

# HARPSWELL BULLETIN

News for Harpswell Residents & Property Owners from the Town Office – Oct. '13  
Town Web Site: [www.harpswell.maine.gov](http://www.harpswell.maine.gov)

*Note: This issue is devoted almost exclusively to providing information relating to the parcel voters will consider purchasing on the November 5 ballot. Included here is information relating to the pending question.*

## **SECRET BALLOT VOTE NOVEMBER 5, 2013**

### **REGARDING THE POSSIBLE PURCHASE OF MAP 8, LOT 30**

To see if the Town will vote to appropriate the sum of \$85,000 from unassigned fund balance for the acquisition of property from Dain Allen at Lookout Point Road, approximately .14 acres in size, and currently depicted as Tax Map 8, Lot 30. Such acquisition will be subject to the terms and conditions that the Board of Selectmen deems to be in the best interest of the Town, including that the Board of Selectmen may allow limited use of a portion of the lot by Dain Allen and Albert Rose for personal use and by the public for emergency landing purposes for a period of not more than 20 years.

### **PUBLIC HEARING**

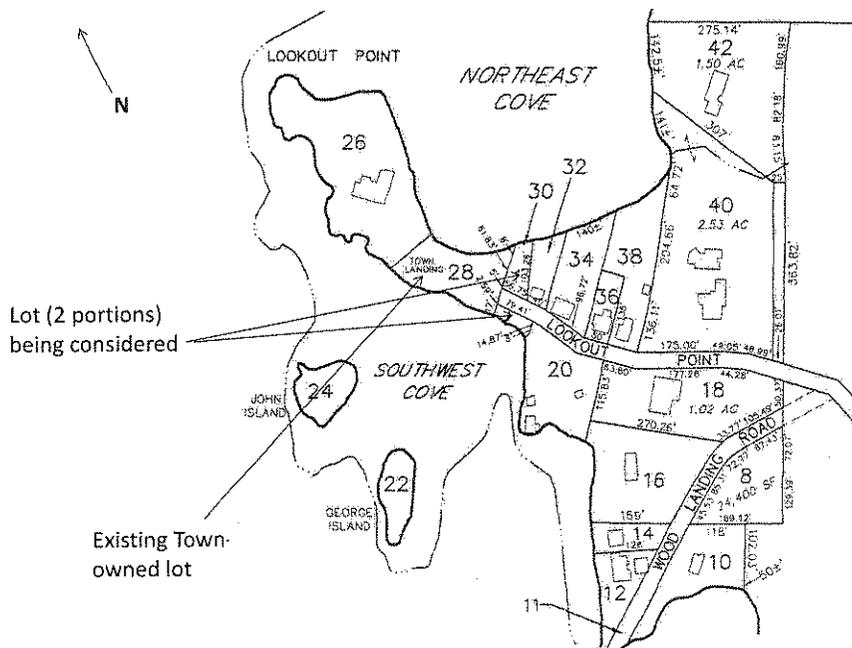
A statutorily required public hearing will be held on **Thursday, October 17, 2013, 7:30 p.m.** at the Town Office. This is an opportunity for the public to comment and discuss the article.

### **BACKGROUND**

In April 2013, Mr. Allen approached the Town offering to sell this parcel, shown as Lot 30 on Tax Map 8. After several months of negotiations, the Selectmen entered into a Contract for Sale with Mr. Allen. Lot information and contract terms are summarized as follows:

- Sale is subject to authorization by the Town of Harpswell voters on November 5, 2013.
- Lot is divided by Lookout Point Road and directly abuts the existing Town-owned lot, also divided by Lookout Point Road, which has minimal parking and a boat ramp.
- Lot is approximately .14 acres or 5,956 square feet. The south portion is 1,600 square feet, north portion 4,356 square feet.
- Purchase price is \$85,000. Assessed value is \$92,000.
- The Town intends to conduct a Phase I Environmental Study, title search and survey of the property prior to purchase. If any of the results are unsatisfactory, the Town can elect either 1) to purchase only that portion of the lot that meets the terms and condition of the Contract or 2) terminate the Contract.
- The Contract is subject to the parties reaching agreement on terms and conditions for use of that portion of the Premises as lies on the southerly side of Lookout Point Road, adjacent to land of Seller, by Seller and his stepson Albert E. Rose for personal uses, and by the public for emergency landing purposes, for up to 14 days (fourteen), all such uses to be for a period of twenty (20) years following Closing.
- The Town agrees that no wharf or pier shall be constructed on either portion of the lot.
- Mr. Allen must remove all personal property, rubbish, hazardous substances, including the barge located adjacent to the northerly portion and both boats, prior to the closing.

As additional information becomes available, such as the results of the Phase I study, it will be posted on the Town's website on the homepage. The Contract for Sale is posted.



- **VOTE NOVEMBER 5, Polls are open from 8am to 8pm**
  - Merriconeag Grange for Harpswell Neck and Mountain Road Voters
  - Old Orr's Island Schoolhouse for Orr's and Bailey Island Voters
  - Cundy's Harbor Community Building for Great Island Voters
- **Ballots will be available October 4 for absentee voting at the Town Office.**
- **New voting machines will be used on November 5. Visit the Town's website, under What's New, to view a video on how to use them.**

**REMINDER: TAXES DUE**—The second installment of the 2013 tax bill is due Monday, December 16.