12,162
Accounts Payable Vouchers (Bills Paid)	6,965
Beach Passes	
Taxpayer Seasonal Beach Stickers issued	4,850
Pay& Display Meter Revenue	\$277,387
Overall Beach Pass Revenues	\$454,022
General Assistance provided	
# Families serviced	200+
Expenditures	\$41,000
General Fund Balance- Undesignated	\$8.4million (estimated)

Metrics Commentary versus prior year results:

- Property Tax Bills Issued - up 100
- Total Real Estate Taxes collected - up \$.8million
- Lock Box Usage - down 3%
- Liens Processed - down 16
- Excise Tax Collections - up \$46k
- Payments to State for Vehicle registrations - up \$41k
- Number of vehicle registrations processed - down 238
- Accounts Payable Vouchers - up 465
- Taxpayer Seasonal Beach Stickers issued - up 1,331
- Pay & Display Meter Revenue - new for FY12
- Overall Beach Pass Revenue - up \$121,636
- General Assistance- families helped
- General Assistance Expenditures - down \$13.4k
- General Fund Balance - up \$.4m (estimated)

Department staff members continuously attend required training. During FY 12, an Assistant Tax Collector received her re-certification from the Maine Municipal Tax Collectors and Treasurers' Association (MMTCTA). Other staff members are in various stages of obtaining the necessary training to be either re-certified or newly certified as Assistant Tax Collectors.

The Treasurer/ General Office Department Mission Statement is as follows:

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

Respectfully submitted by the General Office Staff,

Leo A. Ouellette, Treasurer

Dori Randall, Deputy Treasurer

Jodie Prime, Accountant

Deb Coady, Deputy Tax Collector/Lien Coordinator

Diana Knight, Assistant Tax Collector/Payroll/Lien Processing Assistance

Laurie Lord, Assistant Tax Collector/ General Assistance

Casey Welch, Assistant Tax Collector and Accounts Payable

Wells Harbor Master

Annual Report FY '12



This past year was a great year at the Harbor with great weather all summer long and impressive fishing reported. The commercial fishing portion of the main harbor pier was completely rebuilt last winter, and two bait coolers were installed that were used by commercial and recreational fishermen alike. As always charter boat fishing was a bustling business this year with full boats and full schedules, thanks in large part to amazing weather and great fishing. Although we are still being challenged by the influx of sand into the harbor, we now have three moorings out in deeper water that have helped facilitate commercial boats to come and go around low tides. The Army Corp. of Engineers came here this spring and did some dredging of the main channel between the jetties which appears to have helped lessen the frequency of breaking surf; however we are still working hard to get the entire dredge project funded through meetings with our congressional delegation, as well as the Army Corp.

As you may have noticed there has been a familiar face at the harbor filling a new role. This spring we hired Charlie Bashaw as my Assistant Harbor Master. Charlie has had his boat the “Susie Q” moored in Wells Harbor for quite a few years, knows the harbor, and has been a great addition. Charlie is a licensed Coast Guard Captain and has a great deal of maritime experience.



Assistant Harbor Master Charlie Bashaw with Dave Freeman of Wilderness Classroom

Charlie and I have worked hard to foster a sense of community in the harbor by being approachable, courteous and knowledgeable as well as offering many services to the boating community. One of our biggest responsibilities is to manage assistance calls, and to respond effectively to emergency situations. All told we have rendered assistance to over 25 vessels in distress outside the harbor, and countless vessels broken down or aground inside the harbor. We constantly monitor VHF channels 16 and 9 and have worked hard to be available to anyone in need.

As you all are aware, we are continuing to lose available moorings due to sand depositing in the Harbor. This year we implemented a Transient Mooring program to allow vessels to tie up in

the Harbor for a nightly fee. This program shows all indications of being extremely successful and should contribute a great deal of revenue.

The Harbor received a grant through the Maine Department of Environmental Protection to install a new pump-out station here in Wells and it is in the process of being brought into service as I write this report. We received new launch ramp floats through a State Water Rights Access grant and they have been a great addition to our facility. We are also in consideration for a Small Harbor Improvement Program grant through the Maine Department of Transportation to continue our work in revitalizing our piers and infrastructure.

The revitalized Harbor Advisory Committee has been working with my office and the Town Manager to develop a new comprehensive plan for the Harbor with the help of the environmental engineering and consulting firm Wright Pierce which was funded in large part through a State Planning Office grant. This comprehensive plan will give the Harbor Department and the Town a document that will pave the way for needed improvements in infrastructure, marketing and economic growth. We expect this document to be completed this year and I thank all the members of the Harbor Advisory Committee for their time and commitment to this project.

In closing, this has been a productive and busy year at the Harbor with great weather and many improvements made. The boaters in Wells are top-shelf and it is my pleasure as always to work with all the users of Wells Harbor, and maintain a safe and secure facility.

Respectfully submitted,

Christopher H. Mayo
Harbor Master

WELLS PLANNING DEPARTMENT

The Wells Planning Department during the period of July 1, 2011 to June 30, 2012 experienced a myriad of changes and activity.

The Staff

Shannon L. M. Belanger continues to hold the Town of Wells Planning Assistant position.

Michael G. Livingston, P.E. continues to hold the Town of Wells Engineer/Planner position.

The Work

The Planning Office continues to provide staffing for the Wells Planning Board, Ordinance Review Committee and Staff Review Committee. The Planning Office also works for and participates in committees and on projects at the direction of the Board of Selectmen.

Subdivisions

The Planning Office has reviewed numerous subdivision amendment applications for changes to lot lines, buildings envelopes, small land conveyances with abutters and changes to association documents. These subdivisions include Pine Tree Village off of Berube Circle, Steven's Farm off of Beachwood Terrace, Opechee Pope/ Stella-Bloom Amendment #1 and #2 off of Barefoot Cottage Lane, Branch Heights off of Crediford Road, Forest Village North off of Post Road, Pride & McAfee off of Meeting House Road, and Squire's Glenn off of Furbish Road.

Subdivisions that have applied for more significant amendments and are under review by the Planning Board include Old Marsh Golf Course off of Clubhouse Road/Littlefield Road and Julian Huxley Subdivision off of Julian Huxley Lane/ Littlefield Road.

New subdivisions approved by the Wells Planning Board include Parker Ridge Subdivision off of Quarry Road/Perry Oliver Road.

Site Plans

Businesses seeking amendments to or developing new site plans have continued to come forward during these tough economic times. Projects that obtained Planning Board, Staff Review Committee or Code Enforcement Officer approval during this time frame include Seaglass Village off of College Drive, Barefoot Cottage Homes off of Barefoot Cottage Lane, Rite Aid off of Post Road, Ocean Mist/ Summerscape Cottages off of College Drive, Pike West Pit off of Bald Hill Road/ Bragdon Road, Wells-Ogunquit School District High School Media Tower and Elementary Playground Canopy off of Sanford Road, Mud Meadow Farms off of Sanford Road, Caron Engineering Inc off of Sanford Road, Browns Service Center off of Post Road, Wells Antiques off of Brown Lane, Seacoast Pizza off of Post Road, Lafayette Oceanfront Resort off of Mile Road, Wells Corner Shopping Center off of Post Road, Harbor Park Plan off of Harbor Road, Seeds Studio off of

Post Road, Wells Fire & Police Station off of Post Road, Adventures in Learning Preschool off of Burnt Mill Road, Maine Diner off of Post Road, KKW Water District Pumping and Treatment Facility off of Bypass Road, Aroma Joe's off of Sanford Road, East Coast Excavation off of Willie Hill Road and Mt. Zion Chapel off of Mt. Zion Way/ North Berwick Road.

Projects Under New Construction

Julian Huxley Lane Subdivision off of Littlefield Road, Grey Gull Estates Subdivision off of Webhannet Drive, Aroma Joe's off of Sanford Road and Barefoot Cottages off of Post Road/Barefoot Cottage Road.

Ordinances

The Planning Office, at the direction of the Board of Selectmen, worked on various changes to Wells Ordinances. These Ordinances involved input from the public, Town staff, the Ordinance Review Committee, Planning Board, and Board of Selectmen. These Ordinance proposals that passed at the June 2012 Town Meeting involved changes to Chapter 145 including: Home Business Ordinance; revised definitions for "Egress Platform," "Footprint," "Habitable," and "Wildlife Habitat Management;" creating a Wildlife Habitat Management use for the Resource Protection District; creating language to allow setback reductions for lots with multiple street frontages; revise special sign types designation language; revise site plan expiration language; revise general site plan requirement information; and redefine building footprint to eliminate roof eaves from setbacks.

Ordinance proposals that were drafted and had workshops for the November 2012 Town Meeting include: Charter clarification on ordinance effect dates; eliminate references to the Residential Growth chapter; revise site plan review and approval sections to clarify when an amendment is required and that developers with outstanding violations cannot be granted further site plan approvals until violations are resolved in some mutually agreeable manner; and revise the Zoning Board of Appeals appeal process for Site Plans.

Engineering Projects

At the direction of the Board of Selectmen Mike Livingston PE, the Town Engineer assisted the Harbormaster in updating the harbor site plan before the Planning Board as well as assisted the Public Works Department in applying for and drafting plans for improvements to the Wells Beach Parking Lots and the Deerwood Park/Glenwood Road developments off of Sanford Road. Future municipal projects also include the Town Hall and the Walter Marsh Recreational property off of Branch Road. These type of projects in the past had to be contracted to outside consultants and engineers. Now they are being done in-house at a significant cost savings to the Town.

Mike Livingston, PE has also been working closely with the Code Enforcement office during pre-construction and construction of subdivision and site plan projects. Mike has conducted various drainage and stormwater system inspections, FEMA and dune permit inspections, and roadway inspections. The Planning Office has also reviewed as-built plans for conformance to town approvals and coordinated with the Code Enforcement Office for violation notices or action to remedy violations.

Other Projects

The Planning Office continues their involvement with the construction and inspection phase of subdivision and site plan developments. The Planning Office keeps up to date records for Performance Guarantee Agreements and the status of Letter of Credits or Bonds for projects to ensure projects that are started can be adequately completed to Town standards.

The Planning Office continues to work with the Code Enforcement Office to inspect and issue reports on all Lodging Facilities in the Town of Wells including seasonal cottage facilities, housekeeping cottage facilities, hotel/motel facilities, and Bed and Breakfasts for compliance with lodging license and office requirements, length of stay restrictions, density, parking and lot coverage. The Planning Office plans to expand such inspections and reports to include Tent and RV Parks and Mineral Extraction sites to check for compliance with Land Use Ordinance requirements and their site plan approvals and to ensure proper functioning stormwater control systems.

GIS Mapping continues to grow in use and application for the Planning Office and Code Enforcement Offices to the credit of a consultant the Code Enforcement Office contacted. ArcGIS will be used by both offices as an internal tool to better review and inspect properties.

The Town through their participation with Southern Maine Regional Planning also purchased 2011 aerial photography which is a significant tool for the Planning Office. The 2011 aerial images will be available in late 2012 and will offer another layer for the Planning Office and web users to use on WebGIS via Woodard & Curran. Currently WebGIS has 2004 and 2007 aerial images of the Town of Wells. These images are useful in tracking development and recording a snap shot of development over the years.

The Involvement

The Planning Office continues to stay involved with various boards and committees throughout the state as a way to keep our office informed with what other communities are doing and how our municipality can benefit for the successes or failures others have experienced. The Planning Office continues to be a part of the Route One Corridor Commission, Southern Maine Regional Planning Office Executive Committee, Town of Wells Technology Committee, the Wells Reserve, and the Central York County Steering Committee. The Planning Office also participates in meetings regarding MDOT road improvements for Route One and Route 109.

Respectfully submitted,

Mike Livingston, P.E.
Town Engineer/Planner

Wells Public Library

“For Every Chapter of Your Life”

Annual Report for FY 2011-2012

Statistics:

During FY12, more than 70,000 people visited Wells Public Library. In addition to checking out over 80,000 books, audio books, magazines and DVDs (up nearly 8% from last year), they used the library in many other ways. What follows are some of the ways residents and visitors utilized the services of the Wells Public Library in the past year.

Adult Programs:

Many residents took advantage of the free programs offered by the library. Over 1000 adults attended at least one of the many programs offered during the year including our monthly Book Discussions, a Holocaust Remembrance program, and programs on ebooks and couponing. We also started a weekly knitting/crochet group. Many of these programs were co-sponsored with other community groups, most notably Wells-Ogunquit Adult Community Education and the Wells-Ogunquit Historical Society. In addition, volunteers from AARP were here every Tuesday afternoon from February 1 through April 15 to assist low-income and senior residents with their tax forms. Over 200 residents took advantage of this program.

Children and Teen Programs:

Programming for children and teens is an important part of the services the library provides. With over 150 programs offered for children and teens this year, our Youth Services staff kept busy. In addition to weekly storytimes and our annual Summer Reading Program, we continue to offer a monthly “Chillax” program for Junior High students as well as special performers throughout the year. A few of our special programs included:

- A “Chocolate Chef” program for teens modeled on the popular TV show, “Iron Chef.”
- A Cinco de Mayo program for families.
- A video game competition with a library in Ohio.

Technology:

Technology continues to be vital to fulfilling the mission of the library, as our residents continue to rely on it more and more to stay connected to family, jobs and the community. During the past year 16,000 residents and visitors spent over 13,000 hours on our internet computers. We spend many hours assisting patrons with their technological needs, and over the past year have helped many residents set up their eReaders by showing them how to download free ebooks through the Overdrive service. One of our most popular programs this past year was a program on ebooks presented by the staff of the Best Buy in Biddeford, who demonstrated different eReaders and discussed the pros and cons of each one.

The use of wireless technology has increased tremendously, and over the past year over 5000 users logged on to our wireless system. As a result of this latest technological trend we have added software that will allow users to print from their wireless devices. Because our wireless service is available outside our building we added chairs to our back deck and in front of the library to provide another place for people to be able to connect to the Internet.

Friends of the Library:

The Friends of the Wells Public Library are an important factor in the success of the library. By providing funds raised through such activities as the annual Book Sale and Craft Fair, it allows us to offer many of the programs and services enjoyed by all. In November the Friends held a raffle for a Kindle eReader, and in December a new tradition was started with the popular “Breakfast with Santa.”

Trustees:

The Library sincerely appreciates the hard work and guidance provided by the Board of Trustees to ensure that the Library continues its standard of excellent service.

Volunteers:

The library also greatly appreciates the hundreds of hours given each year by its many volunteers. This devoted group helps the library in many different ways – by reshelving books, processing interlibrary loans, processing new materials, and helping to update our computers, to name just a few of the tasks they perform. In April we celebrated all their work with a Volunteer Appreciation Tea Party.

Staff Changes:

This was a big year for changes in the staff of the library. In August Lorraine Canterbury retired as director. Assistant Director/Youth Services Librarian Cindy Schilling was then promoted to the position of Library Director. In February Devin Burritt was hired as the new Assistant Director/Youth Services Librarian. In July Kayla Thompson was hired as part-time Library Assistant for Adults and Children, and in September Jennifer Robinson became our newest part-time Library Assistant.

It has been a busy, productive year for the library and we look forward to serving you in the years ahead.

Respectfully submitted,

Cindy Schilling
Library Director
Wells Public Library
www.wellslibrary.org

WELLS PARKS AND RECREATION DEPARTMENT

If you have driven by the Walter Marsh Recreation Area in the last few months you have probably seen many changes that have taken place during the past year.

During the Fall of 2011 we held a groundbreaking ceremony for the work that was about to commence on our basketball courts thanks to the \$20,000 grant we received from Sprite Spark in the Park from Coca Cola Corporation. There were just a handful of cities and towns across the U.S. to receive this grant to refurbish our basketball courts thanks to the voting of local residents. The work consisted of digging up existing courts and putting in a new surface as well as replacing the existing basketball hoops. A mural to be erected at the courts as part of the project was designed by local artist Steve Lavigne.

We were able to use our nearly complete concession stand in the pavilion during our Annual Halloween Haunted Hayride. If you will all remember that particular night we had a Nor'easter and a few inches of snow! We were able to get in most of the Haunted Hayride, but had to call the evening a bit early due to safety concerns for our many volunteers driving home!

As everyone probably remembers, the winter of 2011-2012 was near non-existent. After working very hard to have a special area inside the newly constructed pavilion for storage of our cross country skis and snowshoes, due to the lack of snow there was not much of a request for the equipment. We are hoping for a more successful rental season this winter

For the first time we held a 3rd and 4th Grade Girls Basketball Tournament, which turned out to be a big success. Everyone was happy to be able to have a tournament for this age group, so it will be an annual event.

Just before the Summer Softball leagues began we were able to rebuild the infield of the Walter Marsh softball field with the help of the highway department by removing over 100 yards of the old mix and replacing the entire infield with a layer of gravel and new infield mix entailing well over 150 yards combined. It was then topped off with infield conditioner mix and ready to start the season!

One of our biggest accomplishments of the year came in the Spring of 2012 when we were able to offer online registration for programs. No more long lines waiting to sign up for activities! Most of our parents were happy that they could register from the comfort of their home, but a few missed getting up at the crack of dawn, especially when signing up for our summer camp programs! There was a certain comradery that will be missed!

We would like to thank the community for getting involved with the Recreation Department to help us improve each year from our facilities to our programs, we couldn't do it without all of you!

Respectfully submitted,

Tina LeBlanc
Director



Wells Police Department

2012 Annual Report

I can't believe it's been almost five years since taking over the duties as Chief of Police and it is great to see the continued support from the community. We again handled over 30,000 "Calls For Service" in 2012.

A major undertaking for the department in 2012 was taking on the dispatching duties for the Town of Ogunquit on July 1, 2012; our five dispatchers now have the added responsibility of dispatching their police, fire and ambulance services. The planning of this venture took almost a year to complete trying to iron out the phone, radio and computer issues, but was well worth it as there was a smooth transition for all involved and hopefully this is the start of a long term relationship with the Ogunquit public safety services. Thanks to all the people involved in the planning and implementation of this project

During the year two officers graduated from the Maine Criminal Justice Academy; Thomas J. Kinney who was hired in 2011 and Joseph M. LaBier who was hired in February 2012, they are now

both patrolling the town on the evening and midnight shifts respectively.



Two other officers were hired during the year Officer Christopher Baez and Officer Chad Arrowsmith both officers come to us with prior experience and have already completed the Maine Criminal Justice Academy.

Officer LaBier and members of the Department at his MCJA Graduation

In June, after a 30+ year career in law enforcement Sergeant Kent Berdeen decided to retire. Sgt. Berdeen joined the Wells Police Department in April of 1988 as a patrolman and was promoted to the rank of Sergeant in January of 1998. Before coming to Wells PD Sgt. Berdeen worked for the Kennebunk Police Department. Sgt. Berdeen's expertise and wit will be missed at Wells PD.



Sgt. Kent Berdeen with Chief Putnam at the 2008 Department Meeting.

I mentioned our Facebook page in last year's report and I'm happy to say that it has been successful in getting helpful information out to the public during weather events over the past year. The Wells PD Facebook page was featured on a local news station as an example of how Facebook pages can be used to assist the public.

As pictures and video posted to our Facebook page show, during major weather events the men and women of the Wells Police Department are out patrolling the streets assisting the Town's Highway Department, assessing damage and addressing safety issues as they arise for the motoring public and citizens of Wells.



Webhannet Drive during the Nor'easter in December of 2012.



During Hurricane Sandy this tree fell blocking the travel portion of the road in the Deerwood Park area.

The department received \$2,335.00 from the Edward Byrne Memorial Justice Assistance Grant Program. These funds will be used to develop, print and distribute crime prevention brochures. Students from York County Community College are assisting with gathering information and designing the brochures.

During the department meeting held in June at YCCC Lt. Ruth Farnsworth was given the 2011 Employee of the Year Award for the department for taking over the leadership role at the department while I was splitting my time serving as both the Police Chief and Acting Town Manager and Lt. Jerry Congdon was out due to medical reasons. Being thrown into this roll with no notice Lt. Farnsworth was able to keep things running smoothly during the busy summer months.

Dispatcher Jason Lizotte was awarded a Commendation for Meritorious Service for his actions while dispatching on April 15, 2011, which prevented a possible tragedy in the booking room at the police department.

Dispatcher Sandra Skoczen was awarded a Letter of Recognition for her selfless work with the Wells Police Department "Good Morning" Program. In November of 2011, she assisted one of our participants who was hospitalized.

Last year Officer Steve McDonald completed his class time and range time to become a certified firearms instructor by the Maine Criminal Justice Academy. Officer McDonald now certifies all of the departments' officers once a year and also instructs new recruits at the MCJA.

The department responded to 818 crashes throughout the year, thankfully only one of them was a fatal motor vehicle crash. The fatal crash occurred at the intersection of North Berwick Road (Rt. 9) and Littlefield Road (Rt.9B).

Officers respond to numerous types of complaints. The following is a sample of calls during 2012:

Thefts	521
Burglaries	443
Disturbance calls	458
Animal Complaints	1,199

Officers also conducted 5,711 traffic stops and had 171 physical arrests which included 69 arrests for Operating Under the Influence.

Also I would like to remind everyone again this year that burglaries have increased in York County so please be vigilant in taking note of anything out of the ordinary in your neighborhoods, especially license plate numbers of vehicles that seem out of place and call the Department. For you homeowners please complete an inventory of your belongings!

When officers come to work all they want to do is their job to the best of their ability and go home safely at the end of their shift. All too often we read or hear about officers being killed in the line of duty from cities and towns far from us. Unfortunately in 2012 it happened very close to us when Greenland, NH Police Chief Michael Maloney was gunned down in the line of duty. The actions of Chief Maloney to assist brother officers trapped by gunfire and making the ultimate sacrifice hit home for many of us as we never know what the next call we respond to has in store for us!



Officers from the Wells Police Department attending the funeral of Greenland, NH Police Chief Michael Maloney, who was gunned down in the line of duty.

In closing I would like to wish all a happy and healthy 2013!

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jo-Ann Putnam'.

Jo-Ann Putnam
Chief of Police

“Working Together to Make Wells a Safe Community”

CONSERVATION COMMISSION

During the past year the Conservation Commission has continued its primary work, establishing and managing the Town Conservation Lands. Our Conservation Lands preserve habitat for animals and for townspeople to carry on traditional outdoor recreation such as hiking, snowshoeing, fishing, hunting, dogwalking, photography, and picnicking.

A year ago we completed major acquisitions: the Tilton Homestead (130 acres on the Merriland River) and the Perkinstown Commons (288 acres on Perkins and West Brooks). During the past year, the Commission has been focused on creating trail networks on our lands for the recreation of townspeople.

On the Tilton Homestead the Commission has created the “Beaver Pond Trail.” This trail follows the banks of the Merriland River past a huge beaver lodge out to the site of a dam hundreds of years old, where huge granite slabs mark the old dam site with waterfalls cascading through. The trail is well marked and there is interpretation in the kiosk located at the trailhead on Bragdon Road not far from the Sanford Road.

On the second newly acquired property, the Perkinstown Wildlife Commons, the Commission has cut a new trail that begins at the end of Thompson Road, on the west side of the Perry Oliver Road. This trailhead connects to several miles of old woods roads, formerly part of the Hiram Perkins farm, that we have incorporated into a new trail system with several loops of varying lengths throughout the undeveloped 288 acres. On these trails it you can visit Perkins Brook and walk along the soon-to-be Eastern Trail, passing under towering old stands of white pine and eastern hemlock. We saved money on this trail work by utilizing Americorps workers who came to us through the generosity of the Wells Reserve.

Our trail work on the eastern side of the Fenderson Wildlife Commons, along the Sanford Road, has been put on hold for many months by the massive road construction. However, during that process we worked with the State road crew to create a safe parking area well away from the traffic at no expense to the Town.

Our long established trail on the Horrace Mills Road will be formally named the “Moe Fenderson Trail,” after the Wells native who began the town’s land conservation program thirty years ago by donating valuable wildlife lands to the Town.

All of these trails have adequate space to park your car or bike. You should consider taking the dog or the kid or the partner for a walk on one of these fine trails and enjoy your Town’s conservation lands and wildlife.

Of special interest to animal lovers is a special project at the Perkinstown Commons. We are making habitat—a home—for a formerly common and now disappearing species, the New England Cottontail. In cooperation with Great Works Regional Land Trust and the U S Fish and Wildlife Service we have begun to manage 25 acres specifically for the bunnies. This project, which involves cutting some timber, will be a net revenue gain for the Town.

In other annual activities, the Commission has awarded scholarships to two youths to attend a week long session at the Maine Conservation School, where they study soil and water and wildlife conservation, and learn orientation and tracking skills. The Commission has sponsored the Conservation Poster Contest for students in schools within the Wells-Ogunquit School District. We have represented the Town on the Stewardship Committee of the Wells Estuarine Research Reserve.

Each year the Commission continues a program aimed at both conservation and helping residents save money. We distribute home composting bins at wholesale prices to Wells residents so that they can recycle kitchen wastes rather than pay to have them taken to the Town Transfer Station to be incinerated. Individuals will save the cost of disposing at the Transfer station, while taxpayers save the cost of the fee charged to the Town by the incinerator corporation. If you would like to obtain a composter, ring the Town Office at 646.5113.

Our Conservation Commission website continues to offer information about Town Conservation Lands, including maps and suggestions for visitation. Please feel welcome to visit at <http://www.wellsconservation.org>

The Commission cordially invites Townspeople to help with the effort to keep the Town green and lovely. Some areas in which we could use help are:

- taking photos of wildlife and landscapes and posting these on the website
- maintaining interpretive displays at trailheads, town office, library, and our website
- construct, blaze, and maintain woodland trails
- researching and creating displays about how Wells ancestors used our rivers and forests
- leading tours on Town Conservation Lands
- researching ways to save the Town and Townspeople money by conserving energy

For all of these activities we will provide training, and you will be working with people who enjoy nature and each other's company. If you would like to volunteer please ring the Town Manager at 646.5113.

On behalf of the Town the Conservation Commission welcomes discussion with landowners who may wish to sell or donate land or easements to the Town, with possible tax advantages. As good neighbors we are always interested in speaking with landowners near the Wildlife Commons to communicate our goals and seek their support.

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

Respectfully submitted,

Owen Grumbling, Chair
Michele Stivaletta, Secretary
Markus Diebolt
Keith Fletcher
Rocky Furman
David Hardy
Carol Simpson
Bill Spiller
Emily Stauffer

THE HISTORICAL SOCIETY OF WELLS & OGUNQUIT, INC.

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

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

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

The Society is proud of its accomplishments in the past year. The Steeple was completely repaired structurally and repainted. The Society Board of Directors had previously developed a fundraising campaign – the Project Restoration Fund – to raise funds to cover needed repairs to the roofs. This project was completed by early summer. Fundraising letters were sent to two large groups of Wells and Ogunquit residents asking for support to improve and preserve the Society's buildings and collections.

The Coastal Capers Theatre continues to make the Society its home, utilizing the wonderful historic Meetinghouse space which provides excellent acoustics. The Capers performed a Broadway Show in the summer and a Tribute to Veterans program last November. The Annual Meeting was held in May with a reception for members and guests and a chance for new visitors to see our Galleries and Research Library. The Society staff and volunteers hosted Museum and Library visitors from 17 states, Great Britain and several European countries. Numerous visitors enjoyed touring the museum and researching in our Library.

The Board of Directors worked diligently to hold what was to be a major event and fundraiser – Woodies in the Cove Antique Woodie and Car Show, but were hampered by poor weather. A similar event is planned for summer of 2013.

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

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

WELLS PUBLIC LIBRARY BOARD OF TRUSTEES

Personnel changes occurred with Lorraine Canterbury, Library Director, retiring at the beginning of the fiscal year. We thank her for her many years of service to the Library and the Board of Trustees. Cindy Schilling, former Assistant Director of the Library, was hired as the new Library Director and Devin Burritt was hired as the Assistant Library Director. We are fortunate to have two very qualified administrators in these positions.

Cindy Schilling created a 12.5 minute video of the Library with the purpose of educating different community groups regarding the Library's resources and needs. The Trustees and Cindy participated in presenting the video to Wells Ogunquit Senior Center, Wells Rotary, Wells Elementary PTO, Wells Ogunquit School Superintendent, Principals and Teachers. The video was also shown on Channel 3 and to the Chair of the Board of Selectmen.

The trustees developed a proposal based on the Library Consultant's 2008 Report defining the current and future needs of the Library. The proposal was presented to both the Budget Committee and the Board of Selectmen requesting that the Town of Wells pay for ½ of a conceptual design (\$17,000) and the Trustees pay the other ½ (\$17,000) to determine the actual needs of the Library. Both the Budget Committee and the Board of Selectmen unanimously approved the proposal. The question was placed on the ballot and approved overwhelmingly by the voters in June 2012.

One issue to be resolved is to obtain the land behind the Library to assure ordinance requirements are met. This land is owned by the school district, and a request was made to the School Superintendent to request the land for the Library.

In May of 2012, the Library was approved as a 501 c3 organization, thus creating The Wells Public Library Foundation. The first meeting of the Foundation was held on July 1. This is a seven member Board consisting of five Trustees, a Selectman, and a member of the Friends.

The Trustees, Friends and Town Official representatives met with the architects, Scott Simons, to begin determining the needs of the Library and obtaining input from the community, Library staff, and Trustees. This building committee is ongoing.

In June elections Charlotte Streeter was elected a new member of the Board of Trustees, while Larry Hickman and Walter Leffler were reelected for another three year term.

In May of 2012, the Board of Trustees evaluated Cindy Schilling, Library Director and a copy was sent to Jon Carter, Town Manager. The Trustees also did a self evaluation on their role as Trustee.

This has been an exciting year and we look forward to a rewarding future.

Respectfully Submitted,

Amy Anderson, Chair of the Board of Trustees and Foundation

ORDINANCE REVIEW COMMITTEE

The Ordinance Review Committee is a volunteer committee of town residents comprised of 4 members and 3 associate members appointed by the Board of Selectmen.

The Ordinance Review Committee prepares draft changes to existing town ordinances, or drafts of new town ordinances, as directed by the Board of Selectmen.

During the period of July 1, 2011 to June 30, 2012 the Ordinance Review Committee prepared draft changes to the Land Use Ordinance Chapter 145 for improvements to:

- Home Businesses §145-51

On behalf of the entire Ordinance Review Committee, I would like to thank the Planning Office, Code Enforcement Office, and Town Attorney Leah Rachin for their excellent support.

Respectfully submitted,

Wilber L. Gosbee
Chairman, Ordinance Review Committee

ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a volunteer board of town residents comprised of 5 members and 3 associate members appointed to 3 year terms by the Board of Selectmen. As of June 30 2012 there are 3 unfilled associate member positions.

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

During the period of July 1, 2011 to June 30, 2012 the Zoning Board of Appeals heard 3 appeals, down from 8 appeals in 2011:

- 2 Variance Appeals
- 1 Mislocated Building Appeals

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

Respectfully submitted,

Wilber L. Gosbee
Chairman, Zoning Board of Appeals



The Wells Information Center is located at the Wells Chamber of Commerce Building at the intersection of Route 1 and Kimballs Lane in Moody. The Center serves as a full-time, year-round service facility. In the winter months, the Center is open Monday through Friday 9:00am to 5:00pm. During the shoulder seasons in the early spring and late fall, the Center is open Monday through Saturday and from mid-May through mid-October, the center is open 7 days a week from 9:00am to 5:00pm.

Wells has long recognized the importance of a healthy tourist industry to its local economy, therefore, close cooperation between the public and private sectors is a necessity. Funding for the Information Center is shared by the Town of Wells (40%) and the Wells Chamber of Commerce (60%) dating back to a long-term agreement started in 1973. The Information Center is an invaluable economic development tool that our community could not afford to lose. It benefits everyone – residents, businesses and tourists. The Center has helped support tourism and strengthened the local economy which has directly benefited the town's bottom line and resident's tax rates.

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

The Information Center displays hundreds of brochures which are divided by business category for easy access. Bulletin boards are available for displaying flyers for current social events. The Center also has courtesy telephones that can be used for inquiries by our visitors and a computer is available for our visitors to search the web.

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

Respectfully submitted,

Eleanor J. Vadenais
Executive Director
Wells Chamber of Commerce



WELLS EMERGENCY MEDICAL SERVICES, INC



"Team of Excellence"

Wells Emergency Medical Services Inc. is a non-profit corporation serving the Town of Wells and its guests since 1991, and is pleased to submit this report. We thank all members of this community whether a resident or visitor for their continued support.

For the fiscal period 2011/2012 Wells EMS responded to more than 1,500 calls for service. Geographically Wells is equal distance to three hospitals which are York Hospital, Southern Maine Medical Center and Goodall Hospital. Depending on the nature of the calls patients are transported to the hospital of their choice within our transport region. For certain situations Maine EMS protocols dictate that we transport to Maine Medical Center due to the severity of the patient's condition and to provide specialized care for the patient.

Wells EMS is staffed 24 hours per day, 365 days per year with three ambulances all equipped with the best Advanced Life Support equipment possible. 95% of the time we have an ambulance arrive at a scene within 10 minutes. Currently, thanks to taxpayer support, Wells EMS has ordered a new ambulance which is being built as we speak. With heavy wear and high mileage on our ambulances and travel distances to area hospitals, it is imperative to our delivery of services that we try to keep the vehicles reliable and in top working condition.

Wells EMS has 40 part-time employees who are extremely skilled, highly experienced and professionally developed personnel. All employees follow Maine EMS protocols and are held to high standards as employees of Wells EMS. Our patient care delivery is overseen by the Wells EMS Director, Quality Assurance Board and our board certified medical director. Many of our employees come highly trained from fire and EMS departments that include the Portland Fire Department, Saco Fire Department, Sanford Fire Department, Ogunquit Fire Department and Wells Fire Department. Wells EMS has employees with years of service ranging from less than 1 year to over 20 years and is proud to have such a wonderful group of personnel serve the town. Our current roster includes 27 paramedics, 9 EMT-Intermediates and 4 EMT-Basics.

During the past fiscal year the employees of Wells EMS have gone through an extremely trying time. Our Assistant Director Ed Greenleaf was diagnosed with Lymphoma and with no hesitation the entire employee group led by Director Sue Hludik lived by Wells EMS motto, "Team of Excellence", and provided Ed and his family support through various charity events and bone marrow drives. Out of this the employees created the Wells EMS Associated Charities Fund which helps support Ed and his family with any help needed.

During this period our director, leader, friend and the person teaching us the importance of taking care of each other and living by the "Team of Excellence" motto passed away after a short battle with cancer in May 2012. The Wells EMS Board of Directors appointed me as Acting Director of Wells EMS and our goals were to assist the Hludik family in any way we could, keep employee morale up and most importantly to keep Wells EMS moving forward and continue to serve you, our customers. The outpouring of support from the community was immense and will forever be appreciated and not forgotten.

These events have made the Wells EMS family that much stronger and have shown us that no matter what challenges we face we can overcome them and still provide the quality service we work hard to achieve. The Wells EMS Associated Charities has also expanded to include the Sue Hludik Scholarship Fund. The charity is currently working on establishing requirements to financially assist Wells High School graduates in furthering their education.

We at Wells EMS want to thank you for your continued support and all the support shown by the residents, visitors and Town of Wells officials during our time of grieving. This made us realize how important we are to the community and we are thankful for you allowing us to provide the excellent service we provide.

Respectfully submitted,

Brian Watkins
Director, Wells EMS



WELLS REGIONAL TRANSPORTATION CENTER

FISCAL YEAR 2012



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

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

The WRTC building is leased by the MTA to the Town of Wells “rent free” and the Town has partnered with Marriner Marketing to provide a variety of traveler services. There is a comfortable

lobby and waiting area, restrooms with baby changing stations, pay phone, ATM, vending machines, and information on transportation, Wells and surrounding communities.

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

2,438 hours during FY 2012 saving the Town of Wells an estimated \$25,000. We are looking for additional volunteer station hosts. Call 646-2499 if you would like more information.



Joyce Hutchins & Deke Billings

Revenues from station sponsors, sale of brochure rack pockets, wall ads, and commissions from bus ticket sales and vending machines helped defray operating expenses by an additional \$13,000.

Traffic through the facility has increased steadily as the highly successful Amtrak Downeaster continues to set records (528,292 riders in FY 2012). Visitors are always welcome. Travel information on transportation, Wells, neighboring communities, and destinations along the Downeaster route is available daily from 6am-9pm. Bus schedules for Concord Coach (Portland) and C&J (Portsmouth and Dover) are also available.

FY 2012 TRAFFIC REPORT	
• Amtrak Downeaster	54,771
• Vehicles & Bicycles	53,827
• Bus (Scheduled & Charter)	12,042
• Shoreline Explorer Trolley & Sanford Ocean Shuttle	<u>1,073</u>
TOTAL	121,713

Respectfully submitted,

Brent Marriner
Marriner Marketing

UNPAID PERSONAL PROPERTY AND REAL ESTATE TAXES AS OF 6/30/12

A + L REALTY LLC	\$5,877.47	*	BEAUREGARD, JUSTIN	\$11.22	
A WEEK AT THE BEACH LLC	\$8,219.21	*	BEECHER, MICHAEL	\$66.62	
ABELSON, NORMAN + DORIS	\$1,433.27	*	BEFFORD, APRIL J	\$522.46	*
ALBER, CHARLES C	\$215.74		BELINSKAS, DANNY	\$35.90	*
ALBERTI, ANTHONY R	\$0.01	*	BELL, PATIENCE E	\$1,038.64	**
ALCOTT, KAREN	\$1,360.98	*	BELLEW, CHERYL	\$38.84	*
ALLAIRE, SANDRA L ETAL	\$389.20	*	BENOIT, THOMAS	\$25.89	*
ALLARD, PAUL	\$0.19	*	BENSON, GAIL M	\$1,027.16	
ALLEN, THOMAS J ETAL	\$161.41		BERNECHE, REGINA A	\$733.20	*
ALTIERI, LESLIE A	\$52.73		BERNHEISEL, LINDA	\$37.36	*
ALVANOS, CHARLES E	\$3,074.81	*	BERNIER, JAIMIE	\$2,541.86	
AMVEST CAPITAL PARTNERS LLC	\$665.10		BEYEA, MICHAEL G	\$1,807.47	*
ANDERSON, JOHN	\$1,886.47	*	BICCHERI, FRANK W JR	\$1,023.90	*
ANDERSON, ROBERT	\$483.72		BICKFORD, GERALD H	\$416.22	
ANELLO, TRACI A	\$2,315.93		BLACKER, WENDY	\$45.37	
ANESTIS, PETER R	\$957.95	*	BLAIR, ROBERT	\$6,705.77	*
ARDUINI, VINCENT J + JOHN V	\$1,933.55	*	BLAIR, ROBERT	\$3,052.37	*
ARSENAULT, PETER M	\$464.84	*	BLAKE, ROBERT	\$625.68	
ASKEW, LEON E JR	\$0.73	*	BLAKE, ROBERT S	\$1,240.99	*
ASKEW, LEON E JR	\$9.61	*	BOCASAL INC	\$4,904.00	*
AUBE, ROBERT W	\$0.84	*	BOISVERT, DIANNE	\$1,995.75	
AUDET, EDMOND J	\$462.80	*	BOOTH, VALERIE	\$1.88	*
AUDET, NATHALIE	\$78.71	*	BORDELEAU, GEORGE	\$32.46	*
AUSTIN, CAROL FLOREY	\$39.27	*	BORRIELLO, STEVE	\$63.52	
BACHI, CHARLES	\$1,209.12	*	BOSTON + MAINE RR	\$128.59	*
BAILEY, LEIGH B	\$1,100.11	*	BOSTON + MAINE RR	\$291.18	*
BAILEY, SANDRA L	\$781.53	*	BOSTON + MAINE RR	\$28.91	*
BAILEY, WARREN S	\$231.15	*	BOSTON + MAINE RR	\$125.14	*
BAINES, ROBERT A ETAL	\$0.07	*	BOSTON + MAINE RR	\$8.28	*
BAIRD, PATRICIA C TRUSTEE	\$2.27	*	BOSTON + MAINE RR	\$3.54	*
BALD HILL CROSSING INC	\$2,387.11		BOSTON + MAINE RR	\$5.95	*
BALLENGER, CAROLYN	\$574.64		BOSTON + MAINE RR	\$199.44	*
BALON, MICHAEL	\$43.15		BOSTON + MAINE RR	\$33.83	*
BALUTA, WALTER	\$25.89		BOSTON + MAINE RR	\$58.25	*
BALUTA, WALTER	\$100.11	*	BOSTON, DAVID C	\$458.34	*
BANGS, NORMAN	\$1,324.91	*	BOURASSA, ROBERT L	\$861.86	*
BANKS, DONNA	\$321.88		BOURGEOIS, WAYNE	\$179.85	*
BARKER, CHRISTINE TRUSTEE	\$10.22	*	BOURNE FIELD PROPERTIES LLC	\$1,828.06	*
BARNARD, KEVIN M	\$3,384.84	*	BOURNE, CHARLES JR	\$3,904.99	*
BARRETT, BONNIE L	\$144.42	*	BOURNE, CHARLES JR	\$2,207.47	*
BARRETT, BRUCE	\$392.92	*	BOURQUE, CLAUDE	\$874.09	*
BARTLETT, LOIS ANN	\$0.26	*	BOWDEN, WILLIAM	\$381.87	
BARTLETT, LOIS ANN	\$0.87	*	BOWEN, ROBERT D ETAL	\$3.14	*
BASHAW, DAVID E	\$1,110.85	*	BRACKETT, CAROL	\$0.01	*
BATCHELDER, JUSTIN R	\$1,180.53	*	BRADBURY, BRIAN H	\$959.82	*
BATCHELDER, SHANE J	\$319.88	*	BRADY, KEVIN	\$61.19	
BATISTA, RENE J ETAL	\$961.97		BRAGDON ROAD LLC	\$780.37	*
BEAN, J A + P B TRUSTEES	\$128.80	**	BRAGDON ROAD LLC	\$981.92	*
BEAN, JEAN A TRUSTEE	\$1,324.44	*	BRANDE, RICHARD A	\$0.31	*
BEARDSLEY, ERIN A	\$0.67	*	BRENNICK, NANCY	\$190.07	*
BEARDSLEY, TERRI S	\$578.12	*	BRETON, CLAUDE G	\$2,860.05	*

CHASE, DANIEL TRUSTEE	\$742.79	
CHASE, SHIRLEY M W/LIFE ESTATE	\$1,211.00	*
CHASE, STEPHEN HAROLD	\$2,026.05	
CHAVES, DAVID P JR	\$2.18	*
CHENEY, RONALD	\$1,145.13	*
CHERELLI, KIMBERLY A	\$608.20	*
CHICK, CARL E	\$1,486.21	
CHRETIEN, ROVAL R	\$388.59	*
CHRISTIANSEN, PAUL J	\$4,495.29	
CILLEY, WILLIAM	\$1,412.62	**
CLARK, JANET R	\$655.08	*
CLARRAGE, MERRILL ROBERT SR	\$1,464.96	
CLEGG, ORRIN T	\$662.27	*
CLOUTIER, LOUIS	\$1.02	*
CLUFF, LINDA LEE	\$977.43	*
COALTER, KEVIN	\$833.79	*
COBB, C F JR + M E TRUSTEES	\$1,200.52	*
COBB, C F JR + M E TRUSTEES	\$1,211.65	*
COFFEE, KAREN	\$173.85	
COFFERAN, ARTHUR SR	\$524.34	
COHEN, SUSAN	\$71.65	
COLANTONI, RICHARD	\$1,171.49	*
COLBURN, GINETTE R	\$37.84	*
COLBY, HELEN	\$946.19	*
COLE, ROBERT S	\$1,184.59	*
COLLINS, RICHARD	\$563.97	
COLLYER, LINDA J	\$0.29	*
COLWELL, SUSAN	\$1,495.58	*
COMEAU, CONSTANCE J	\$702.22	*
CONDON, MARILYN K	\$1,765.88	*
CONNELLY, FREDERICK W	\$7.00	*
CONNERS, MAUREEN M	\$2.99	*
CONNOLLY, MICHAEL	\$255.19	*
COOK, RICHARD	\$25.89	
COOMBS, JAMES	\$1,799.10	*
COOPER, BERTHA ETAL	\$1,245.57	*
CORBOSIERO, MARGARET M	\$2,252.44	*
CORLISS, DEAN B	\$457.47	*
CORRIGAN, STEVEN J	\$1,806.73	*
CORRIVEAU, KEENA TRUSTEE	\$0.01	*
COTE, EDWARD	\$399.57	*
COTE, JEFFREY T	\$1,818.12	*
COTE, YVETTE L W/LIFE EST	\$2,873.69	*
COUGHLIN, THOMAS E	\$2.57	*
COURTNEY, MARY J	\$1,483.78	*
COUSINS, WARREN G JR	\$2,987.98	*
COWGER, DAVID	\$122.89	*
COYNE, PAMELA D	\$1,250.05	*
CRAWLEY, MICHAEL	\$81.64	
CRISCIONE, MICHAEL	\$123.24	*
CROSSLEY, ROY	\$217.86	*
CROTEAU, MICHAEL	\$97.17	*
CROWLEY, STEPHEN P	\$1,918.49	

CUMMINGS, KEVIN	\$1,373.01	*
CUNHA, PAULO H	\$470.72	*
CYR, ROBERT	\$354.18	*
DAGENAIS, ELIZABETH	\$0.09	*
DAIGLE, SCOTT	\$414.07	*
DARLING, RUSSELL E	\$5,078.84	*
DARLING, RUSSELL E	\$875.17	*
DARLING, RUSSELL E	\$4,346.17	*
DARLING, RUSSELL E	\$845.59	*
DARLING, RUSSELL E	\$800.95	*
DARLING, RUSSELL E	\$813.72	*
DARLING, RUSSELL E	\$4,194.66	*
DARLING, RUSSELL E	\$765.05	*
DARLING, RUSSELL E	\$868.09	*
DARLING, RUSSELL E	\$837.16	*
DARLING, RUSSELL E	\$883.08	*
DARLING, RUSSELL E	\$908.08	*
DARLINGS A-1 SERVICE	\$2,057.91	*
DASKALAKIS, ELIAS	\$0.03	*
DAVIDSON, JOHN + MARIANNE	\$395.00	*
DAVIS-MALIK, ANNA T	\$1.91	*
DAWSON, ALLAN W	\$9.41	*
DAY, DEBRA A	\$2,375.19	*
DEBOLD, RICHARD W	\$687.83	*
DEGAETANO, ANTHONY	\$46.86	*
DELELLIS, DANIEL	\$0.90	*
DELLE, CHIAIE, MARK A	\$0.16	*
DELUDE, WILLIAM	\$0.26	*
DEMARCO, RICHARD A	\$2,695.79	*
DEMOPOULOS, JOHN P	\$1,065.63	*
DEMPSEY, MICHAEL	\$1.59	*
DENZEL, WILLIAM P	\$687.83	
DEROCHER, NANCY L	\$1,037.41	*
DESHLER, RICHARD A	\$845.23	
DESJARDINS, CHRISTOPHER P	\$672.49	*
DEUTSCHE BANK NATL TRUST CO TRUSTEE	\$3,256.18	
DEVELLIS, STEPHEN F	\$2,319.24	
DEVLIN, GARY	\$0.13	*
DEWHURST, KRISTEN L	\$1,517.32	*
DEWILDT, WARREN P	\$0.54	*
DIEHSNER, DAVID	\$0.47	*
DIMANNO, MARJORIE	\$2.21	*
DIPADUA, PETER D	\$1,159.93	*
DISILVA, ALEXANDER	\$112.31	*
DMD DEVELOPMENT LLC	\$975.28	*
DOBECK, DONALD R + PAMELA D TRUSTEES	\$0.47	*
DOBROVICH, GEORGE	\$26.75	*
DOHERTY, MADELEINE TRUSTEE	\$1,978.76	*
DONAHUE, TIMOTHY J	\$65.47	*
DOWNEY, SEAN	\$429.17	*
DOWNING, JAMES	\$232.52	
DOWNS, ALLEN R JR	\$1,066.58	

DRAEGER, JANE E	\$450.37	*
DRESCHER, DIANE M	\$40.14	*
DRESSER, ROSALIE	\$0.10	*
DRISCOLL, DAVID S + MELISSA A	\$496.05	*
DRISCOLL, KEVIN + JOYCE A		
TRUSTEES	\$90.16	*
DRISCOLL, MICHAEL	\$646.21	
DRUID, DAVE	\$200.14	
DUBE, DARIN	\$54.20	*
DUBOIS, JAMES	\$580.71	*
DUFORT, ROLAND A III	\$236.01	*
DUFORT, ZACH	\$466.81	**
DULEY, BRIAN R	\$488.72	**
DUMEY, LINDA B	\$2,024.34	*
DUNLEVY, ALAN W	\$1,402.46	*
DUNN, THOMAS P	\$106.24	*
DURANT, MARY	\$80.17	*
DURFEE, JAMES E	\$1,658.34	*
DUTCH, BRADFORD M	\$377.43	*
EASTMAN, ANNE E	\$1.75	*
EATON, JEFF	\$277.80	*
EAVES, MARK	\$428.65	*
EDMONDS, HOLLIS M	\$269.34	
EDWARDS, JOHN L	\$5,975.76	*
EGAN, THOMAS F	\$0.13	*
EHRENWALD, JEFFREY L	\$2.23	*
EHRENWALD, JEFFREY L	\$5.11	*
EHRING, GUY K ETAL	\$98.07	*
ELLIS, WILLIAM R	\$3,214.85	*
ELLIS, WILLIAM R	\$2,036.59	*
EL SAYED, MICHAEL M	\$405.41	*
ELWELL, MARGARET	\$1.31	*
EMERSON, MARY N	\$3,672.22	*
EMERY, DOUGLAS R	\$5,034.40	*
EMERY, FRANK M III	\$3,358.30	**
EPPOLITO, JOE	\$256.08	
ERESSY, MICHAEL E	\$1,216.40	*
ERNEST, HARVEY S	\$4.11	*
ESTES, ROBIN E	\$0.68	*
EVELETH, MAXWELL	\$4,834.10	**
F + T REALTY NORTH LLC	\$994.52	*
F + T REALTY NORTH LLC	\$2,403.60	
FAHEY, JAMES	\$25.89	*
FAIRBROTHER, NATHAN	\$0.03	*
FARLEY, DONNA M	\$0.81	*
FARLEY, WILLIAM	\$1,957.37	*
FARLEY, WM + JOAN	\$143.38	*
FARNHAM, FREDERICK E	\$457.32	
FARRER, REX	\$4,578.78	*
FASTRAK FIELD SERVICES LLC	\$665.31	*
FATSIS, CINDY L TRUSTEE	\$1,084.70	*
FAY, RYAN	\$37.23	
FEDERAL HOME LOAN MORT		
CORP	\$927.77	*

FENDERSON, KEITH A	\$372.92	*
FENDERSON, THOMAS W JR	\$0.63	*
FERNANDES, MANUEL	\$2.95	*
FESTA, LAWRENCE	\$0.13	*
FINCH, COLLEEN P	\$1,278.55	**
FINDLEY, MICHAEL K	\$498.23	*
FINGLETON, RICHARD	\$446.34	
FINN, ANN M TRUSTEE	\$156.48	
FIRST COAST REALTY +		
DEVELOPMENT LLC	\$1,184.76	*
FIRST COAST REALTY +		
DEVELOPMENT LLC	\$1,560.62	
FIRST COAST REALTY +		
DEVELOPMENT LLC	\$1,560.62	
FIRST COAST REALTY +		
DEVELOPMENT LLC	\$1,560.62	
FISHER FAMILY LTD		
PARTNERSHIP	\$25.17	*
FISHER, ROBERT	\$101.75	
FITZGIBBONS, DAVID L	\$1,593.17	*
FITZPATRICK, CHARLES L ETAL	\$1,389.21	*
FITZPATRICK, THOMAS	\$312.32	*
FODERARO, JAMES	\$171.58	*
FOHLIN, CHARLES L	\$264.72	*
FORCIER, KATHRYN	\$0.25	*
FORTIN, JOHN J	\$2,570.64	**
FOSSA, ARTHUR J	\$760.46	*
FOSTER, CATHY M	\$278.23	*
FOSTER, ERNEST R + MARILYN L	\$541.53	*
FOURTEEN SIXTY FIVE POST RD		
LLC	\$6.40	*
FRANCIS, PAULA	\$1,396.46	*
FRANK, GARY	\$460.42	**
FREEMAN, DANA W	\$436.36	*
FREEMAN, PAUL M	\$882.42	
FREEMAN, RICHARD ETAL	\$1,540.56	
FRITZE, JILL + SANDRA	\$195.15	*
FULLER, LEON	\$38.16	*
GAGLIARDI, MELISSA	\$25.89	
GAGNE, DAWNA C + STEVEN R	\$1.13	*
GALLAGHER, PETER JASON	\$159.44	*
GALLIGAN, JAMES L	\$767.03	*
GALT, JESSE A + GALT SUSAN S		
TRUS	\$6.23	*
GAMACHE, GERALD B	\$678.55	*
GAMBELL, WILLIAM	\$0.09	*
GARCIA, ADELINO	\$648.37	*
GARRITY, KATIE E TRUSTEE	\$6.20	*
GARVIN, PETER G	\$1,151.75	
GAUTHIER, GARY	\$3.19	*
GAYLOR, L A + TRZASKOWSKI, G		
TRUSTEES	\$3.00	*
GELETKA, MICHAEL C	\$2,015.93	
GELETKA, RICHARD	\$1,643.02	*
GEORGIOU, ANGELOS	\$908.39	*
GERALD, RUTH	\$287.17	*

GERARD, DAVID S	\$0.83	*
GIANNINI, LOUIS D TRUSTEE	\$8.21	*
GILES, STUART C	\$866.19	*
GILES, STUART C	\$526.78	*
GILLIS, LAWRENCE D III	\$1,168.90	
GIORDANO, ALICE	\$334.37	
GIROUX, ROBERT	\$477.09	*
GLASS, ELAINE M	\$36.40	*
GLAZIER, LOREN R	\$9.41	*
GLORIOSO, GRETA	\$24.45	*
GONYNOR, ROBERT	\$815.82	
GOODRO, WALLACE + TINA	\$37.41	*
GOODWIN, NEIL	\$601.16	
GORDON, JOHN T	\$1,339.80	*
GORMAN, THOMAS AUSTIN	\$876.04	*
GOSSELIN, WILLIAM	\$385.16	*
GOULD, KEVIN	\$91.74	*
GOULD, PATRICIA E W/LIFE EST	\$2,536.48	
GRAF, ANN H TRUSTEE	\$4,376.27	*
GRAHAM, ANNA	\$691.27	*
GRANT, GILBERT	\$764.79	*
GRAVEL, CYNTHIA	\$137.72	
GRAVEL, RONALD	\$0.25	*
GRAY, DEAN	\$575.00	
GRAY, GARY	\$361.08	*
GREENE, DONALD M	\$950.41	
GREENLEAF, DAVID	\$71.65	
GREGOIRE, GLENN F	\$2,241.42	
GROVES, THOMAS E	\$7.46	*
GUERRIERO, LENNY	\$152.36	*
GUILMETTE, GEORGE		
REVOCABLE TRUST	\$2,859.81	*
GUILMETTE, JASON D	\$1,653.77	**
HABAS, DEBORAH G	\$3.22	*
HACZYNSKI, HAROLD J	\$448.01	**
HADDAD, HELEN	\$416.05	*
HAIGIS, MICHAEL T	\$1.81	*
HALASZ, STEPHEN E	\$1,536.68	
HALLDIN, STEVEN M	\$0.26	*
HALLEE, SALLY L	\$67.58	*
HAM, RICHARD R	\$499.69	
HAMILTON, JOHN	\$157.46	*
HAMLIN, KIM D	\$2,813.26	
HANCOCK, LAMBRETH	\$156.74	
HANKS, JEFF	\$0.14	*
HANLEY, ROBERT W + LINDA M	\$1,303.57	
HANNON, PATRICK	\$12,701.12	
HANSON, DAVID R	\$1.56	*
HARDING, CASEY	\$3.98	*
HARDING, DOUGLAS N	\$2,232.65	*
HARDING, DOUGLAS N	\$1,846.82	*
HARMON, LORRAINE P TRUSTEE	\$0.25	*
HARNEY, EDWARD	\$88.37	*
HARRIMAN, BARRY L	\$1,884.48	

HARRIMAN, BARRY L	\$667.53	
HARRINGTON, JAMES P	\$605.79	*
HASELTINE, MARK	\$0.11	*
HASELTINE, PAUL L TRUSTEE	\$3.38	*
HASKELL, EDWARD W III	\$1,185.58	
HAVEY, TOM	\$132.56	
HAYES, WALTER + MYRTLE ETAL	\$75.60	
HAYES, WALTER + MYRTLE ETAL	\$1,245.47	
HEALY, CORINNE J	\$1.14	*
HEANEY, JOANNA M	\$0.05	*
HEHIR, WILLIAM	\$345.72	*
HEINES, DENNIS T	\$46.46	*
HEON, GUY	\$243.08	
HERSEY, KENNETH L	\$112.45	*
HEWETT, MARY M	\$7.57	*
HIGLEY, STEVEN	\$271.23	
HILDRETH, PATRICIA R W/LIFE EST	\$2,589.11	*
HILL, DAVID	\$469.13	*
HILTON, DONALD R	\$815.10	
HOLLAND, CYNTHIA G ETAL	\$1,594.52	
HOLMAN, VERNON P JR	\$5.45	*
HOPKINS, CHRISTOPHER M	\$2,045.14	*
HORNE, CHARLES A JR	\$3,721.86	*
HORNER, GEORGE	\$69.30	
HOUDE, DAVID	\$7,337.14	*
HOUDE, DAVID P	\$13,685.54	*
HOUZE, WILLIAM CUNNINGHAM	\$103.24	*
HOWARD, SHELLEY M	\$574.64	
HOWARTH, JOHN W	\$1,125.00	*
HOWE, LINDA	\$9.41	*
HOYT, DICK	\$91.13	*
HOYT, LINWOOD	\$69.64	*
HUBBARD, ALBERT W	\$836.42	*
HUBBARD, BESSIE M TRUSTEE	\$1,487.46	
HUBBARD, MARK R	\$425.55	*
HUBBARD, PATRICK JOHN	\$281.30	*
HUBBARD, SHAWN D	\$445.56	*
HUCKNALL, JULIA	\$2,436.93	*
HUFF, HOWARD	\$549.34	*
HUFF, RAYMOND P	\$104.16	*
HUGHES, DANIEL G + PATRICIA CO-TRUSTEES	\$1.12	*
HUGHES, DANIEL G + PATRICIA CO-TRUSTEES	\$8.33	*
HUGHES, DANIEL G + PATRICIA E TRUSTEES	\$2.11	*
HUHTAMAKI, GAIL L	\$391.63	*
HUMPHREY, BERTHA M ETAL	\$5,217.31	*
HUMPHREY, BERTHA M ETAL	\$5,031.36	
HURD, JOHN	\$406.13	*
HURLEY, MARGARET	\$131.35	*
HUTCHINS, C CO INC	\$268.48	*
HUTCHINS, C CO INC	\$514.43	*
HUTCHINS, C CO INC	\$516.25	*

HUTCHINS, C CO INC	\$512.97	*
HUTCHINS, C CO INC	\$512.36	*
HUTCHINS, C CO INC	\$516.76	*
HUTCHINS, CRAIG S	\$2,164.84	*
HUTCHINS, CRAIG S	\$615.49	*
HUTCHINS, CRAIG S	\$3,467.10	*
HUTCHINS, JOYCE	\$1,903.78	*
HUTCHINS, NORMAN E	\$923.96	
HUTCHINS, NORMAN E	\$1,208.71	
IRITANO, SCOTT S	\$0.60	*
IRITANO, SCOTT S	\$1.07	*
IRVIN, DONALD B	\$0.23	*
IRVINE, VALERIE P	\$46.93	
JACQUES, ELIZABETH	\$167.08	*
JAMES, KEVIN	\$770.49	*
JEAN, RONALD R	\$437.54	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1.20	*
JENKINS, D C III + M TRUSTEES	\$1,062.87	*
JENKINS, D C III + M TRUSTEES	\$1,066.95	*
JEWETT, JONATHAN ETAL	\$9.41	*
JMW LLC	\$1.09	*
JMW LLC	\$1.38	*
JOHNSON, BRIAN	\$417.26	*
JOHNSON, ELIZABETH A	\$844.02	*
JOHNSON, MERIDITH A	\$86.30	*
JONES, ANDREW H	\$4.88	*
JONES, KATHY W	\$0.07	*
JONES, TIMOTHY	\$0.25	*
JOYNER, GAIL	\$960.45	
KAFFER, ESTELLE	\$815.54	*
KANE, ROBERT L + CAROL A TRUSTEES	\$636.26	
KAPLAN, LEANNE	\$241.06	*
KARR, EILEEN G	\$28.05	*
KARR, ROGER	\$85.18	*
KARR, BENJAMIN	\$24.94	*
KASPRZAK HOMES INC	\$2,377.30	*
KEANE, WILLIAM	\$1,500.28	*
KEAVENEY, BRIAN G	\$498.45	*
KEEFE, DAVID	\$0.01	*
KEEFE, PATRICK S	\$0.01	*
KEIM, CORNELIUS J IV	\$0.43	*
KEIRSTEAD, GAIL	\$168.33	*
KEIRSTEAD, TARA	\$394.24	
KEISER, KEVIN E	\$0.38	*
KELLEY, BARBARA TRUSTEE	\$55.21	*
KELLEY, BARBARA TRUSTEE	\$2.04	*

KELLIS, MICHAEL A	\$2,342.81	*
KELLY, JANN K + RYAN, LYNN K	\$5,483.78	
KELLY, MICHAEL	\$371.04	*
KENNEDY, WALTER A TRUSTEE ETAL	\$0.01	*
KENNESON, ROBERT	\$477.81	
KETZLER, MARK D	\$2,118.76	**
KIMBALL, CALEB	\$2,086.94	
KINDL, ROBERT	\$27.65	*
KING ENTERPRISES LP	\$1,143.53	
KING, RONALD E ETAL	\$6.77	*
KING, SHARON	\$148.31	
KING, SHARON A	\$1,356.03	
KING, SHARON A	\$82.85	
KING, WAYNE	\$1,146.67	
KINNEY, LINDA	\$208.19	*
KISH, LORETTA J	\$812.24	**
KKRS PROPERTIES LLC	\$6,237.59	*
KNIGHT, KURT	\$55.40	*
KNIGHT, KURT	\$0.01	*
KNIGHT, KURT R	\$661.70	*
KOSMES, GEORGE	\$0.01	*
KWEDERIS, STEVEN C JR	\$0.50	*
KWEDERIS, STEVEN C JR	\$0.92	*
KWEDERIS, STEVEN C JR	\$0.95	*
LAFFERANDRE, WILLIAM G III	\$0.72	*
LAFLAMME, LESLYE	\$85.44	*
LAGER, ROBERT	\$5.36	*
LAMBERT, GEORGE A	\$1,676.73	
LAMOTHE, FRANK C	\$9.05	*
LAPIERRE, CARL	\$1,092.82	*
LAUB, DAVID A	\$2,200.39	*
LAUGHLIN, HENRY A. III TRUSTEE	\$28.31	*
LAUZE, ALBERT	\$1,107.04	
LAWRENCE, STEVEN A	\$2,251.34	*
LEAH, B J + M C CO-TRUSTEES	\$2,564.00	
LEGER, JOHN	\$0.12	*
LEIGHTON, LUCAS A	\$1,679.40	*
LEONARD, KEVIN R	\$1,623.30	*
LETOURNEAU, STEPHEN	\$126.16	*
LEVASSEUR, LINDA A	\$862.45	*
LEVEY, ROBBIN E + LAUREN E	\$9.41	*
LEWIS, DOUGLAS K	\$618.36	*
LEWIS-SEASTRAND, MAUREEN	\$747.41	
LI, RI TENG	\$0.49	*
LI, RI TENG	\$0.16	*
LI, RI TENG	\$1.67	*
LIBBEY, BRYAN R	\$990.32	*
LIBBEY, JAMES A	\$213.07	*
LIBBEY, JAMES A	\$114.09	*
LIBBEY, JAMES A	\$109.90	*
LIBBEY, JAMES A	\$127.85	*
LIBBEY, JAMES A	\$112.53	*
LIBBEY, JAMES A	\$106.62	*

LIEM, BING	\$110.46	*
LIFETIME HOMES	\$871.77	*
LIFETIME HOMES, INC	\$821.74	*
LINDGREN, JOAN A TRUSTEE	\$930.75	*
LIPET, JEROME S	\$746.15	*
LITTLE, DEANNA	\$279.79	*
LITTLE, JEFFREY S	\$1,810.78	*
LITTLE, THOMAS	\$333.49	*
LOBSTER VIEW LLC	\$6,872.66	*
LOCKE, GAIL	\$3,099.10	*
LOGAN, EDWARD J JR TRUSTEE	\$1,337.62	*
LONG, JOSEPH JR	\$27.27	*
LOWNEY, ANDREA	\$61.01	*
LOWREY, JOHN	\$443.38	*
LOYND, JOHN THOMAS JR	\$0.02	*
MACBRIDE, NANCY K	\$3.69	*
MACDONALD, RICHARD D	\$1,244.57	*
MACK, FRANCES R	\$6,773.46	*
MACK, MARYFRANCES	\$5,089.09	*
MACKAY, DANIEL W	\$1,779.76	*
MACKINNON LAND + PROP MGT CORP	\$0.02	*
MACLEAN, ELAINE K	\$1.97	*
MACLENNAN, CHAS L+ALICE L ETAL	\$2,383.26	*
MACLENNAN, CHAS+ALICE L TRUSTEES	\$3,112.57	*
MACNUTT, HOMER E JR ETAL	\$3,399.37	*
MAGGIACOMO, RONALD E	\$2.07	*
MAHER, MARGARET "PEGGY"	\$205.00	*
MAILLAR, KENNETH M + BARBARA B	\$1,365.91	*
MAINE MOBILE HOME PARKS LLC	\$52.38	*
MALLARD, CATHERINE M ETAL	\$2.08	*
MALTBY, MICHAEL R	\$1,124.83	*
MANKO, KENNETH A	\$3,773.38	*
MANTICA, KAREN A	\$838.33	*
MARCHAM, KAREN K	\$0.54	*
MARKLE, WILLIAM A	\$14.67	*
MARKWELL, BRUCE	\$34.73	*
MARTELL, ROBERT B SR	\$47.89	*
MARTIN, PAUL E	\$3,550.90	*
MARTINEZ, GREGG J	\$4,124.99	**
MARTINEZ, RICK	\$474.94	*
MATSON, MARJORIE	\$2,422.97	*
MATTE, SHAWN	\$219.13	*
MATTHEWS, ETHEL ESTATE OF	\$137.26	*
MATTHEWS, ETHEL ESTATE OF	\$132.04	*
MAXWELL, CHARLES	\$54.54	*
MAXWELL, JAMES	\$1,963.70	*
MAXWELL, JAMES A	\$853.51	*
MAXWELL, KAREN M TRUSTEE	\$145.76	*
MAXWELL, KAREN M TRUSTEE	\$1,107.66	*
MCATAMNEY, HUGH A	\$4.98	*
MCCARTEE, SHAWN C	\$316.86	*

MCCARTHY, JOSEPH A	\$2,666.76	
MCCARTHY, KEVIN M	\$1,335.58	*
MCCARTHY, MICHELLE	\$1.78	*
MCDONALD, DELIA A	\$0.65	*
MCDONOUGH, E R + P R TRUSTEES	\$1.14	*
MCEVOY, DENNIS J	\$4,721.23	*
MCGAREY, JOHN J	\$1,409.71	*
MCGURL, SUSAN	\$973.63	*
MCKENZIE, JEWEL P	\$0.01	*
MCLEOD, SCOTT D	\$1,771.65	*
MCMAHON, DENNIS SR	\$15.70	*
MEALEY, MADELINE ETAL	\$1,301.96	*
MEEHAN, SYLVIA L	\$1,039.22	*
MELANSON, GAIL A	\$2,175.79	*
MELANSON, MARIE H	\$313.53	*
MELNIKAS, BRUCE	\$877.15	*
MERRIFIELD, CALVIN + JEANNE	\$6,132.31	*
MERRIFIELD, CALVIN + JEANNE	\$14.41	*
MERRILL, LINDSEY MORSE	\$5,599.06	*
MERRILL, STEPHEN H	\$416.71	*
MESQUITA, GEORGE M	\$0.96	*
MESROBIAN, ROBT + JANCIE	\$54.46	*
MICHAUD, THOMAS	\$583.25	*
MILLER, FREDERICK J	\$1,423.60	*
MILLER, MARK	\$535.46	*
MINOR, DEAN B	\$0.01	*
MONMANEY, ROXANNE M	\$845.23	*
MONTMARQUET, FRANK	\$1,008.56	*
MONTROY, PAULINE W/LIFE EST	\$0.01	*
MOODY GROUP LLC	\$433.74	*
MOODY, ELINOR ETAL	\$2,788.88	*
MOODY, JOY-LYN	\$2,456.23	*
MOONEY, JOAN	\$0.93	*
MOONEY, JOAN M	\$0.13	*
MOORE, SHEILA	\$1.26	*
MORAN, GEORGE D	\$385.24	*
MORAN, MICHAEL J	\$1,093.31	*
MORGAN, PATRICIA A	\$2,301.86	**
MORIN, FRANCIS	\$109.12	*
MORNEAU + COUGHLIN	\$3,428.95	*
MORNEAU AND COUGHLIN	\$1.63	*
MORNEAU AND COUGHLIN	\$1.49	*
MORNEAU, DENNIS	\$572.77	*
MORONEY, RONALD	\$626.92	*
MOROWITZ, EVAN	\$6,030.85	*
MORRELL, KENNETH	\$1.04	*
MORTON, JOHN	\$1,283.75	*
MOTTOR, JACKIE L	\$587.66	*
MOULISON, DONNA	\$6.30	*
MOULTON, CARL G	\$377.78	*
MOYLAN, KATHLEEN E	\$231.63	*
MULLEN, MARIE	\$3,135.02	*
MULLINS, WILLIAM P ETAL	\$0.29	*

MURPHY, EMMETT	\$412.81	*
MYERS, FLORA	\$996.31	
NADEAU, DAVID	\$228.28	*
NADEAU, DAVID M	\$857.48	*
NADOLSKI, JOHN	\$353.40	*
NASH, EDWARD T JR	\$57.82	*
NELSON, PAUL	\$95.05	
NEWELL, GEORGE	\$190.55	*
NICHOLS, DAVID	\$276.51	*
NICHOLS, KELLY L	\$986.95	*
NICKELL, DENNIS R	\$9.41	*
NICKERSON, BERNARD	\$3.85	*
NIGRO, NANCY I	\$0.16	*
NOEL, ROGER	\$2,321.34	*
NORRIS, ROBERTA	\$267.67	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	\$147.31	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	\$143.14	
NORTHROP, DALE A	\$545.42	*
NOSEWORTHY, JEFFRY J	\$132.90	*
OAKWOOD ESTATES LLC	\$3,434.57	*
OBREY, RACHEL A	\$346.81	
O'BRIEN CONSTRUCTION INC	\$1.85	*
O'BRIEN, KEVIN R	\$3,442.33	*
O'BRIEN, MICHAEL J	\$608.20	*
O'BRIEN, MICHAEL J	\$427.10	*
O'BRIEN, TERESA L	\$1.84	*
OCEAN AIR INVESTMENTS INC	\$821.02	*
OCEAN AIR INVESTMENTS INC	\$835.73	*
OCEAN AIR INVESTMENTS INC	\$52.26	*
OCEAN OAKS REALTY INC	\$705.81	*
OCEAN OAKS REALTY INC	\$711.82	*
OCEAN OAKS REALTY INC	\$52.19	*
O'CONNELL, BRIAN A	\$663.13	*
O'CONNOR, ELEANOR V	\$0.51	*
O'CONNOR, ELEANOR V	\$0.01	*
O'CONNOR, MARY	\$0.37	*
O'DRISCOLL, DONNA	\$4,039.05	*
O'LEARY, ANDREA M	\$161.07	*
OLSON, GEORGE	\$8.31	*
OLSON, KIMBERLY	\$25.89	
OLSON, MATTHEW	\$310.16	*
O'NEIL, A T + J H TRUSTEES	\$8,437.36	**
O'NEILL, MICHAEL	\$90.79	*
ORAM, MARK	\$42.03	
O'REILLY, JAMES P	\$1,352.89	
OSGOOD, CATHY	\$56.27	*
OUELLETTE, ALLISON E P	\$0.18	*
PAGAN, PETER	\$208.58	*
PAGE, MARK	\$97.09	*
PAIGE, ROBERT	\$328.24	
PAIVA, HAZEL	\$252.03	*
PALMER, SCOTT	\$433.15	

PANAGOPOULOS, GEORGE JR	\$1.43	*
PAOLUCCI, JOSEPH	\$4.57	*
PAPAMECHAIL, ED	\$74.99	
PAQUETTE, JOANNE	\$1.44	*
PARENTEAU, MARY	\$580.76	*
PARKER, TROY	\$509.69	*
PATENAUDE, R J + D E TRUSTEES	\$0.69	*
PATRICK, JIM	\$383.00	*
PATTERSON, MICHELLE	\$1,073.64	*
PAUK, JOSEPH S	\$278.26	*
PAULSEN, KENNETH L	\$1.45	*
PEACOTT, DONNA	\$0.38	*
PECK, JEAN A	\$0.01	*
PELLEGRINO, NICOLE	\$53.68	*
PELLETIER, ALDEN R	\$3,168.67	
PELLETIER, ERNEST A ETAL	\$0.73	*
PELLETIER, MARK	\$135.66	*
PENNELL, CHARLES D	\$708.78	*
PEPIN WELLS LLC	\$1,651.00	
PEPIN, MARY E	\$9.41	*
PERKINS, AARON C	\$0.76	*
PERKINS, DANA L	\$2,047.12	
PERKINS, JASON F	\$1,580.58	*
PERKINS, LESLIE	\$510.96	*
PERKINS, ROBERT	\$2,641.30	
PERKINS, SHARON L	\$1,022.13	
PERKINS, THOMAS C	\$0.77	*
PERLA, JAMES	\$100.20	
PERRAULT, NORMAN	\$38.25	*
PERROTT, SANDRA J	\$1,621.31	**
PETERSEN, LINDA L	\$0.62	*
PETRILLO, HENRY	\$390.75	
PHILIPPS, ROBERT A	\$2.49	*
PICKETT, ANNE B	\$139.51	*
PIECHOTA, KATHERINE D	\$739.43	
PIROZOK, LOIS M	\$4.21	*
PLANTE, JOAN L	\$39.08	*
PLOURDE, ALLEN	\$29.73	
POLIZZI, NANCY	\$1,308.50	**
POOR, SHAWN	\$159.97	
PORCARO, BRIAN	\$0.43	*
PORCARO, FRANK	\$78.36	
POULIN, TRUDY ANN	\$0.18	*
PREDKA, THOMAS J	\$0.22	*
PRESSEY, DEBORAH	\$414.67	*
PREVE, JOHN J	\$9.41	*
PREVE, JOHN J	\$9.41	*
PRIEST, DAVID M	\$507.24	*
PROCKER, PHILIP R	\$2,207.80	
PURPURA, TIMOTHY	\$9.41	*
PYNN, WILLIS GRAFTON	\$360.22	
QUINN, LORI E + J F + J	\$1.52	*
R + L PROPERTIES LLC	\$20.68	*
RABIDEAU, STEPHEN A	\$770.49	*

RAKIP, BROBERT D	\$459.09	*
RAMAH, JAMES C	\$238.19	*
RAMAH, JAMES C	\$244.66	*
RAMSDELL, DARCY PAGE	\$0.61	*
RAMSDELL, DARCY PAGE	\$0.19	*
RANSOM, CHRISTINE	\$0.19	*
RAPAS, SANDY	\$39.00	*
RECKO, JOHN	\$217.69	*
REMACLE, NANCY	\$208.67	*
RICCI, ERICA P TRUSTEE	\$5,949.55	*
RICHARD, DAVID P	\$1,055.79	*
RICHARDS, JAMES A ETAL	\$9.41	
RICHARDS, PETER J	\$36.04	
RICHARDSON, DOROTHY L	\$1,089.15	*
RICHELSON, BRADLEY L	\$0.20	*
RICHHEIMER, LEE	\$3,393.32	*
RIDGE, JOHN F JR	\$3,846.94	
RIGNANESE, DAVID R	\$1,049.34	*
RILEY, SUSAN L	\$0.06	*
RIVERGREEN BANK	\$1,939.35	
RIVERS, LEORA	\$72.99	
ROBAR DEVELOPMENT LLC	\$1.14	*
ROBERGE, TODD W	\$781.00	*
ROBERSON, ALEKSANDRA	\$128.40	*
ROBERTS, GEORGIANNA E	\$1,039.31	*
ROBERTS, KIMBERLY M	\$2.99	*
ROBINSON, CHARLES A	\$45.63	*
ROBINSON, CHARLES A	\$601.51	*
ROCHA, ANTHONY J JR	\$0.03	*
ROMANELLO, MARIA J	\$1.12	*
ROSE, EILYANA P + JOHN D	\$3.10	*
ROSS, ROBERT D	\$1,306.15	*
ROSSI, DINA	\$199.93	*
ROY, PIERRE	\$26.24	
ROY, RONALD	\$0.14	*
RUSCIO, FRANK	\$624.00	*
RUSCIO, FRANK J	\$480.23	*
RUSSO, JOSEPH A	\$0.71	*
RYAN, EDWARD	\$1,134.67	*
RYAN, WALTER T	\$1,639.61	*
RYEN, STEVE	\$1.24	*
S + D PROPERTIES LLC	\$36.85	*
S + J ENTERPRISES LLC	\$4,556.81	*
S + J ENTERPRISES LLC	\$1,964.92	*
S + J ENTERPRISES LLC	\$83.71	*
S + J ENTERPRISES LLC	\$122.72	*
S + J ENTERPRISES LLC	\$83.41	*
S + J ENTERPRISES LLC	\$100.58	*
S + J ENTERPRISES LLC	\$100.58	*
S + J ENTERPRISES LLC	\$191.41	*
S + J ENTERPRISES LLC	\$123.19	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.24	*

S + J ENTERPRISES LLC	\$76.50	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.24	*
S + J ENTERPRISES LLC	\$76.50	*
S + J ENTERPRISES LLC	\$77.84	*
S + J ENTERPRISES LLC	\$123.67	*
S + J ENTERPRISES LLC	\$82.67	*
S + J ENTERPRISES LLC	\$92.21	*
S + J ENTERPRISES LLC	\$92.21	*
S + J ENTERPRISES LLC	\$92.21	*
S + J ENTERPRISES LLC	\$92.21	*
S + J ENTERPRISES LLC	\$98.12	*
S + J ENTERPRISES LLC	\$98.12	*
S + J ENTERPRISES LLC	\$85.00	*
S + J ENTERPRISES LLC	\$99.16	*
S + J ENTERPRISES LLC	\$119.65	*
S + J ENTERPRISES LLC	\$119.65	*
S + J ENTERPRISES LLC	\$101.44	*
S + J ENTERPRISES LLC	\$119.65	*
S + J ENTERPRISES LLC	\$119.65	*
S + J ENTERPRISES LLC	\$99.16	*
S + J ENTERPRISES LLC	\$76.50	*
S + J ENTERPRISES LLC	\$102.82	*
S + J ENTERPRISES LLC	\$151.58	*
S + J ENTERPRISES LLC	\$151.58	*
S + J ENTERPRISES LLC	\$82.72	*
S + J ENTERPRISES LLC	\$82.72	*
S + J ENTERPRISES LLC	\$99.33	*
S + J ENTERPRISES LLC	\$91.60	*
S + J ENTERPRISES LLC	\$145.76	*
S + J ENTERPRISES LLC	\$145.72	*
S + J ENTERPRISES LLC	\$145.72	*
S + J ENTERPRISES LLC	\$1,313.22	*
SAMMARCO, CARMINE	\$714.00	*
SCHADLICK, HELEN	\$4,152.41	*
SCHIAVONI, PRISCILLA	\$6,273.92	*
SCHULTZ, JOHN ETAL	\$683.06	*
SEA MIST RESORT CONDO TS TRUST	\$9.41	*
SEA MIST RESORT CONDO TS TRUST	\$9.41	
SEACOAST MOTEL INC	\$3,771.66	*
SEAL HARBOR LLC	\$58.40	*
SEAL HARBOR LLC	\$69.81	*
SEAL HARBOR LLC	\$75.77	*
SEAL HARBOR LLC	\$1,729.45	*
SEAL HARBOR LLC	\$1,287.79	
SETH, ANAND K	\$807.48	
SEYMOUR, NICHOLAS	\$1,576.09	*
SHACKFORD, DENNIS	\$607.81	
SHACKFORD, DENNIS	\$1,570.57	
SHACKFORD, MARGARET	\$549.09	

SHACKFORD, MARGARET	\$1,449.45	
SHAIKH LLC	\$8,465.94	*
SHARRY, DONALD R	\$420.54	*
SHAW, FREDERICK	\$0.49	*
SHEEHAN, GEOFFERY E	\$4,769.20	*
SHEPARD, MARY J	\$1,466.06	*
SHIELDS, LAWRENCE T	\$3,284.84	*
SHIRLEY, VIVIAN L	\$770.49	*
SHUGRUE, JOHN J SR TRUSTEE	\$6,283.42	**
SHUPE, THOMAS E	\$816.57	*
SHUSAS, PAUL	\$161.80	*
SILVA, STEVEN P	\$449.14	*
SIX THIRTY SIX POST ROAD LLC	\$5.37	*
SLATTERY, PAUL S	\$1,024.08	*
SMITH, ALLAN J JR	\$8,150.84	
SMITH, ANNIE ETAL	\$234.30	*
SMITH, ROY	\$1,475.80	
SMITH, STEVEN	\$4.62	*
SMITH, WAYNE	\$4,785.88	*
SMITH, WILLIAM C	\$2,081.21	*
SMITHSON, KEVIN P	\$2.98	*
SMYTH, WILLIAM	\$1,576.31	*
SNOOK, WALTER A III	\$964.21	
SNYDER, PAUL	\$161.96	*
SOTIROPOULOS-FOSS, EUGENIE	\$1,479.05	*
SOTIROPOULOS-FOSS, EUGENIE	\$4,344.30	*
SOUZA, MANUEL	\$2,981.75	*
SPARHAWK, KEITH S	\$657.73	*
SPERANZA, SANTO F	\$173.33	**
SPRAGUE, MICHAEL G JR	\$1,989.71	*
SPRING, SHELLEY MORSE	\$7,871.79	*
STANO, MATTHEW ETAL	\$1,900.26	
STEELE, EMILE F	\$576.54	*
STEIGRAD, CAROLYN	\$706.14	*
STENBERG, ALAN H	\$0.32	*
STEVENS, ALLAN	\$50.83	*
STEVENS, ERIC M	\$957.06	*
STEVENS, HAZEL L TRUSTEE ETAL	\$2,505.48	
STEVENS, ROGER M	\$437.89	*
STEWART, AARON	\$1,435.77	*
STUMPF, WILLIAM	\$220.86	*
SUKALAS, MITCHELL	\$2,109.69	*
SULLIVAN, DAVID A	\$1,820.82	
SULLIVAN, HELEN E	\$661.46	*
SULLIVAN, RICHARD P TRUSTEE	\$2,922.26	*
SUNSHINE, CYNTHIA	\$1,197.74	*
SURABIAN, OSCAR	\$13.78	*
SUTHERLAND, LYNN M	\$0.34	*
SUTRYN, GARY E	\$1,759.19	*
SWANBON, GLORIA A	\$2.07	*
SWARTZ, WILLIAM R	\$0.28	*
SWENSON, NANCY	\$2,082.93	*
SWIENTON, KATHLEEN A	\$726.75	*

SZAJNER, ED	\$417.35	*
TARDIFF, RICHARD C	\$1,072.02	*
TAYLOR, DAVID N	\$1,471.71	*
TAYLOR, MELODY J	\$1,013.22	*
THOMPSON, B	\$0.90	*
TIANT, LUIS G TRUSTEE	\$2,240.18	*
TILTON, ELEANOR W ETAL	\$36.28	*
TOCCI, PAUL L JR	\$3,173.55	*
TOMASZEWSKI, ELAINE M	\$0.06	*
TOTH, BARRY P	\$2,774.57	*
TOWNSEND, MIRANDA	\$512.97	*
TRACY, DAVE	\$0.69	*
TRAJANOSKI, DOBRE	\$603.84	*
TRIDER, MATHEW J	\$2,347.03	
TRIDER, MATHEW J	\$2,028.65	
TSALTAS, MICHAEL	\$468.75	
TUCKER, KATHRYN E	\$6,385.85	
TUFTS, CHAS WM JR W/LIFE EST	\$3,117.29	
TUFTS, MARCUS T	\$519.58	
TUFTS, PAUL	\$1.59	*
TUFTS, PAUL + PATRICIA	\$4,365.19	
TURNBULL, CHARLES W ETAL	\$142.76	
TURNBULL, CHARLES W ETAL	\$108.57	
TURNBULL, CHARLES W ETAL	\$230.11	
TWIST, CRAIG	\$0.21	*
TWO WALNUT ST LLC	\$70.43	*
ULEVICIUS, CHRISTINA M	\$1,161.90	*
UUSITALO, DONNA	\$28.54	**
VALERA, KATHY	\$158.88	*
VANDERMAST, RUDOLPH	\$1,922.01	
VANLOAN, EUGENE M III	\$3.46	*
VANNEST, CYNTHIA	\$313.53	
VAZQUEZ, RAMON	\$143.64	
VELLECO, VINCENT	\$2,230.42	*
VIEIRA, MARCIA	\$1,882.12	*
VIENNEAU, DENNIS D	\$195.90	*
VILLA, WALTER	\$0.56	*
VILLANI, JOSEPH M	\$4,339.77	*
VISION REALTY ENTERPRISES LLC	\$537.91	*
VIVIAN, ROBERT P	\$1,910.21	*
VON STEENBURG, KRIS D	\$25.89	*
VRETTOS, VALERIE I	\$1,803.25	**
WAGNER, ROBERT A	\$4,315.44	*
WAKEFIELD, TERRANCE LEE	\$403.57	*
WALLACE, JAMES M + JOANNE	\$122.03	*
WALSH, MATTHEW + NANCY	\$375.49	*
WALZ, TRACEY M	\$3,874.56	
WARD, GARY	\$485.24	
WARD, PETER L	\$3,041.56	*
WEARE, KATHERYN M	\$0.23	*
WEARE, KATHERYN M	\$1.01	*
WEBBER, JONATHAN	\$339.19	*
WEBBER, JONATHAN L	\$2,092.03	*

WEBBER, THOMAS L	\$824.51	*
WEBSTER, RICHARD J III	\$960.65	*
WEEKS, PAUL	\$0.11	*
WEIGEL, STEVEN D	\$11,582.06	*
WEINSTEIN, BEATRICE + ALAN	\$314.74	*
WEINSTEIN, BEATRICE + ALAN	\$469.47	*
WEINSTEIN, BEATRICE + ALAN	\$566.56	*
WEINSTEIN, BEATRICE + ALAN	\$469.47	*
WEINSTEIN, NEAL L	\$1,366.13	*
WELCH, CAROL A	\$2,288.30	
WELCH, GEORGE	\$1,201.00	
WELCH, JEAN L	\$171.80	
WELLS BEACH HOSE COMPANY ETAL	\$7,813.77	
WELLS GOLF HOLDINGS LLC	\$20,183.67	*
WELLS PAINT N WALLPAPER PARTNERSHIP	\$1,849.58	*
WELLS-OGUNQUIT RESORT LLC	\$5.89	*
WENTWORTH, GORDON P	\$0.81	*
WESTI, CAROL V	\$573.12	
WESTON, ANDREW M	\$3.91	*
WHATS LEFT LLC	\$776.53	*
WHIPPLE, TAMMY	\$72.66	*
WHISTLESTOP REALTY INC	\$970.79	*
WHISTLESTOP REALTY INC	\$4,171.88	*
WHISTLESTOP REALTY INC	\$50.81	*
WHISTLESTOP REALTY INC	\$3,209.20	*
WHITE, EDWIN C	\$2,160.35	*
WHITEWATER DEVELOPMENT CORP	\$662.87	*
WHITEWATER DEVELOPMENT CORP	\$578.73	*
WHITEWATER DEVELOPMENT CORP	\$578.73	*
WHITEWATER DEVELOPMENT CORP	\$877.93	*
WHITNEY, SHAWN	\$83.84	*
WHITTEN, DENISE L	\$424.01	**
WIGGIN, JAMES L	\$2,202.81	*
WILLEY, CHRISTOPHER D	\$846.87	*
WILLIAMS, ANDREA D	\$2,572.26	
WILLIAMS, JOEL TRUSTEE	\$30.00	*
WILSON, BARBARA KOWAL	\$0.71	*
WILSON, FRANCIS	\$1,176.37	*
WILSON, PATRICIA A	\$828.89	*
WISNIEWSKI, Z + LANIEWSKI, M J TRSTES	\$0.79	*
WITHAM, JASON	\$212.64	*
WOLFE, FRANK M	\$11.10	*
WOODMAN, HAROLD E	\$6,285.69	
WOODMAN, LLOYD C	\$3.78	*
WOODS, RAYMOND	\$1,258.57	*
WOODWARD, RUTH W/LIFE EST	\$0.48	*
WOOLARD, DANIEL R	\$1.50	*
WORCESTER, RICHARD	\$1,706.24	*

WRIGHT, DONALD	\$95.23	
WRIGHT, KENNETH	\$0.11	*
WRIGHT, MARY	\$0.27	*
WRIGHT, ROBERT + SHARON	\$76.72	
YORK BUILDING+DESIGN CENTER INC	\$2,197.72	*
YORK, HARRY B ETAL	\$328.93	*
YOUNG, BRIAN L	\$706.15	*

* PAID IN FULL BEFORE 12/31/2012

** PARTIAL PAYMENT MADE BEFORE 12/31/2012

2012 REPORT OF THE KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT

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

From a financial perspective, 2012 represented an above average year for the District. Compared with the prior year, 2012 saw a 6.4% increase in water production, a \$166,000 increase in revenues and a \$467,000 decrease in operating costs. It should be noted that \$100,000 of this decrease was related to a cost saving change to our employees' health insurance plan. All of this contributed to a projected net income for 2012 of approximately \$375,000, as compared to a net loss of (\$164,000) in 2011 and a net income of \$449,000 in 2010.

The somewhat sluggish economy of the past four years has, at least on a local level, been picking up a bit with the District experiencing relatively healthy growth (190 new customers, as compared to 110 in 2011), resulting in a customer growth rate of nearly 1½%. This compares well to the typical 1½% to 2% annual growth rate experienced prior to the recession of 2009. The District's total number of metered customers now stands at 13,019.

Precipitation during 2012 was considerably less than the 10-year average (46.1" vs. 57.5"), resulting in the driest year over the past decade, which included the drought of 2002/2003. It is anticipated that this winter's snowy weather will help recharge local aquifers for the upcoming summer. The dry weather, combined with a slight uptick in the economy resulted in a total annual water production of 1.026 billion gallons, as compared to 964 million gallons produced during 2011. The District's recently-developed groundwater sources were once again instrumental in helping the District meet water demands without the need for purchasing more costly water from neighboring utilities. These groundwater sources produced 32% of all of the District's water supply for 2012.

As previously reported, the District is developing an additional high-quality groundwater supply in the Alewife area of Kennebunk. During 2012, the new Kennebunk River Well produced 56 million gallons of groundwater during a nearly three-month full scale online pump test. In addition to producing some of the highest quality groundwater derived from any local production well, the test produced some valuable data, which will assist in the design of a new water treatment facility along Kimball Lane, which is planned for construction in 2013. As usual, this facility is being designed and built primarily by District staff, assuring an efficient design and quality workmanship.

The District is continuing to undertake changes to its groundwater treatment processes. Due to the relatively high mineral content of the Merriland River Well, the water treatment regimen for this source is being changed to enhance water quality and corrosion control. During 2012, in-house design and construction began on a small (16-foot by 20-foot) water treatment facility along the Bypass Road in Wells for this purpose.

During 2012 the District also designed and built (again, mostly in-house) a water pressure booster station in Arundel, located along Route 1 near the Kennebunk River. This facility, named the Arundel South Booster, in addition to increasing water pressure for all Arundel customers, has the capability of moving large volumes of water (for fire fighting, etc.) in either direction - north to Arundel or south to Kennebunk.

As in both 2010 and 2011, the District was once again successful in being awarded a low-interest State Revolving Fund (SRF) financing package for the replacement of over 7,100 feet of old obsolete cast iron water main. This project, which was partially completed in the fall of 2012 (see Fortunes Rocks Road, Biddeford below), will be financed by a \$1.2 million, 20-year bond at an interest rate of less than 1.5%.

The following is a partial list of distribution projects funded and installed by the District during 2012. These projects typically relate to our goal of optimizing water quality, enhancing fire suppression capabilities and improving system reliability by replacing outdated and substandard facilities with an eye toward accommodating anticipated growth.

- Fortunes Rocks Road, Biddeford: Replaced 4,800 feet of old 8 and 10-inch cast iron water main with 12-inch PVC main. (In conjunction with a City of Biddeford road rebuilding project and for water quality, system reliability and fire suppression improvement.)
- Western Avenue, Kennebunk: Replaced 730 feet of old 10-inch cast iron main with 12-inch PVC and ductile iron main. (In conjunction with a Town of Kennebunk road rebuilding project and for system reliability.)
- Port Road, Kennebunk: Replaced 2,100 feet of old 10-inch cast iron main with 12-inch PVC main. (In conjunction with a Town of Kennebunk road rebuilding project and for system reliability.)
- Kimball Lane, Kennebunk: Installed 1,600 feet of 16-inch PVC main from the Kimball Lane right of way to the new Kennebunk River well site.

In addition to the above projects, individuals and developers funded several water main extensions totaling 1,145 feet in length.

Drinking water quality remains a top priority. We are pleased to report that in addition to making significant water quality improvements with our unique blending of groundwater and surface water, all State and Federal water quality standards were met during 2012. By maintaining a dedicated, well-trained staff and continually upgrading our process equipment and control systems, we continually assure the highest degree of reliability in the quality of drinking water for our customers.

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

Respectfully submitted,

Richard H. Littlefield, **President**

James E. Burrows, **Vice President**

Thomas P. Oliver, **Trustee**

Robert A. Emmons, **Trustee**

Normand R. Labbe, P.E. **Superintendent**

Scott J. Minor, P.E. **Assistant Superintendent**

Wayne A. Brockway, MBA **Treasurer**



Financial Report

December 31, 2012

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Independent Auditors' Report

To the Board of
Trustees Wells
Sanitary District
Wells, Maine

Report on the Financial Statements

We have audited the accompanying financial statements of Wells Sanitary District (the District), as of and for the years ended December 31, 2012 and 2011, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Trustees
Wells Sanitary District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Wells Sanitary District, as of December 31, 2012 and 2011, and the respective changes in financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Macpage LLC

South Portland, Maine March 18, 2013

Macpage LLC

30 Long Creek Drive, South Portland, ME 04106-2437 | 207-774-5701 | 207-774-7835 fax | cpa@macpage.com One Market Square, Augusta, ME 04330-4637 | 207-622-4766 | 207-622-6545 fax macpage.com

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WELLS SANITARY DISTRICT
P.O. Box 428
Wells, Maine 04090

Management's Discussion and Analysis

This section of the Wells Sanitary District's annual financial report presents the District's discussion and analysis of the District's financial condition and provides an overview of the District's financial operations for the year ended December 31, 2012.

Financial Highlights

- The District's total cash and investments, both restricted and unrestricted, was \$3,692,826 at December 31, 2012. This was \$457,329 higher than last year.
- The District's total operating revenue in 2012 was \$1,965,830. This was \$64,850 less than last year.
- The District paid off \$541,241 of debt during 2012.
- The District's total assets increased by \$1,638,588 in 2012 to \$21,539,643.

Audited Financial Statements

These audited financial statements are comprised of the following:

- Independent Auditors' Report – This report is issued by the District's independent auditors. In it, the auditors explain that they audited the District's financial statements in accordance with auditing standards generally accepted in the United States of America. It also expresses that, in the opinion of the auditors, the District's financial statements present fairly, the District's financial position and the results of its operations and cash flows for the year ended December 31, 2012, in conformity with accounting principles generally accepted in the United States of America.
- Statements of Net Position – The statements of net position presents the assets, liabilities and net position of the District as of December 31, 2012 and 2011.
- Statements of Revenues, Expenses and Changes in Net Position – This statement reports the operating revenues and expenses and nonoperating revenues and expenses of the District for the years ended December 31, 2012 and 2011. It also shows how the District's revenues and expenses for the years affected the net position of the District.
- Statements of Cash Flows – The statements of cash flows reports the sources and uses of the District's cash from operating activities, investing activities and capital and related financing activities. Sources and uses of cash are netted on the statements to show the District's net increase or decrease in cash for the years ended December 31, 2012 and 2011.
- Notes to Financial Statements – The notes to the financial statements provide information about the District, its accounting policies, and additional information on amounts reported in other parts of the financial statements.

Summary of Financial Information

The District's financial condition as of December 31, 2012 and 2011 and the results of its operations for the years then ended is summarized below.

STATEMENTS OF NET POSITION DECEMBER 31,

	<u>2012</u>	<u>2011</u>
Current assets	\$ 4,371,689	\$3,887,850
Capital assets, net	17,164,463	16,009,370
Other assets	<u>3,491</u>	
Total assets	<u>\$21,539,643</u>	<u>\$19,901,055</u>
Current liabilities	\$ 1,483,392	\$ 616,779
Long-term liabilities	<u>6,277,661</u>	5,762,795
Total liabilities	<u>7,761,053</u>	<u>6,379,574</u>
Net position		
Net investment in capital assets	10,334,631	9,756,223
Restricted	1,192,004	1,414,929
Unrestricted	<u>2,251,955</u>	<u>2,350,329</u>
Total net position	<u>13,778,590</u>	<u>13,521,481</u>
Total liabilities and net position	<u>\$21,539,643</u>	<u>\$19,901,055</u>

- At December 31, 2012 and 2011, the District had total assets of \$21,539,643 and \$19,901,055, respectively, of which \$17,164,463 and \$16,009,370 respectively, consisted of capital assets. Capital assets are comprised of the District's fixed assets such as property, plant, equipment, and furnishings. It also includes sewer lines and pump stations.
- At December 31, 2012 and 2011, the District's liabilities totaled \$7,761,053 and \$6,379,574, respectively. Of this amount, \$1,483,392 and \$616,779, respectively, represented amounts due in the short-term (twelve months or less) and \$6,277,661 and \$5,762,795, respectively, represented amounts due in the long-term.
- At December 31, 2012 and 2011, the District's net position totaled \$13,778,590 and \$13,521,481, respectively. Of this amount \$10,334,631 and \$9,756,223, respectively, represented the net investment in capital assets; \$1,192,004 and \$1,414,929, respectively was restricted; and \$2,251,955 and \$2,350,329, respectively, was unrestricted.

STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET POSITION YEARS ENDED DECEMBER 31,

	<u>2012</u>	<u>2011</u>
Operating revenues	\$1,965,830	\$2,030,680
Operating expenses	<u>1,941,604</u>	<u>1,888,85</u>
Operating income	24,226	141,82
Nonoperating revenues	69,042	73,95
Nonoperating expenses	190,309	153,82
Capital contributions	227,076	186,26
Debt forgiveness	<u>127,074</u>	
Change in net position	\$ <u>257,109</u>	\$ <u>248,216</u>

Summary of Financial Information – (continued)

- The District's operating revenues consists primarily of sewer service charges, but also include permit and entrance fees, which are fees charged to customers connecting into the sewer system. For the years ended December 31, 2012 and 2011, total revenue generated from sewer and other service charges was \$1,965,830 and \$2,030,680, respectively.
- In addition to sewer service charges and connection fees, the District receives capital contributions and reserve capacity fees. Capital contributions include sewer line extensions constructed by private contractors and accepted, after meeting specific conditions, by the District into the public sewer system. Reserve capacity fees are used to improve, enlarge or expand the District's sewer treatment system. In 2012, the District participated in the principal loan forgiveness program offered by the Maine Department of Environmental Protection (DEP) which reduced the principal of the District's latest bond issue. During 2012, Maine DEP also forgave principal and interest related to the \$750,000 bond due in 2023. The benefit of the principal forgiveness program, capital contributions, and income from reserve capacity fees are reported as capital contributions in the Statements of Revenues, Expenses and Changes in Net Position and totaled \$227,076 and \$186,265, respectively, for the years ended December 31, 2012 and 2011.
- Other nonoperating revenue earned by the District is comprised primarily of interest and dividends and miscellaneous income and totaled \$69,042 and \$73,951, respectively, for the years ended December 31, 2012 and 2011. No nonoperating revenue was earned from disposals of capital assets in 2012 and 2011.
- The District's operating expenses, which includes depreciation expense, for the years ended December 31, 2012 and 2011 totaled \$1,941,604 and \$1,888,853, respectively, and consisted of the following:

	<u>2012</u>	<u>2011</u>
Operating expenses	\$1,152,665	\$1,093,354
Depreciation	<u>788,939</u>	<u>795,499</u>
	<u>\$1,941,604</u>	<u>\$1,888,853</u>

- The District's nonoperating expenses for the years ended December 31, 2012 and 2011 totaled \$190,309 and \$153,827, respectively, and consisted of the following:

	<u>2012</u>	<u>2011</u>
Amortization and investment fees	\$ 4,774	\$ 5,675
Interest on bonds and notes payable	159,290	146,781
Investment return	19,852	1,371
Loss on disposal of capital assets	<u>6,393</u>	
	<u>\$190,309</u>	<u>\$153,827</u>

- For the years ended December 31, 2012 and 2011, the District's revenues exceeded its expenses resulting in an increase in its net position of \$257,109 and \$248,216, respectfully.
- During 2012, the District issued \$1,245,000 (less principal forgiveness of \$127,074) in new debt and made principal payments totally \$541,241. For the year ended December 31, 2011, the District issued no new debt, and made principal payments on debt totaling \$480,187.

Summary of Financial Information – (continued)

- During the years ended December 31, 2012 and 2011, the District made net capital asset acquisitions totaling \$1,886,191 and \$333,715 respectively. These capital asset purchases are as follows:

	<u>2012</u>	<u>2011</u>
Land/Easement		\$ 3,300
Sewer lines		43,332
Structures	\$ 15,116	28,686
Clarifiers		195,805
Vehicles, equipment and furniture	15,441	
Plant upgrade	13,972	28,962
Construction in Progress	<u>1,905,896</u>	<u>33,630</u>
Total Capital Asset Acquisitions	<u>\$1,950,425</u>	<u>\$333,715</u>

- This year's change in capital assets consists of the following: \$15,116 to replace the District's two sodium hypochlorite storage tanks, \$6,066 to purchase new generator controls for four pump stations, \$9,375 to purchase a power monitor for the treatment plant's SCADA system, \$13,972 to upgrade the plant's step screen, \$1,905,896 to upgrade the HVAC systems, to install a new odor control system and for the replacement of the aboveground fuel tank with an underground fuel tank at the treatment facility.
- In 2011, the Trustees voted to award the construction portion of the HVAC upgrade project to Penta Corporation of Moultonboro, New Hampshire. The original HVAC project was modified to include the addition of an odor control system. The revised total project cost was estimated to be \$2.295 million. The HVAC upgrade project was started in 2012, and was considered substantially complete as of December 31, 2012.
- The HVAC upgrade project was financed through \$1.245 million in funds through the Maine State Revolving Loan Fund, which is administered by the Maine Municipal Bond Bank. This borrowing was reduced by \$124,500 through a principal loan forgiveness program offered by the Maine DEP. The District contributed \$1.05 million of its own funds towards the project cost.

Other Financial Information

As of the date of this report we are not aware of any facts, conditions, or planned decisions that will have a significant impact on the financial position and results of operations in the upcoming reporting period.

This financial report is intended to provide readers with a general overview of the District's finances and show accountability for expenditures related to its business-type activity. If you have any questions regarding this report or need additional information, please contact the Superintendent of the District.

See independent auditors' report.

The accompanying notes are an integral part of these financial statements.

Statements of Net Position

December 31,

	2012	2011
ASSETS		
Cash and cash equivalents	\$ 2,906,700	\$ 2,061,985
Certificate of deposit		99,382
Investments	786,126	1,074,130
Accounts receivable, users	495,943	522,490
Accounts receivable, other	2,625	525
Accounts receivable, impact fees	134,455	78,115
Inventory	15,355	20,400
Prepaid expenses	27,566	26,606
Accrued interest receivable	2,919	4,217
Capital assets - net	17,164,463	16,009,370
Bond acquisition fees - net	<u>3,491</u>	<u>3,835</u>
Total Assets	<u>\$ 21,539,643</u>	<u>\$ 19,901,055</u>
LIABILITIES		
Current portion of bonds payable	\$ 552,171	\$ 490,352
Accounts payable	51,384	43,168
Accounts payable - construction	795,295	
Accrued salaries	47,979	48,521
Accrued interest	36,563	34,738
Bonds payable	<u>6,277,661</u>	<u>5,762,795</u>
Total Liabilities	<u>7,761,053</u>	<u>6,379,574</u>
NET POSITION		
Net investment in capital assets	10,334,631	9,756,223
Restricted	1,192,004	1,414,929
Unrestricted	<u>2,251,955</u>	<u>2,350,329</u>
Total Net Position	<u>13,778,590</u>	<u>13,521,481</u>
Total Liabilities and Net Position	<u>\$ 21,539,643</u>	<u>\$ 19,901,055</u>

Statements of Revenue, Expenses and Changes in Net Position

Years Ended December 31,

	2012	2011
Operating Revenue		
Sewer services charges	\$ 1,946,139	\$ 2,017,126
Other services and charges	<u>19,691</u>	<u>13,554</u>
Total Operating Revenue	1,965,830	2,030,680
Total Operating Expenses	<u>1,941,604</u>	<u>1,888,853</u>
Operating Income	<u>24,226</u>	<u>141,827</u>
Nonoperating Revenue (Expense)		
Interest and dividend income	49,682	64,486
Investment return (loss)	(19,852)	(1,371)
Miscellaneous income	19,360	9,465
Amortization expense	(343)	(343)
Investment fees	(4,431)	(5,332)
Interest on long-term liabilities	(159,290)	(146,781)
Loss on disposal of capital assets	<u>(6,393)</u>	<u></u>
Change in Net Position before		
Capital Contributions and Debt Forgiveness	<u>(97,041)</u>	<u>61,951</u>
Capital Contributions	<u>227,076</u>	<u>186,265</u>
Debt Forgiveness	<u>127,074</u>	<u></u>
Change in Net Position	257,109	248,216
Net Position - Beginning of Year	<u>13,521,481</u>	<u>13,273,265</u>
Net Position - End of Year	<u>\$ 13,778,590</u>	<u>\$ 13,521,481</u>

Statements of Cash Flows

Years Ended December 31,

	2012	2011
Cash flows from operating activities:		
Cash received from customers	\$ 1,933,937	\$ 2,045,085
Cash paid to vendors for goods and services	(756,160)	(715,072)
Cash paid to employees for services	<u>(384,746)</u>	
Net cash flows from operating activities	<u>793,031</u>	<u>949,758</u>
Cash flows from investing activities:		
Proceeds from sale of investments	425,149	236,163
Purchase of investments	(161,427)	(187,562)
Interest and dividend income	50,980	66,910
Miscellaneous income	<u>19,360</u>	<u>9,465</u>
Net cash flows from investing activities	<u>334,062</u>	<u>124,976</u>
Cash flows from capital and related financing activities:		
Principal payment on bonds payable	(541,241)	(480,187)
Purchase of capital assets	89,870	(290,371)
Interest paid	(157,465)	(149,391)
Impact and reserve capacity fees received	<u>227,076</u>	<u>142,933</u>
Net cash flows from capital and related financing activities	<u>(381,760)</u>	<u>(777,016)</u>
Net change in cash and cash equivalents	745,333	297,718
Cash and cash equivalents - beginning of year	<u>2,161,367</u>	<u>1,863,649</u>
Cash and cash equivalents - end of year	<u><u>\$ 2,906,700</u></u>	<u><u>\$ 2,161,367</u></u>
Reconciliation of operating loss to net cash flows from operating activities:		
Operating income	<u>\$ 24,226</u>	<u>\$ 141,827</u>
Adjustments to reconcile operating income to net cash flows from operating activities:		
Depreciation	788,939	795,499
(Increase) decrease in operating assets:		
Accounts receivable	(31,893)	14,405
Inventory	5,045	(20,400)
Prepaid expenses	(960)	6,274
Increase (decrease) in operating liabilities:		
Accounts payable	8,216	23,649
Accrued salaries	<u>(542)</u>	<u>(11,496)</u>
Net cash flows from operating activities	<u><u>\$ 793,031</u></u>	<u><u>\$ 949,758</u></u>

See independent auditors' report.

The accompanying notes are an integral part of these financial statements.

Statements of Cash Flows - Continued

Years Ended December 31,

	2012	2011
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Noncash capital and related financing activities:

	\$ 43,332	
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Developer contributions of systems

During 2012 the District financed the purchase of capital assets with bonds payable in the amount of \$1,245,000. During 2012 the District financed the purchase of capital assets with accounts payable in the amount of \$795,295. During 2012 the District had debt forgiveness of \$127,074.

See independent auditors' report.
The accompanying notes are an integral part of these financial statements.

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Notes to Financial Statements

December 31, 2012 and 2011

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of the Business

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

Reporting Entity

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

For December 31, 2012 the District adopted GASB Statement No. 63, "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position". This statement requires amounts reported as deferred outflows and inflows of resources to be reported in a separate section following assets and liabilities, respectively, in a new statement of net position.

Basis of Presentation

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

Measurement Focus, Basis of Accounting

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

Use of Estimates

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

Notes to Financial Statements

December 31, 2012 and 2011

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Cash and Cash Equivalents

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

Accounts Receivable

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

Investments

The District accounts for its investments at fair value.

Inventory

Inventory of materials and supplies are valued at the lower of cost or market. The cost basis is the most recent purchase cost.

Capital Assets

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

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

Bond Acquisition Fees

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

Compensated Absences

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

Notes to Financial Statements

December 31, 2012 and 2011

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Net Position

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

Budgets

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

Income Taxes

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

Recent Accounting Pronouncement

The GASB issued GASB Statement No. 65, "Items Previously Reported as Assets and Liabilities". This statement establishes accounting and financial reporting standards that reclassify, as deferred outflows and inflows of resources, certain items that were previously reported as assets and liabilities. The new statement is effective for periods beginning after December 15, 2012. The District is currently assessing the impact of this statement on its financial statements.

NOTE 2 – CASH AND INVESTMENTS

As of December 31, 2012, the District had the following investments and maturities:

Investment Type	Fair Value	Investment Maturity	
		Less Than 1 Year	1-5 Years
Government obligations	\$ 98,913	\$ 98,913	
Government bonds	476,098	158,473	\$317,625
Mutual funds	<u>211,115</u>	<u>211,115</u>	-
	<u>\$786,126</u>	<u>\$468,501</u>	<u>\$317,625</u>

Notes to Financial Statements

December 31, 2012 and 2011

NOTE 2 – CASH AND INVESTMENTS – CONTINUED

As of December 31, 2011, the District had the following investments and maturities:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturity</u>	
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>
Government obligations	\$ 225,152	\$225,152	
Government bonds	640,617	149,214	\$491,403
Mutual funds	208,361	208,361	-
	<u>\$1,074,130</u>	<u>\$582,727</u>	<u>\$491,403</u>

Interest Rate Risk

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

Credit Risk

Maine statutes authorize the District to invest in obligations of the U.S. Treasury and Agency securities, repurchase agreements and certain corporate stocks and bonds. The District has no formal policy on managing credit risk; however, approximately 73% and 81% of the District's investments in 2012 and 2011, respectively, were primarily investments in US Agencies (Federal Home Loan Bank and Federal Farm Credit Bank) and were rated AA+ by Standard & Poor's. The remaining percentage of the District's investments were invested in fixed income mutual funds of which no ratings were available.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2012, \$328,426 of the District's bank balance of \$3,011,694 was exposed to custodial credit risk as follows:

Uninsured and uncollateralized	<u>\$328,426</u>
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NOTE 3 – ACCOUNTS RECEIVABLE – RESTRICTED

The District charges a one-time sewer impact fee and reserve capacity fee to all new unanticipated residential or commercial users based on design flow impact on the District's reserve capacity. During 2012 and 2011, the rate per gallon per day was \$8.96. The District recognizes the impact and reserve capacity fee as income from contributed capital. The receivable from the impact sewer fees and reserve capacity fees as of December 31, 2012 and 2011 was \$134,455 and \$78,115, respectively.

Notes to Financial Statements

December 31, 2012 and 2011

NOTE 4 – CAPITAL ASSETS

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2012:

	Beginning Balance Transfers	Additions	Disposal	Ending Balance
Land and easements	\$ 161,291			\$ 161,291
Sewer lines	14,508,667			14,508,667
Structures and clarifiers	6,752,867	\$ 15,116	\$36,407	6,731,576
Equipment	4,747,599	15,441	27,827	4,735,213
Office furnishings	24,701			24,701
Vehicles	79,792			79,792
Plant upgrade and pump stations	8,934,337	13,972		8,948,309
Construction in process	<u>156,126</u>	<u>1,905,896</u>	<u>-</u>	<u>2,062,022</u>
	35,365,380	1,950,425	64,234	37,251,571
Less: accumulated depreciation	<u>19,356,010</u>	<u>788,939</u>	<u>57,841</u>	<u>20,087,108</u>
Total capital assets, net	<u>\$16,009,370</u>	<u>\$1,161,486</u>	<u>\$ 6,393</u>	<u>\$17,164,463</u>

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2011:

	Beginning Balance	Additions	Disposals	Transfers	Ending Balance
Land and easements	\$ 157,991	\$ 3,300			\$ 161,291
Sewer lines	14,465,335	43,332			14,508,667
Structures and clarifiers	6,545,862	101,524		\$ 105,481	6,752,867
Equipment	4,730,113	17,486			4,747,599
Office furnishings	24,701				24,701
Vehicles	79,792				79,792
Plant upgrade and pump stations	8,905,375	28,962			8,934,337
Construction in process	122,496	139,111	-	(105,481)	156,126
	35,031,665	333,715			35,365,380
Less: accumulated depreciation	18,560,511	795,499	-	-	19,356,010
Total capital assets, net	<u>\$16,471,154</u>	<u>\$(461,784)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$16,009,370</u>

Notes to Financial Statements

December 31, 2012 and 2011 NOTE 5 – LONG-TERM DEBT

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

	2012	2011
Bond payable to the Maine Municipal Bond Bank (MMBB) for \$750,000. Interest on the bond is payable at an annual rate of 2.27% and principal and interest payments are due in April and October. The maturity date of the bond is October 2023.	\$ 551,096	\$ 599,687
Bond payable to the MMBB for \$6,100,000. Interest on the bond is payable at an annual rate of 2.60% and principal and interest payments are due in April and October. The maturity date of the bond is April 2021.	3,441,951	3,777,590
Bond payable to the MMBB for \$2,300,000. Interest on the bond is payable at an annual rate of 1.00% and principal and interest payments are due in April and October. The maturity date of the bond is October 2027.	1,767,173	1,875,870
Bond payable to the MMBB for \$1,245,000. Interest on the bond is payable at an annual rate of 1.50% and principal and interest payments are due in April and October. The maturity date of the bond is October 2031.	<u>1,069,612</u>	
	<u>6,829,832</u>	6,253,147
Less: current portion	<u>552,171</u>	<u>490,352</u>
Total long-term debt	<u>\$6,277,661</u>	<u>\$5,762,795</u>

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2013	\$ 552,171	\$146,254	\$ 698,425
2014	563,376	128,870	692,246
2015	574,862	117,116	691,978
2016	586,633	105,043	691,676
2017	598,700	92,697	691,397
2018-2022	2,750,514	266,131	3,016,645
2023-2027	961,293	89,472	1,050,765
2028-2031	<u>242,283</u>	<u>18,506</u>	
	<u>\$6,829,832</u>	<u>\$964,089</u>	<u>\$7,793,921</u>

Changes in long-term debt during 2012 and 2011 are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Debt Forgiveness*</u>	<u>Ending Balance</u>
2012	\$ 6,253,147	\$1,245,000	\$541,241	\$127,074	\$6,829,832
2011	\$ 6,733,334		\$480,187		\$6,253,147

* The bond payable to the MMBB for \$1,245,000 had an immediate forgiveness of debt of 1.00% of the original principal amount of the loan, resulting in a forgiveness of debt of \$124,500. The bond payable to the MMBB for \$750,000 had a reduction in principal of \$2,574. The debt forgiveness as of December 31, 2012 was \$127,074.

December 31, 2012 and 2011

NOTE 6 – RESTRICTED AND DESIGNATED ASSETS

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

Restricted assets:	2012	2011
Sewer impact fee and reserve capacity fee receipts collected for the purpose to improve, enlarge, or expand the District's sewer treatment system from unanticipated growth.	\$1,057,549	\$1,336,814
Sewer impact fees and reserve capacity fees accounts receivable designated for the purpose to improve, enlarge or expand the District's sewer treatment system from unanticipated growth.	<u>134,455</u>	<u>78,115</u>
Total restricted asset	<u>\$1,192,004</u>	<u>\$1,414,929</u>

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

Debt service and retirement	<u>\$278,635</u>	<u>\$316,321</u>
Total designation of unrestricted assets	<u>\$278,635</u>	<u>\$316,321</u>

NOTE 7 – PENSION PLANS

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

\$32,476 and \$55,805 as of December 31, 2012 and 2011, respectively.

NOTE 8 – COMMITMENTS

In 2012, the District entered into a contract with Penta Corporation for the HVAC systems upgrade project and odor control system. As of December 31, 2012, the remaining contracted amount totaled \$101,096.

In 2012, the District entered into a contract with Wright Pierce to provide construction administration associated with the HVAC systems upgrade project. As of December 31, 2012, the remaining contract amount totaled approximately \$27,080.



Proven Expertise and Integrity

August 30, 2012

Board of Selectmen
Town of Wells, Maine
Wells, Maine

We were engaged by the Town of Wells and have audited the financial statements of the Town of Wells, Maine as of and for the year ended June 30, 2012. The following statements and schedules have been excerpted from the 2012 financial statements, a complete copy of which, including our opinion thereon, is available for inspection at the Town Office.

Included herein are:

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

RHR Smith & Company

Certified Public Accountants

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

TOWN OF WELLS, MAINE

BALANCE SHEET – GOVERNMENTAL FUNDS
JUNE 30, 2012

	General Fund	Nonmajor Funds	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 15,375,245	\$ 23,888	\$ 15,399,133
Investments	194,300	114,077	308,377
Receivables (net of allowance for uncollectibles):			
Taxes	1,132,346	-	1,132,346
Liens	301,328	-	301,328
Other	9,787	-	9,787
Tax acquired property	68,051	-	68,051
Due from other funds	166,738	7,250,583	7,417,321
TOTAL ASSETS	\$ 17,247,795	\$ 7,388,548	\$ 24,636,343
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 91,969	\$ -	\$ 91,969
Accrued expenses	28,153	-	28,153
Prepaid taxes	4,314	-	4,314
Due to other funds	7,293,504	166,738	7,460,242
Deferred revenues	1,051,078	-	1,051,078
Escrows	326,626	-	326,626
TOTAL LIABILITIES	8,795,644	166,738	8,962,382
Fund Balances:			
Nonspendable	68,051	-	68,051
Restricted	240,991	3,117,922	3,358,913
Committed	-	4,116,130	4,116,130
Assigned	275,024	48,605	323,629
Unassigned	7,868,085	(60,847)	7,807,238
TOTAL FUND BALANCES	8,452,151	7,221,810	15,673,961
TOTAL LIABILITIES AND FUND BALANCES	\$ 17,247,795	\$ 7,388,548	\$ 24,636,343

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

TOWN OF WELLS, MAINE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2012

	General Fund	Nonmajor Funds	Total Governmental Funds
REVENUES			
Taxes	\$ 27,827,401	\$ -	\$ 27,827,401
Intergovernmental revenue	866,115	38,325	904,440
Charges for services	1,341,357	892,301	2,233,658
Investment income	48,781	2	48,783
Other revenues	280,593	342,420	623,013
TOTAL REVENUES	30,364,247	1,273,048	31,637,295
EXPENDITURES			
Current:			
General government	3,540,960	853,876	4,394,836
Public safety	3,544,405	26,935	3,571,340
Health and sanitation	405,443	8	405,451
Recreation and culture	510,428	96,723	607,151
Education	16,049,000	-	16,049,000
Public works	866,027	282,348	1,148,375
Beach and harbors	244,805	123,908	368,713
Library	333,982	11,991	345,973
County tax	1,505,502	-	1,505,502
Unclassified	177,452	1,539,623	1,717,075
Capital outlay	-	82,075	82,075
Debt service:			
Principal	645,000	-	645,000
Interest	97,420	-	97,420
TOTAL EXPENDITURES	27,920,424	3,017,487	30,937,911
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	2,443,823	(1,744,439)	699,384
OTHER FINANCING SOURCES (USES)			
Operating Transfers in	19,472	2,930,765	2,950,237
Operating Transfers (out)	(2,026,840)	(923,397)	(2,950,237)
TOTAL OTHER FINANCING SOURCES (USES)	(2,007,368)	2,007,368	-
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)	436,455	262,929	699,384
FUND BALANCES - JULY 1	8,015,696	6,958,881	14,974,577
FUND BALANCES - JUNE 30	\$ 8,452,151	\$ 7,221,810	\$ 15,673,961

SCHEDULE 1

TOWN OF WELLS, MAINE

BUDGETARY COMPARISON SCHEDULE – BUDGETARY BASIS
BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2012

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	Positive (Negative)
Budgetary Fund Balance, July 1	\$ 8,015,696	\$ 8,015,696	\$ 8,015,696	\$ -
Resources (Inflows):				
Taxes	27,446,315	27,446,315	27,827,401	381,086
Intergovernmental revenue	403,994	403,994	866,115	462,121
Charges for service	1,275,600	1,275,600	1,341,357	65,757
Investment income	90,000	90,000	48,781	(41,219)
Other income	216,500	216,500	280,593	64,093
Transfers from other funds	-	-	19,472	19,472
Amounts Available for Appropriation	<u>37,448,105</u>	<u>37,448,105</u>	<u>38,399,415</u>	<u>951,310</u>
Charges to Appropriations (Outflows):				
General government	4,083,203	4,106,235	3,540,960	565,275
Public safety	3,863,082	3,894,196	3,544,405	349,791
Health and sanitation	517,354	517,354	405,443	111,911
Recreation & culture	512,181	522,212	510,428	11,784
Education	16,049,000	16,049,000	16,049,000	-
Public works	1,054,525	1,055,710	866,027	189,683
Beach and harbors	305,475	307,153	244,805	62,348
Library	351,673	352,884	333,982	18,902
County tax	1,505,502	1,505,502	1,505,502	-
Unclassified	531,917	531,917	177,452	354,465
Debt service:				
Principal	645,000	645,000	645,000	-
Interest	97,421	97,421	97,420	1
Overlay	326,076	326,076	-	326,076
Transfers to other funds	831,900	1,794,449	2,026,840	(232,391)
Total Charges to Appropriations	<u>30,674,309</u>	<u>31,705,109</u>	<u>29,947,264</u>	<u>1,757,845</u>
Budgetary Fund Balance, June 30	<u>\$ 6,773,796</u>	<u>\$ 5,742,996</u>	<u>\$ 8,452,151</u>	<u>\$ 2,709,155</u>
Use of unassigned fund balance	\$ 1,241,900	\$ 2,006,090	\$ -	\$ (2,006,090)
Use of assigned fund balance	-	266,610	-	(266,610)
	<u>\$ 1,241,900</u>	<u>\$ 2,272,700</u>	<u>\$ -</u>	<u>\$ (2,272,700)</u>

SCHEDULE A

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2012

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
General government:					
Administration / personnel salaries	\$ 400,218	\$ (14,766)	\$ 385,452	\$ 291,220	\$ 94,232
Code enforcement salaries	261,211	919	262,130	221,779	40,351
Assessing salaries	145,101	915	146,016	146,019	(3)
Town clerk salaries	158,643	784	159,427	147,582	11,845
Town manager salaries	135,880	592	136,472	136,951	(479)
Office of planning salaries	96,462	870	97,332	91,697	5,635
Building department salaries	42,994	-	42,994	43,056	(62)
Benefits / insurances / taxes	1,797,492	-	1,797,492	1,458,195	339,297
Property / liability insurance	259,735	-	259,735	260,387	(652)
Hydrant rental	127,430	-	127,430	115,368	12,062
Street lights	105,000	-	105,000	103,317	1,683
Information center	40,415	-	40,415	40,415	-
Town manager expenses	140,250	-	140,250	122,526	17,724
Office of planning expenses	16,316	3,386	19,702	14,755	4,947
Administration expenses	94,131	-	94,131	86,359	7,772
Town clerk expenses	103,350	2,834	106,184	118,022	(11,838)
Assessing expenses	23,000	7,900	30,900	22,639	8,261
Code enforcement expenses	21,800	6,754	28,554	19,027	9,527
Survey and appraisal	7,000	-	7,000	1,300	5,700
Building department	62,050	5,112	67,162	56,537	10,625
Personnel department	29,225	3,000	32,225	33,315	(1,090)
Selectmen	15,500	4,732	20,232	10,494	9,738
	4,083,203	23,032	4,106,235	3,540,960	565,275

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2012

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public safety:					
Police department salaries	1,698,027	2,337	1,700,364	1,536,581	163,783
Fire department salaries	832,931	1,188	834,119	795,446	38,673
Dispatch center salaries	288,487	-	288,487	266,749	21,738
Animal control salaries	40,182	-	40,182	32,844	7,338
Police department operations	410,150	19,958	430,108	333,729	96,379
EMA	16,850	-	16,850	16,151	699
Ambulance service	224,000	-	224,000	224,000	-
Fire department operations	247,860	-	247,860	244,700	3,160
Dispatch operations	90,140	7,631	97,771	80,381	17,390
Animal control operations	14,455	-	14,455	13,824	631
	3,863,082	31,114	3,894,196	3,544,405	349,791
Health and sanitation:					
Transfer station salaries	154,504	-	154,504	114,407	40,097
Transfer station operations	362,850	-	362,850	291,036	71,814
	517,354	-	517,354	405,443	111,911
Recreation and culture:					
Recreation salaries	260,295	2,381	262,676	231,717	30,959
Recreation operations	228,810	6,150	234,960	257,257	(22,297)
R Jorgensen activity center	23,076	1,500	24,576	21,454	3,122
	512,181	10,031	522,212	510,428	11,784
Education	16,049,000	-	16,049,000	16,049,000	-

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2012

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public works:					
Highway salaries	505,398	1,185	506,583	457,183	49,400
Highway operations	419,750	-	419,750	298,772	120,978
Building	19,000	-	19,000	11,770	7,230
Infrastructure	110,377	-	110,377	98,302	12,075
	<u>1,054,525</u>	<u>1,185</u>	<u>1,055,710</u>	<u>866,027</u>	<u>189,683</u>
Beach and harbors:					
Lifeguard salaries	120,410	-	120,410	94,357	26,053
Harbor master salaries	52,000	1,260	53,260	44,773	8,487
Parking lots salaries	31,824	-	31,824	23,797	8,027
Restroom lots salaries	15,565	-	15,565	9,461	6,104
Restroom cleaning operating	26,800	-	26,800	29,322	(2,522)
Harbor master operating	24,326	-	24,326	22,848	1,478
Beach cleaning operating	15,700	418	16,118	3,411	12,707
Lifeguard operating	15,000	-	15,000	14,602	398
Parking lot operating	3,850	-	3,850	2,234	1,616
	<u>305,475</u>	<u>1,678</u>	<u>307,153</u>	<u>244,805</u>	<u>62,348</u>
Library	351,673	1,211	352,884	333,982	18,902
County tax	1,505,502	-	1,505,502	1,505,502	-
Debt service:					
Principal	645,000	-	645,000	645,000	-
Interest	97,421	-	97,421	97,420	1
	<u>742,421</u>	<u>-</u>	<u>742,421</u>	<u>742,420</u>	<u>1</u>

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2012

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Unclassified:					
Train station	12,545	-	12,545	11,623	922
Clam conservation	6,632	-	6,632	3,513	3,119
Old post office	6,600	-	6,600	5,325	1,275
Conservation committee	3,140	-	3,140	474	2,666
Warrant articles - net	425,000	-	425,000	89,829	335,171
Outside agencies	78,000	-	78,000	66,688	11,312
	531,917	-	531,917	177,452	354,465
Overlay	326,076	-	326,076	-	326,076
Transfers to other funds					
Special revenue	60,000	306,094	366,094	366,094	-
Capital projects	771,900	656,455	1,428,355	1,660,746	(232,391)
	831,900	962,549	1,794,449	2,026,840	(232,391)
Total Expenditures	\$ 30,674,309	\$ 1,030,800	\$ 31,705,109	\$ 29,947,264	\$ 1,757,845

TOWN OF WELLS, MAINE

COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2012

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 19,781	\$ -	\$ 4,107	\$ 23,888
Investments	-	114,077	-	114,077
Due from other funds	3,810,930	3,439,653	-	7,250,583
Total assets	<u>\$ 3,830,711</u>	<u>\$ 3,553,730</u>	<u>\$ 4,107</u>	<u>\$ 7,388,548</u>
LIABILITIES				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to other funds	61,047	105,653	38	166,738
Total liabilities	<u>61,047</u>	<u>105,653</u>	<u>38</u>	<u>166,738</u>
FUND BALANCES				
Nonspendable	-	-	-	-
Restricted	3,113,853	-	4,069	3,117,922
Committed	668,053	3,448,077	-	4,116,130
Assigned	48,605	-	-	48,605
Unassigned	(60,847)	-	-	(60,847)
Total fund balances	<u>3,769,664</u>	<u>3,448,077</u>	<u>4,069</u>	<u>7,221,810</u>
Total liabilities and fund balances	<u>\$ 3,830,711</u>	<u>\$ 3,553,730</u>	<u>\$ 4,107</u>	<u>\$ 7,388,548</u>

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

TOWN OF WELLS

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES – NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2012

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
REVENUES				
Intergovernmental revenue	\$ 38,325	\$ -	\$ -	\$ 38,325
Charges for services	892,301	-	-	892,301
Investment income	-	-	2	2
Other income	340,711	1,709	-	342,420
TOTAL REVENUES	<u>1,271,337</u>	<u>1,709</u>	<u>2</u>	<u>1,273,048</u>
EXPENDITURES				
Current:				
General government	853,876	-	-	853,876
Public safety	26,935	-	-	26,935
Health and welfare	-	-	8	8
Recreation & culture	96,703	-	20	96,723
Public works	282,348	-	-	282,348
Beach and harbors	123,908	-	-	123,908
Library	11,991	-	-	11,991
Unclassified	600,681	938,942	-	1,539,623
Capital outlay	-	82,075	-	82,075
TOTAL EXPENDITURES	<u>1,996,442</u>	<u>1,021,017</u>	<u>28</u>	<u>3,017,487</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(725,105)</u>	<u>(1,019,308)</u>	<u>(26)</u>	<u>(1,744,439)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	371,094	2,559,671	-	2,930,765
Transfers (Out)	<u>(24,472)</u>	<u>(898,925)</u>	<u>-</u>	<u>(923,397)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>346,622</u>	<u>1,660,746</u>	<u>-</u>	<u>2,007,368</u>
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)	<u>(378,483)</u>	<u>641,438</u>	<u>(26)</u>	<u>262,929</u>
FUND BALANCES - JULY 1	<u>4,148,147</u>	<u>2,806,639</u>	<u>4,095</u>	<u>6,958,881</u>
FUND BALANCES - JUNE 30	<u>\$ 3,769,664</u>	<u>\$ 3,448,077</u>	<u>\$ 4,069</u>	<u>\$ 7,221,810</u>



DATES TO REMEMBER

December	1	Dog Licenses Due Hunting/Fishing Licenses Available Boat Registrations Available
February	1	Dogs Not Licensed / Assessed a \$25.00 Late Charge
February/ March		Abatement Appeal Deadline (185 days after commitment - Depending on actual day of Commitment)
April	1	All Property, both Real and Personal, Assessed to Owner of Record, based on completion and condition of Property as of April 1 st .
May	1	Beach Passes on Sale ATV Registrations Available Absentee Ballots Available 30 days prior to an Election Business License Renewals Due
June		Annual Town Meeting 2 nd Tuesday of June Fiscal Year Ends June 30, Municipal Books Close
July	1	Fiscal Year Begins
September/ October		Clam Licenses Available 4 th Tuesday in September Tax Bills Committed and Mailed
October/ November		Interest Begins 46 th day after Commitment Snowmobile Registrations Available Absentee Ballots Available 30 days prior to an Election General Election Day 1 st Tuesday of November

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