



Town of York

186 York Street
York, Maine 03909-1314

1

Town Manager/
Selectboard
(207)363-1000

Town Clerk/
Tax Collector
(207)363-1003

Finance/
Treasurer
(207)363-1004

Code Enforcement
(207)363-1002

Planning
(207)363-1007

Assessor
(207)363-1005

Police Department
(207)363-1031

Dispatch
(207)363-4444

York Beach Fire
Department
(207)363-1014

York Village Fire
Department
(207)363-1015

Public Works
(207)363-1011

Harbor Master
(207)363-1000

Center for Active
Living
(207)363-1036

Parks and
Recreation
(207)363-1040

Fax
(207)363-1009
(207)363-1019

www.yorkmaine.org

SELECTBOARD MEETING AGENDA

7:00 PM MONDAY, JANUARY 26, 2026
YORK PUBLIC LIBRARY
TOWN HALL STREAMS, CH. 3

Call to Order

Pledge of Allegiance

A. Consent Agenda

1. January 12, 2026 Minutes
2. Business License Renewals
 - Greenleaves Chinese Restaurant
 - Ruby's Wood Grill

B. Chair's Report

C. Manager's Report

1. Town Manager's report

D. Awards

1. Solar Panels on York Village Fire

E. Reports

1. Sparrow Energy Group- Energy Audit
2. Parking Amendment Recommendations
3. Flock Cameras

F. Citizens' Forum - The Citizens' Forum is open to any member of the audience for comments on any Town matter. All comments should be respectful in tone and should be directed to the Chair. Comments should be brief and to the point. Members of the public shall refrain from making personal charges or disparaging remarks, or from verbal attacks upon the character or motives of Members of Town boards and committees, or commissions, of Town Staff or other Citizens of York. Questions that require extended answers or that cannot be readily answered will be

referred to the Town Manager for follow-up. The Board will also read input received via the Selectboard's page on the Town web site.

Anyone who wishes to submit a written request for future agenda items can do so on the form available at this meeting or may obtain the form through the Town Manager's Office.

G. Public Hearings

1. Zoning Ordinance Amendments

1. Article 3 Establishment of Zoning Districts
2. Article 3 Establishment of Zoning Districts
3. Article 15 Parking
4. Article 4 Use Regulations
5. Article 2 Definitions
6. Article 2 Definitions
7. Article 10-I York Beach Greenway District
8. Article 5 Dimensional Regulations
9. Article 5 Dimensional Regulations
10. Article 10-H Outdoor Lighting Ordinance

H. Endorsements

I. Old Business

1. Short Term Residential Rental Ordinance
2. Update on the Court House

J. New Business

1. Zoning Ordinance Amendments

1. Article 3 Establishment of Zoning Districts
2. Article 3 Establishment of Zoning Districts
3. Article 15 Parking
4. Article 4 Use Regulations
5. Article 2 Definitions
6. Article 2 Definitions
7. Article 10-I York Beach Greenway District
8. Article 5 Dimensional Regulations
9. Article 5 Dimensional Regulations
10. Article 10-H Outdoor Lighting Ordinance

2. Request for contingency - Well issue
3. Property Redemption Extension - 650 York Street
4. Acceptance of donation - Minnick Endowment Fund
5. Board and Committee Actions

K. Future Agendas

L. Other Business

M. Citizens' Forum

Adjourn



Selectboard's Consent Agenda

January 26, 2026

For the purpose of convenience and for expediting meetings, matter of business that are repetitive or routine nature (i.e. Business License Applications, Pole Permits, Special Event Permits, Off-site Business Directional Signs, etc.) are included in the Selectboard's Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any of the Selectboard. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Agenda Items:

- January 12, 2026 Minutes
- Business License Renewals
 - Greenleaves Chinese Restaurant
 - Ruby's Wood Grill

Example Motion to Accept all Items: I move to accept the Consent Agenda.

Example Motion when an Item is being pulled out of the Item List: I move to accept the Consent Agenda, minus item ____ (i.e. "2 – York Restaurant Business License").

**SELECTBOARD
MEETING MINUTES
7:00 PM MONDAY, JANUARY 12, 2026
YORK PUBLIC LIBRARY
TOWN HALL STREAMS, CH. 3**

Call to Order – 7:00 PM

Moment of silence for the passing of Kinley Gregg

Pledge of Allegiance

Regular Meeting

Present: Chair Todd A. Frederick, Vice Chair Robert E. Palmer, Marla Johnson, Mary-Anne Szeniawski, Marilyn McLaughlin

Others Present: Town Manager Peter Joseph, HR Director and Deputy Town Manager Kathryn Lagasse, Committee to Combat Racism and Bias Co-Chair Anne Bancroft, Executive Director of York Housing Authority Fiona McQuaide, Assistant Director of York Housing Libby Hutton, York Police Lieutenant Nikolaos Piskopanis and members of the public

A. Consent Agenda

1. December 22, 2025 Minutes
2. Business License Renewals
 - Vibe

Moved by Marla Johnson seconded by Robert Palmer to accept the Consent agenda. Vote 5-0, motion passes.

B. Chair's Report

Report forthcoming from Phil Tucker, Superintendent of the York Sewer District. They had a construction meeting last week on the Donica Rd./York St. sewer project. A contractor was awarded, Albanese D & S Inc. out of Lowell, Tewksbury Mass. They start construction in early March with completion in mid-October of this year. The superintendent has been meeting with people who will be impacted by the project.

C. **Town Manager's Report**

- Happy to report in between the publication of the town owned properties list last Thursday and Friday we closed on 1131 and 1141 Junkins Lane transferred to the Land Trust.
- We received notification from S&P and that we obtained our AAA bond rating.
- Our Emergency Management Director Nicole Pestana reports that the 10th and the 13th mark the 2 year anniversary of the January 2024 storms. We've closed out and been reimbursed for damage on all repairs with the exception of the Cliff Walk which is still a work in progress. We have received a total of \$450,000 in reimbursements for the January storms. Would like to give Nicole a round of applause for that.
- Handed out flock camera report for the last two weeks.
- Would like to congratulate Dan Kinsbury and Eddie Pryor from the Public Works Dept. who have been promoted to crew leader positions, one that was a routine promotion and one was a vacancy that we were waiting to get filled for quite awhile.

D. **Awards**

E. **Reports**

1. Committee to Combat Racism and Bias (CCRAB) Report

F. **Citizens' Forum**

- James Kences
- Carol Libby
- Richard Hennessy
- William Wieting
- Connie Hanley

G. **Public Hearings**

H. **Endorsements**

I. **Old Business**

1. Discussion of proposed FY27 Capital Projects
Discussion only.

2. Discussion of potential Solid Waste and Recycling Ordinance amendments for May '26 ballot

Discussion only.

J.

New Business

1. Review of Foreclosure List and Recommended Waiver of Foreclosure
Moved by Robert Palmer seconded by Marilyn McLaughlin to waive foreclosure on the following properties except 109 Burnette's Trailer Park and 2 Lee Court. Vote 5-0, motion passes.

2. Review of Town-owned Properties List

Moved by Robert Palmer seconded by Marilyn McLaughlin that we sell number 1, 2, 3, 4, 11, 12. Vote 4-1, motion passes, Mary-Anne Szeniawski opposed.

3. Review and Approval of Public Safety Answering Point (PSAP)

Agreement with Town of Kennebunkport

Moved by Robert Palmer seconded by Marilyn McLaughlin to approve the three-year Public Safety Answering Point Service Agreement with Kennebunkport effective September 1st, 2026 through August 31st, 2029 as a Selectboard. Vote 5-0, motion passes.

4. Board and Committee Actions

- None

K.

Future Agendas

- Report on parking recommendations
- Report on Sparrow Energy Group
- Zoning and Ordinance amendments Public Hearing
- Update on the flock cameras
- Update on the Courthouse
- Committee actions
- Zoning Ordinance amendment
- CCRAB committee amendments
- On the radar sheet
- Trash and recycling
- 5-year capital plan on the end of the voting guide

L.

Other Business

M.

Citizens' Forum

- None

Adjourn

At 9:21 PM Chair Todd A. Frederick adjourned the meeting. Without objection, so ordered.

Respectfully Submitted,
Diana Janetos



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 16, 2026	<input type="checkbox"/> DISCUSSION <input checked="" type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN
DATE ACTION REQUESTED: January 26, 2026	VOTE: _____
SUBJECT: : Business License Renewals	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

All approvals are contingent on taxes being current and all appropriate departments (inspections) giving approval; See "Department Approvals" on page two of each application. Signed business license applications and certificates will not be released to the applicant until all necessary department approvals have been received.

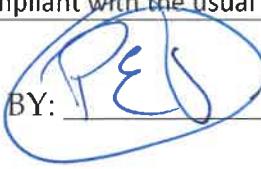
RECOMMENDATION: Approve the Business Licenses attached.

1. PROPOSED MOTION: I move to approve the following licenses:

- Greenleaves Chinese Restaurant
- Ruby's Wood Grill

All subject to taxes, fees and inspections being current and compliant with the usual noise stipulations.

PREPARED BY: Diana Janetos

REVIEWED BY: 

THE TOWN OF _____
YORK, MAINE
186 York Street, York, Maine 03909

BUSINESS LICENSE APPLICATION

NOTE: Business Licenses are not transferable to another person, business or location.

Business Name: Wang, Inc. d/b/a Greenleaves Chinese Restaurant

Street Address: 647 U.S. Route 1, Unit #3

Business Owner: Andy Qing Wen Wang

Business Manager: Andy Qing Wen Wang

Mailing Address: 3 Sparrow Lane, York, ME 03909

Mailing Address: 3 Sparrow Lane, York, ME 03909

Phone Number: (207) 363-2025

Phone Number: _____

E-mail Address: _____

E-mail Address:

Please indicate who is to be the Primary Contact with the Town: OWNER or MANAGER

Is the Business Owner same as the prior year? YES NO NEW BUSINESS

Please indicate which Licenses or Local Approvals you seek:

Lodging:

Bed and Breakfast License (C/F)
 Innkeeper License (C/F)

Food and Beverage:

Food Service License (C/F)
Number of Seats: _____ / _____ (Existing / Proposed)

Number of Rooms: _____

Liquor License (F/P)

Bottle Club License (F/P)

Entertainment:

Special Amusement License (C/F/P)
 Dance Hall License (F/P)
 Bowling Alley License (C/F)
 Coin-Operated Amusement License (P)
 Off-Premise Catering (P)
 Bingo, Beano and Games of Chance (P)

Miscellaneous:

Transient Seller's License (P)
 Flea Market License (C)
 Junkyard, Auto Graveyard/Recycling License (C/F/P)
 Medical Marijuana (P)
 Other: _____

Provide the following information about any relevant State licenses:

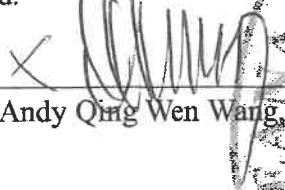
STATE LICENSE INFORMATION			
ID Number(s):	5578		
Expiration Date(s):	06/26/2026		
Classification(s):	Class A		

FEES: Each application will incur a \$60 fee, plus \$30 for each license after the first. All NEW applications will have an additional \$50 fee, and all license amendments will have a \$25 fee. All fees are to be paid at time of submittal and shall be non-refundable. Cash or check only; Please make check payable to Town of York.

Please read the following and sign to complete your application:

I understand that a license is required before operating or conducting any business or activity governed by the Town's Business Licensing Ordinance and that ongoing compliance with the provisions of the Town's Business Licensing Ordinance and other applicable Town codes is required throughout the entire license period.

I understand that this Business License Application must be filled out completely, all fees must be paid, and all necessary department inspections must be completed and passed before the license(s) will be considered by the Selectboard.

Signature 

Andy Qing Wen Wang, Business Owner

FOR OFFICE USE ONLY

FEES	Amount	Map - Lot	
Application and First License (\$60)	60		
Subsequent Licenses (\$30 each)	30		
New License Fee (\$50)		Amount Received: \$	90
License Amendment (\$25)		Check #	5884 or Cash
Other:		LICENSE #:	
TOTAL DUE \$ 90			
Department Approvals	Date of Approval	Department Approvals	Date of Approval
Code Enforcement		Sewer	

Provide the following information about any relevant State licenses:

STATE LICENSE INFORMATION			
ID Number(s):	CAF-98-106573		1033234
Expiration Date(s):	11/30/25	8/29/26	10/30/30
Classification(s):	Liquor	Health + Human Svcs.	Resale

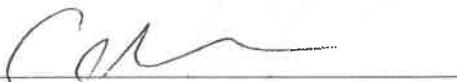
FEES: Each application will incur a \$60 fee, plus \$30 for each license after the first. All NEW applications will have an additional \$50 fee, and all license amendments will have a \$25 fee. All fees are to be paid at time of submittal and shall be non-refundable. Cash or check only; Please make check payable to Town of York.

Please read the following and sign to complete your application:

I understand that a license is required before operating or conducting any business or activity governed by the Town's Business Licensing Ordinance and that ongoing compliance with the provisions of the Town's Business Licensing Ordinance and other applicable Town codes is required throughout the entire license period.

I understand that this Business License Application must be filled out completely, all fees must be paid, and all necessary department inspections must be completed and passed before the license(s) will be considered by the Selectboard.

Signature



FOR OFFICE USE ONLY

FEES	Amount	Map - Lot:	
Application and First License (\$60)	60	Processed By: <i>Diane Santos</i>	
Subsequent Licenses (\$30 each)	30	Received Date: <i>11/6/26</i>	
New License Fee (\$50)		Amount Received: \$ <i>90</i>	
License Amendment (\$25)		Check # <i>30202</i> or Cash <input type="checkbox"/>	
Other: _____		LICENSE #: _____	
TOTAL DUE	\$ <i>90</i>		
Department Approvals	Date of Approval	Department Approvals	Date of Approval
Code Enforcement		Sewer	
Fire		Water	
Police		Tax Collector	
Selectboard	<i>Town Manager for the Selectboard</i>	Date _____	Special Conditions (Attached if Necessary) YES <input type="checkbox"/> NO <input type="checkbox"/>



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 21, 2026	<input type="checkbox"/> DISCUSSION <input checked="" type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN VOTE: _____
DATE ACTION REQUESTED: January 26, 2026	
SUBJECT: York Village Fire Station Solar Bid Award	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

The Climate Action Committee (CAC) has recommended the installation of solar panels on the York Village Fire Station. This project was previously supported by the Selectboard through the approval of Sustainability Fund dollars in an amount not to exceed \$77,346. Installing solar at the Fire Station aligns with multiple goals outlined in the Town's Comprehensive Plan and Climate Action Plan.

Specifically, this recommendation advances the following objectives:

CP Goal 17: Implement policies to reduce greenhouse gas emissions in accordance with the Town's commitments.

CP Goal 18: Ensure sufficient municipal facilities, infrastructure, and capacity to meet the changing needs of the community.

Climate Action Plan Goal 3.2: Promote alternative means for residents to access renewable energy without the need to install, own, or operate electricity-generating systems, such as solar.

The addition of solar at the York Village Fire Station also supports the Town's Global Covenant of Mayors pledge and aligns with ICLEI's score improvement recommendations issued earlier this year.

Following the issuance of a Request for Proposals (RFP) for the design, installation, financing, operation, and maintenance of a solar photovoltaic (PV) system, the CAC evaluated the submitted bids based on cost, system design, and projected kilowatt production. Based on this evaluation, the CAC recommends awarding the bid to Maine Solar Solutions.

The options to the Selectboard are as follows:

1. Award bid to Maine Solar Solutions in alignment with the CAC's recommendation
2. Award bid to a separate contractor
3. Choose to not move forward with this project at this time

RECOMMENDATION: 1. Award bid to Maine Solar Solutions in alignment with the CAC's recommendation

PROPOSED MOTION: Make a motion to Award bid to Maine Solar Solutions for the design, installation, financing, operation, and maintenance of a solar photovoltaic (PV) system on the York Village Fire Station.

FISCAL IMPACT: \$ 58,086

DEPARTMENT LINE ITEM ACCOUNT: \$ 109,919

BALANCE IN LINE ITEM IF APPROVED: \$ 51,833

PREPARED BY: Taylor Maguire, Environmental Planner REVIEWED BY: 

Village Fire Station

Village Fire Station							
Name	Cost w/ tax credit	Cost w/o tax credit	kw	kWh / annually	max efficiency	est. payback period	yr warranties/other materials
VH Energy	\$ 48,384	\$ 69,120	25.6	32,143		6.3 years	
Revision Energy	\$ 78,030	\$ 111,472	31.2	36,072		10 years	25 yr warranty, 40 yr commercial lifespan
Maine Solar Solutions	\$ 58,086	\$ 82,980	32.1	36,949	23.03%		5 yr workmanship warranty / 15 yr material / 25 yr inverters
Tru Enterprises	\$ 65,146	\$ 93,065	30.4			21.70%	5 yr workmanship warranty / 25 yr material

YFD Solar Bid Analysis by Len Loomans (Jan. 21, 2026)

YVFD Solar Bids

	ReVision	TRUenterpr.	VH Energy	ME Solar Sol.	
DC Peak Capacity	31.24	30.35	25.60	33.32	kWdc
AC Peak Capacity	27.24	27.30	20.00	25.20	kWac / kVA
DC/AC Ratio	1.15	1.11	1.28	1.32	
Ave. Annual Production	36,073	37,970	32,143	36,949	kWhac
Annual Specific Yield	1,155	1,251	1,256	1,109	kWhac/kWdc
Total System Cost	\$111,472	\$93,065	\$69,120	\$82,980	
- 30% ITC	\$33,442	\$27,920	\$20,736	\$24,894	
Net after ITC	\$78,030	\$65,146	\$48,384	\$58,086	
Est. REC's 1st year	\$1,082		\$30 ?		
Installed \$/kWh-1yr	\$2.16	\$1.72	\$1.51	\$1.57	\$/kWh
Lifetime LCOE	\$0.157	not provided	not provided	not provided	
Terms	40 yr - purchase				
Simple Payback Period	10 yrs.	not provided	6.3 yrs.	not provided	
Installs at RFI prone sites?	Several cited	no mention	no mention	no mention	
RFI addressed in design?	Yes	no mention	no mention	Yes	
Grid Xfmr limit addressed?	Y - budgeted	no mention	no mention	no mention	
Performance Monitoring?	Yes	Yes	no mention	Yes	
System & monitor Training?	no mention	implied?	no mention	Yes	
Oper. & Maint included?	Y - budget sugg.	Yes	no mention	Yes	
Warranty info?	no mention	Yes	no mention	Yes	

TOWN OF YORK FIREHOUSE SOLAR PROJECT

The Town of York is seeking bids from qualified solar installers for the design and installation of a solar photovoltaic (PV) array on the roof of the York Fire Station. This project is a key initiative to enhance local sustainability, reduce operational costs, and demonstrate municipal leadership in clean energy adoption, directly supporting the goals of the Town's Climate Action Plan.

This project is a direct response to the priorities identified within York's Climate Action Plan (CAP), specifically addressing the following goals:

Focus Area 3: Access to Renewable Energy

Goal 3.1: Supporting the overall increase in the supply of renewable energy for all York citizens. By generating clean electricity directly at a municipal facility, the project adds to the town's renewable energy capacity and sets an example for broader adoption.

Goal 3.2: Promoting alternative means by which residents and businesses can access renewable energy without having to install or operate equipment, as the municipal investment provides a model and direct benefit to the town's energy profile.

Project Overview:

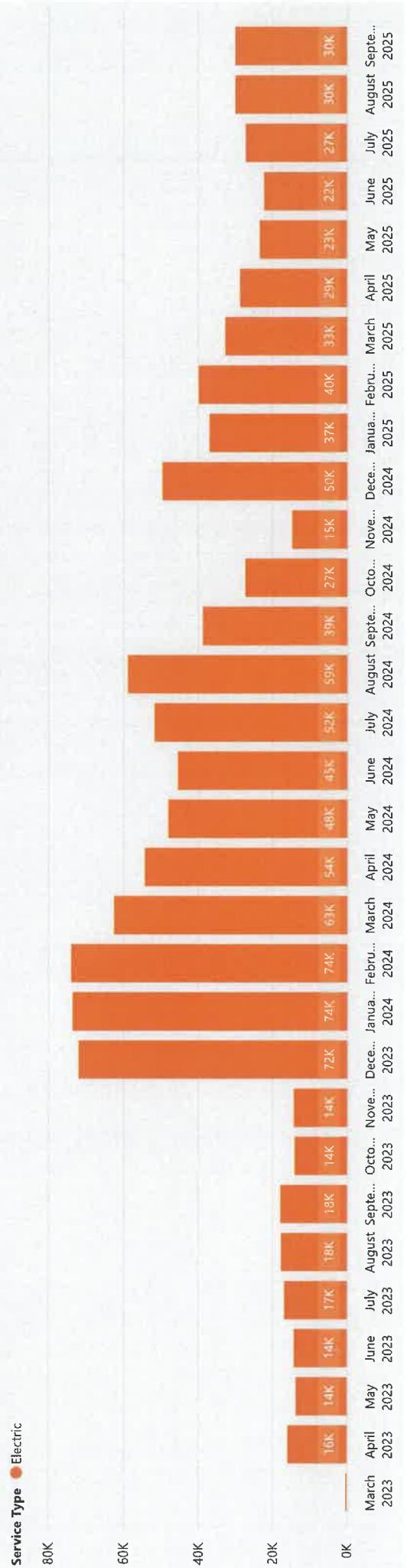
- **Project Goal:** Install a roof-mounted solar PV system at the York Fire Station.
- **Anticipated Annual Output:** The system is estimated to generate approximately 35,000 kWh/year.
- **Project Deliverables:**
 - A complete, professionally installed, and fully operational solar PV system, interconnected with the utility grid.
 - Training for Fire Station staff on basic system monitoring (if applicable).
 - Continuous performance monitoring to ensure optimal energy production.
 - Scheduled maintenance and cleaning as per manufacturer's recommendations.

Bidder Requirements: Prospective bidders must demonstrate expertise in commercial solar installations and a strong understanding of grid-tied systems. Attached background includes prior energy billing for the site and FD radio information; projects must not interfere with radio communications nor regular operation of the Firehouse.

All bids must be received by November 28th, 2025 at 4pm. Bids will be accepted as a PDF file format to Taylor Maguire, the Town Environmental Planner at tmaguire@yorkmaine.org or in a sealed hard copy to the York Town Hall. The Town of York reserves the right to accept or reject any and all bids.



Consumption by Read Month Year and Service Type

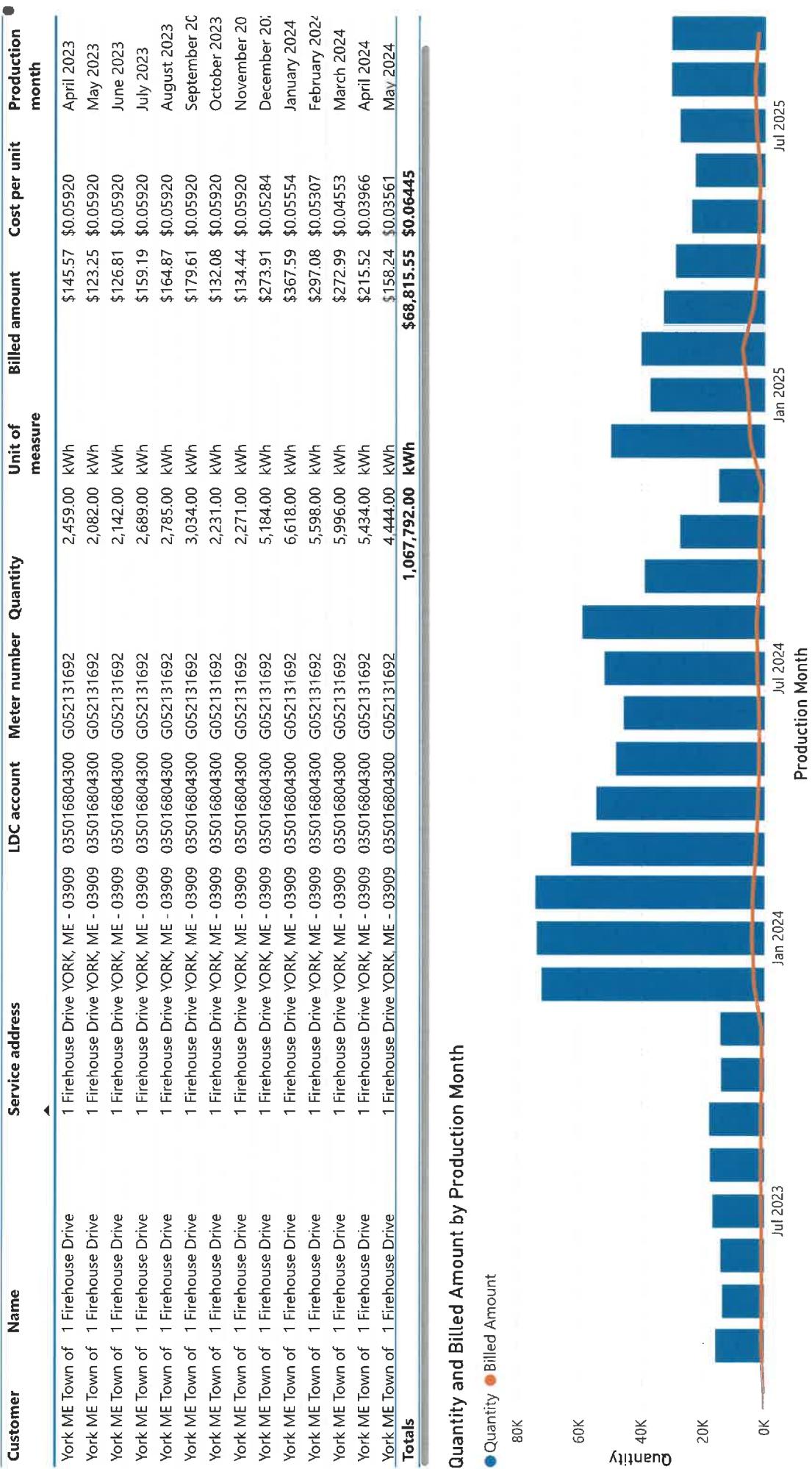


Consumption by Year



Customer	Name	Service address	Meter number	Utility	Market	LDC account	Consumption start date	Consumption end date	Quantity	Unit of measure	
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	605213169	CMP	ME-EL-S	035016804300	3/17/2023	4/18/2023	2,459.00	kWh	
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	4/19/2023	5/16/2023	2,082.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	5/17/2023	6/15/2023	2,142.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	6/16/2023	7/18/2023	2,689.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	7/19/2023	8/16/2023	2,785.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	8/17/2023	9/18/2023	3,034.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	9/19/2023	10/17/2023	2,231.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	10/18/2023	11/14/2023	2,271.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	11/15/2023	12/15/2023	2,592.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	11/15/2023	12/15/2023	2,592.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	12/16/2023	1/16/2024	3,309.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	12/16/2023	1/16/2024	3,309.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	1/17/2024	2/15/2024	2,799.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	1/17/2024	2/15/2024	2,799.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	2/16/2024	3/18/2024	2,998.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	2/16/2024	3/18/2024	2,998.00	kWh
York ME Town of	1 Firehouse Drive	1 Firehouse Drive YORK, ME - 03909	2	G05213169	CMP	ME-EL-S	035016804300	3/19/2024	4/16/2024	2,717.00	kWh
Totals									1,067,792.00	kWh	

Customer	Name	Service address	LDC account	Meter number	Quantity	Unit of measure	Read year
York ME Town of	YORK ST	York St YORK, ME - 03909	035010124622	L1140177878	814.00	kWh	2023
York ME Town of	YORK ST	York St YORK, ME - 03909	035010124622	L1140177878	3,096.00	kWh	2024
York ME Town of	YORK ST	York St YORK, ME - 03909	035010124622	L1140177878	1,383.00	kWh	2025
York ME Town of	York Landfill Witchtrot Rd	York Landfill Witchtrot Rd YORK, ME - 03909	035010236954	G051907943	4,385.00	kWh	2023
York ME Town of	York Landfill Witchtrot Rd	York Landfill Witchtrot Rd YORK, ME - 03909	035010236954	G051907943	14,364.00	kWh	2024
York ME Town of	York Landfill Witchtrot Rd	York Landfill Witchtrot Rd YORK, ME - 03909	035010236954	G051907943	6,464.00	kWh	2025
York ME Town of	Barrel Ln Wharf 2	Barrel Ln Wharf 2 YORK, ME - 03909	035010477590	G051901963	3,029.00	kWh	2023
York ME Town of	Barrel Ln Wharf 2	Barrel Ln Wharf 2 YORK, ME - 03909	035010477590	G051901963	4,017.00	kWh	2024
York ME Town of	Barrel Ln Wharf 2	Barrel Ln Wharf 2 YORK, ME - 03909	035010477590	G051901963	2,674.00	kWh	2025
York ME Town of	Barrel Ln Wharf 1	Barrel Ln Wharf 1 YORK, ME - 03909	035010480164	L112426453	3,749.00	kWh	2023
York ME Town of	Barrel Ln Wharf 1	Barrel Ln Wharf 1 YORK, ME - 03909	035010480164	L112426453	8,797.00	kWh	2024
York ME Town of	Barrel Ln Wharf 1	Barrel Ln Wharf 1 YORK, ME - 03909	035010480164	L112426453	4,347.00	kWh	2025
York ME Town of	Long Beach Ave	Long Beach Ave YORK, ME - 03910	035010739411	G012158568	10,638.00	kWh	2025
York ME Town of	STREET LIGHTS	Street Lights YORK, ME - 03909	035010841084		30,848.00	kWh	2023
York ME Town of	STREET LIGHTS	Street Lights YORK, ME - 03909	035010841084		240,726.00	kWh	2024
York ME Town of	STREET LIGHTS	Street Lights YORK, ME - 03909	035010841084		102,217.00	kWh	2025
York ME Town of	Nubble Rd Lights	Nubble Rd Lights YORK, ME - 03909	035010841399	U-SL E.O. LED 51W	184.00	kWh	2023
York ME Town of	Nubble Rd Lights	Nubble Rd Lights YORK, ME - 03909	035010841399	U-SL E.O. LED 51W	335.00	kWh	2024
York ME Town of	Nubble Rd Lights	Nubble Rd Lights YORK, ME - 03909	035010841399	U-SL E.O. LED 51W	142.00	kWh	2025
York ME Town of	Bog Rd PVT Und	Bog Rd PVT Und YORK, ME - 03909	035011070816	L109085385	2,302.00	kWh	2023
York ME Town of	Bog Rd PVT Und	Bog Rd PVT Und YORK, ME - 03909	035011070816	L109085385	7,476.00	kWh	2024
York ME Town of	Bog Rd PVT Und	Bog Rd PVT Und YORK, ME - 03909	035011070816	L109085385	3,152.00	kWh	2025
York ME Town of	State Grnt Hse Rd	State Grnt Hse Rd YORK, ME - 03909	035011073596	L114017337	11,365.00	kWh	2023
York ME Town of	State Grnt Hse Rd	State Grnt Hse Rd YORK, ME - 03909	035011073596	L114017337	36,234.00	kWh	2024
York ME Town of	State Grnt Hse Rd	State Grnt Hse Rd YORK, ME - 03909	035011073596	L114017337	18,471.00	kWh	2025
York ME Town of	Main St York	Main St York YORK, ME - 03909	035011267917	G050989364	34,125.00	kWh	2023
Totals					1,067,792.00	kWh	





An Avangrid company

Manage your account online: cmpco.com
 Customer Service: 800.565.3181
 Outage reporting line: 800.696.1000

Your Messages

The average residential CMP Delivery amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

View and pay your bill at home or on the go. With eBill, you can access your account at any time from your computer or mobile device. It's fast, secure, convenient and good for the planet. Sign up today by using our Mobile App or visiting cmpco.com/MyAccount.

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Don't like to wait? We get it. That's why we created our free Mobile App. You can instantly access your bill, learn about your usage, and stay informed about outages as quickly as possible. Text APP to 267898 and we'll send you a link to download our app.

Page 1 of 2

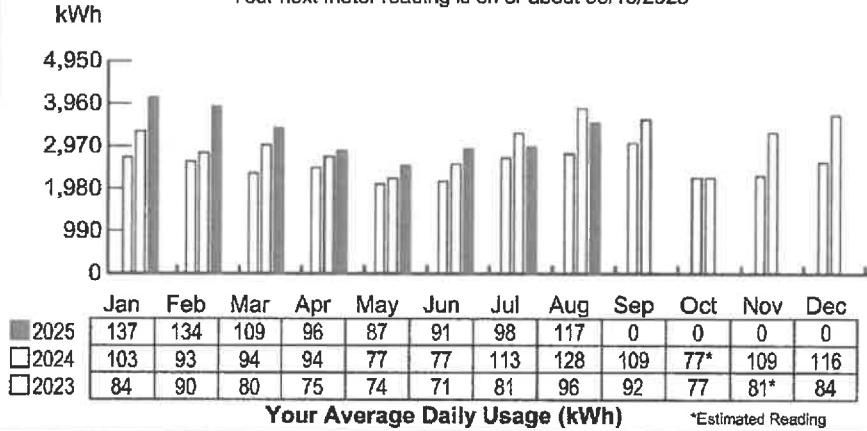
Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$746.32	09/15/2025
Invoice Number 709002451897			

Your Sub-Account Summary

Prior Balance	\$340.37
Payments received through 08/15/2025	\$0.00
Balance Forward	\$340.37
CMP Delivery	+\$405.95
Please pay by 09/15/2025	\$746.32

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/15/2025



Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Account Number
3501-6804-300
Date Due
09/15/2025
Amount Due
\$746.32
Amount Paid

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

YORK FIRE DEPT
YORK FIRE DEPARTMENT
1 FIREHOUSE DR
YORK ME 03909

Please do not write below this line.

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Customer Service: 800.565.3181

Outage reporting line: 800.696.1000

Page 1 of 2

Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$340.37	08/15/2025
Invoice Number 725002154012			

Your Sub-Account Summary

Prior Balance	\$618.16
Payments received through 07/16/2025 - Thank you	-\$618.16
Balance Forward	\$0.00
CMP Delivery	+\$340.37
Please pay by 08/15/2025	\$340.37

Your Messages

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A price change associated with annual compliance and stranded costs went into effect July 1, 2025. Visit cmpco.com/Pricing for more information.

If you're having trouble paying your electricity bill, we have programs to help – even if you've never needed help before. You may be eligible for the Arrearage Management Program or our Electricity Lifeline Program. Learn more at cmpco.com/HelpWithBill or call us at 800.750.4000.

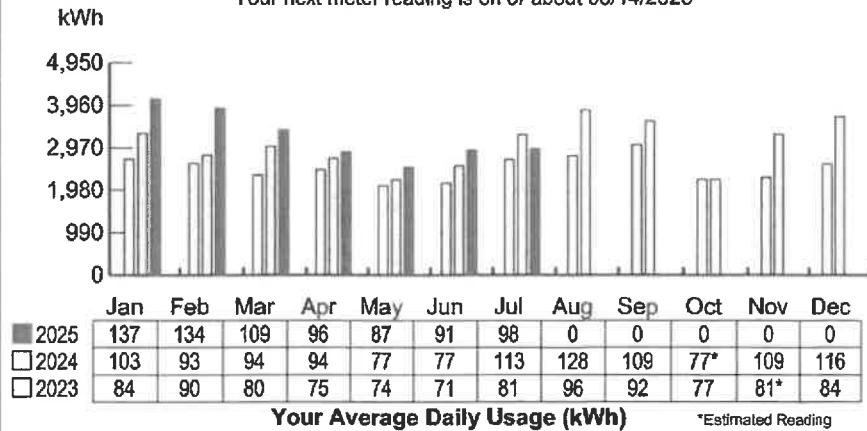
View and pay your bill at home or on the go. With eBill, you can access your account at any time from your computer or mobile device. It's fast, secure, convenient and good for the planet. Sign up today by using our Mobile App or visiting cmpco.com/MyAccount.

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This account is tax exempt.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 08/14/2025



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Account Number
3501-6804-300
Date Due
08/15/2025
Amount Due
\$340.37
Amount Paid

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

YORK FIRE DEPT
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YORK ME 03909

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Customer Service: 800.565.3181

Outage reporting line: 800.696.1000

Your Messages

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The CMP delivery rate changed January 1, 2025. Visit cmpco.com/pricing to learn more.

Asking for help can be hard. With a variety of assistance programs available, we can help if you're having trouble managing your electricity bills. You may be eligible for the Arrearage Management Program or our Electricity Lifeline Program. Learn more at cmpco.com/HelpWithBill or call us at 800.750.4000.

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Take control of your bill payments with AutoPay. You decide how far before the due date your payment is withdrawn from your account. It's an easy, secure way to manage your bills. Get started at cmpco.com/MyAccount today.

CMP now provides kilowatts of demand (kW) on your monthly bill - please take a moment to review this information.

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YORK FIRE DEPT
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Page 1 of 2

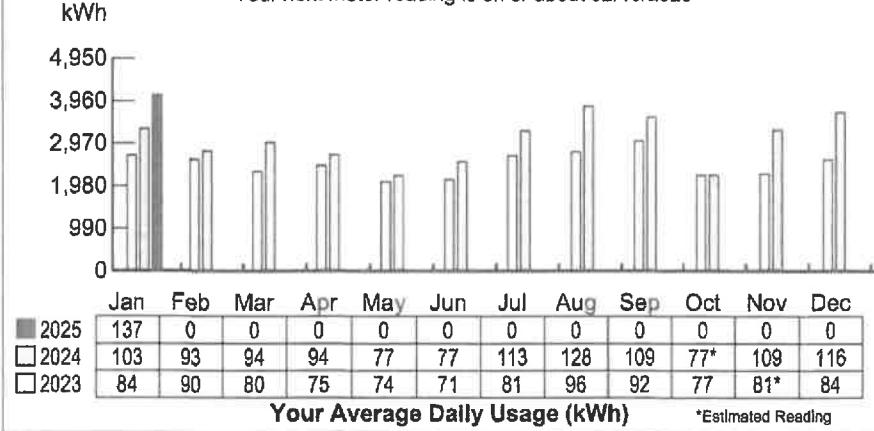
Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$418.73	02/18/2025
Invoice Number 722002142264			

Your Sub-Account Summary

Prior Balance	\$352.99
Payments received through 01/16/2025 - Thank you	-\$352.99
Balance Forward	\$0.00
CMP Delivery	+\$418.73
Please pay by 02/18/2025	\$418.73

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/13/2025



Account Number
3501-6804-300
Date Due
02/18/2025
Amount Due
\$418.73
Amount Paid

Please do not write below this line.

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An Avangrid company

Manage your account online: cmpco.com
 Customer Service: 800.565.3181
 Outage reporting line: 800.696.1000

Your Messages

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Paying your bills may be the last thing on your mind this time of year. With our online billing service eBill, you can easily get your energy bill paid in minutes, leaving you more time for what matters most. Sign up now at cmpco.com/MyAccount.

Never miss a payment again with AutoPay. You set the schedule and we handle the rest. It's a safe and convenient solution for busy lives. Visit cmpco.com/AutoPay to sign up.

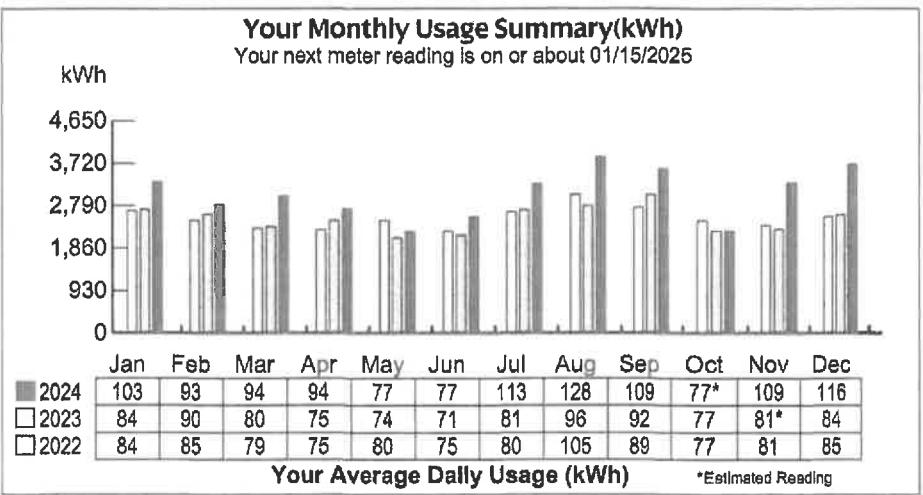
This account is tax exempt.

CMP now provides kilowatts of demand (kW) on your monthly bill - please take a moment to review this information.

Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$352.99	01/15/2025
Invoice Number 707002259178			

Your Sub-Account Summary

Prior Balance	\$544.77
Payments received through 12/17/2024 - Thank you	-\$544.77
Balance Forward	\$0.00
CMP Delivery	+\$352.99
Please pay by 01/15/2025	\$352.99



Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Account Number
3501-6804-300
Date Due
01/15/2025
Amount Due
\$352.99
Amount Paid

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

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 1 FIREHOUSE DR
 YORK ME 03909

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Manage your account online: cmpco.com
 Customer Service: 800.566.3181
 Outage reporting line: 800.896.1000

Your Messages

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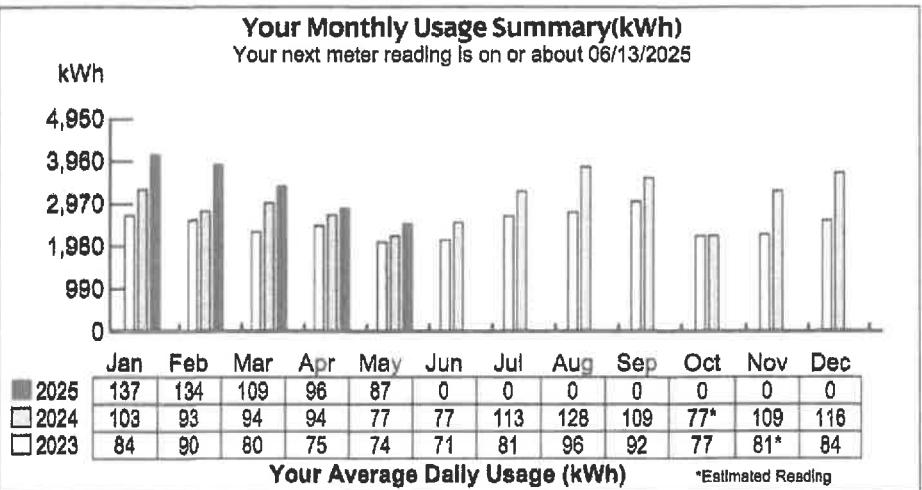
YORK FIRE DEPT
 YORK FIRE DEPARTMENT
 1 FIREHOUSE DR
 YORK ME 03909

Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$613.73	06/16/2025
Invoice Number 708002389672			

Your Sub-Account Summary

Prior Balance	\$324.46
Payments received through 05/15/2025	\$0.00
Balance Forward	\$324.46
CMP Delivery	+\$289.27
Please pay by 06/16/2025	\$613.73

00000931158



Account Number
3501-6804-300
Date Due
06/16/2025
Amount Due
\$613.73
Amount Paid

Please do not write below this line.

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Manage your account online: cmpco.com

Customer Service: 800.565.3181

Outage reporting line: 800.698.1000

Your Messages

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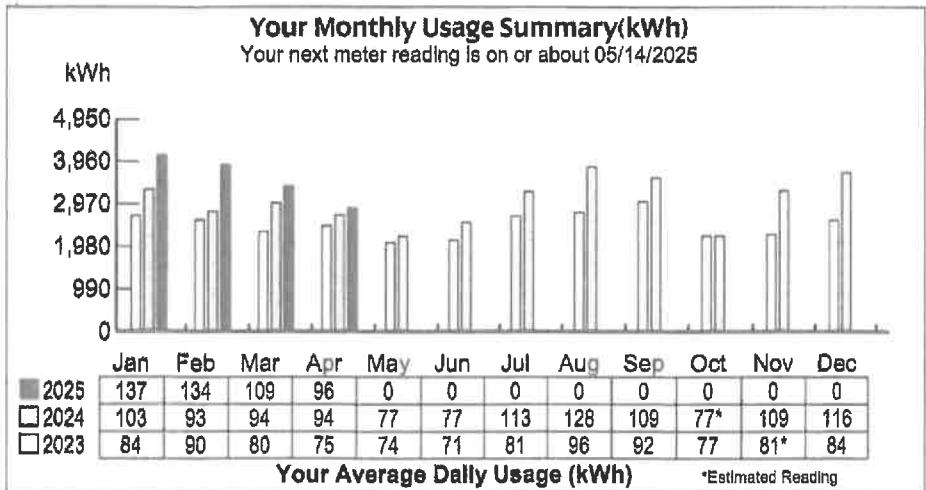
CMP now provides kilowatts of demand (kW) on your monthly bill – please take a moment to review this information.

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Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR	\$324.46	05/15/2025
Invoice Number 724002140367	YORK ME 03909		

Your Sub-Account Summary

Prior Balance	\$374.82
Payments received through 04/16/2025 - Thank you	-\$374.82
Balance Forward	\$0.00
CMP Delivery	+\$324.46
Please pay by 05/15/2025	\$324.46



Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

YORK FIRE DEPT
YORK FIRE DEPARTMENT
1 FIREHOUSE DR
YORK ME 03909

Account Number
3501-6804-300
Date Due
05/15/2025
Amount Due
\$324.46
Amount Paid

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 Customer Service: 800.565.3181
 Outage reporting line: 800.696.1000

Your Messages

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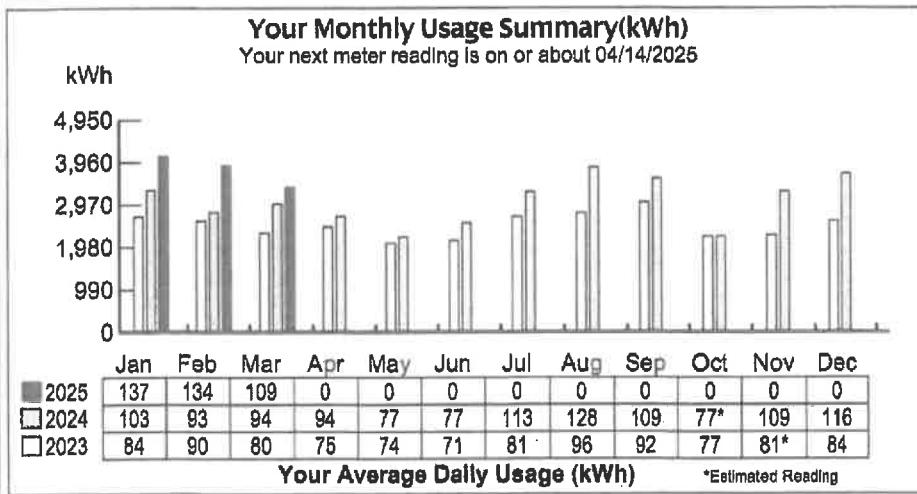
CMP now provides kilowatts of demand (kW) on your monthly bill - please take a moment to review this information.

Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$374.82	04/15/2025
Invoice Number 711002309273			

Your Sub-Account Summary

Prior Balance	\$843.31
Payments received through 03/17/2025 - Thank you	-\$418.73
Balance Forward	\$424.58
Adjustments	-\$424.58
CMP Delivery	+\$374.82

Please pay by 04/15/2025



Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Account Number
3501-6804-300
Date Due
04/15/2025
Amount Due
\$374.82
Amount Paid

YORK FIRE DEPT
YORK FIRE DEPARTMENT
1 FIREHOUSE DR
YORK ME 03909

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

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Customer Service: 800.565.3181

Outage reporting line: 800.696.1000

Your Messages

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The CMP delivery rate changed January 1, 2025. Visit cmpco.com/pricing to learn more.

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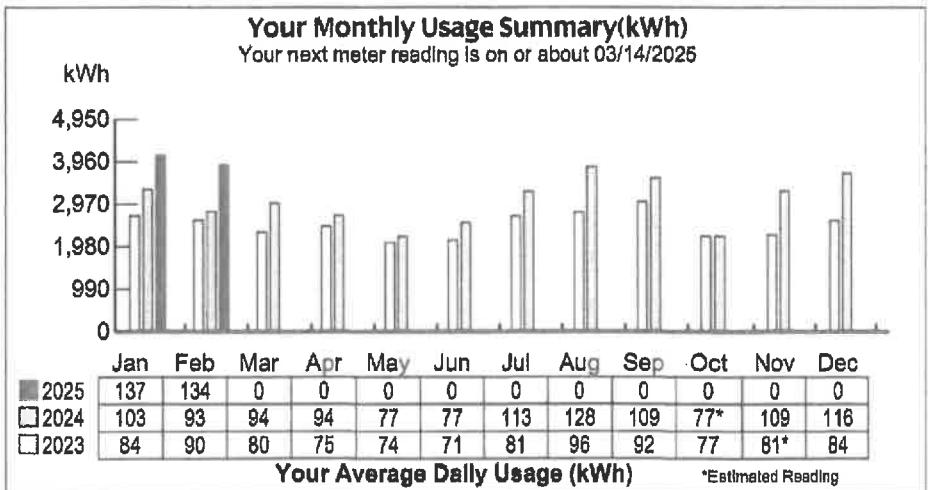
CMP now provides kilowatts of demand (kW) on your monthly bill - please take a moment to review this information.

Account Number	Service Location	Amount Due	Date Due
3501-6804-300	YORK FIRE DEPT 1 FIREHOUSE DR YORK ME 03909	\$843.31	03/17/2025
Invoice Number 721002188999			

Your Sub-Account Summary

Prior Balance	\$418.73
Payments received through 02/14/2025	\$0.00
Balance Forward	\$418.73
CMP Delivery	+\$424.58

Please pay by 03/17/2025 \$843.31



Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

YORK FIRE DEPT
YORK FIRE DEPARTMENT
1 FIREHOUSE DR
YORK ME 03909

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

Account Number
3501-6804-300
Date Due
03/17/2025
Amount Due
\$843.31
Amount Paid

Please do not write below this line.

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ANT150F2

FIBERGLASS RADOME ANTENNA

The Telewave.io fiberglass radome antennas are rugged omnidirectional antennas suited for most environments. The radome provides protection from corrosive gases, ultraviolet radiation, icing, acid rain, and wind-blown abrasives. Intrusion and moisture protection is equivalent to an IP24 rating. The default radome color is Cool Blue™.

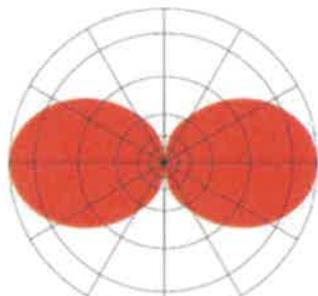
These antennas are constructed with brass and copper elements that are soldered together, producing a DC path to ground, and preventing internally produced intermodulation products.

The antenna kit includes a dual clamp set for mounting the antenna to a 1.5" to 3.5" O.D. support mast (Not Included.) Please contact your tower vendor or local structural engineering firm for assistance with mounting hardware requirements and configuration.

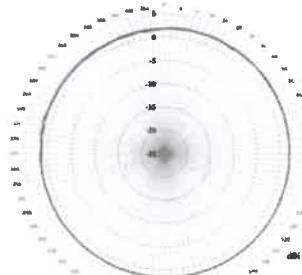
Variations

Part Number	Connector	Jumper	Default Clamp	Mounting
ANT150F2	N-F	None	ANTC485	Clamps Bottom (Normal)
ANT150F2-I	N-F	None	ANTC485	Clamps Top (Inverted)
ANT150F2-DIN	7/16 DIN-F	None	ANTC485	Clamps Bottom (Normal)
ANT150F2-IDIN	7/16 DIN-F	None	ANTC485	Clamps Top (Inverted)

Rtn Loss > 14.0 dB



Vertical Beam Pattern



Horizontal Beam Pattern



SPECIFICATIONS

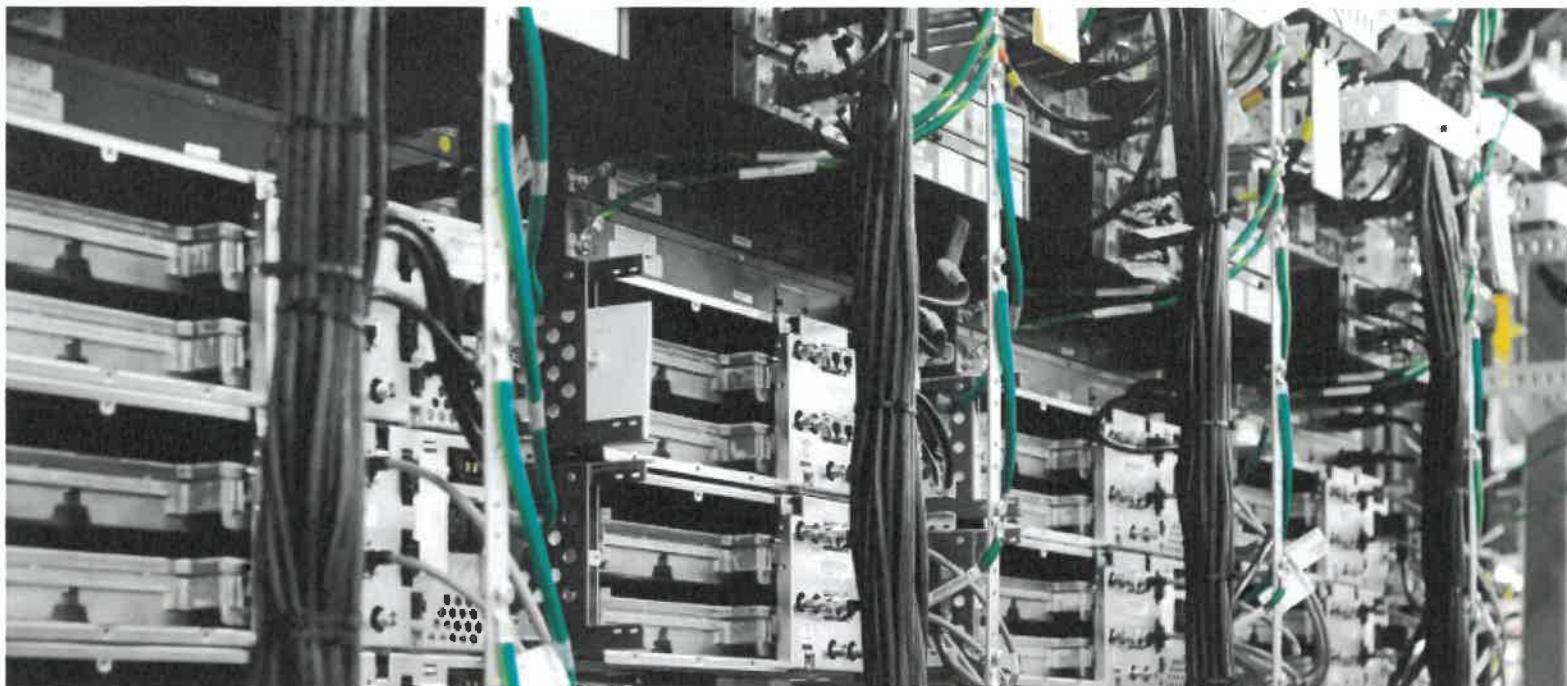
Frequency (continuous)	148-174 MHz	Radome Dimensions Inches (H" x D")	48.75 x 2.5 (123.8 x 6.4)
Gain	0 dBD / 2.15 dBi	Ferrule Dimension Inches (H" x D")	11.5 x 2.75 (29.2 x 7)
Power rating (typ.)	500 watts	Tower weight (antenna + clamps)	12 lb.
Impedance	50 ohms	Shipping weight	16 lb.
VSWR	1.5:1 or less	Wind rating / with 0.5" ice	200 / 150 MPH
Pattern	Omnidirectional	Maximum exposed area	1.3 ft. ²
Beamwidth	80° vertical/ 360° horizontal	Lateral thrust at 100 MPH	
Termination	Recessed N Female 7-16 DIN-F opt.	50 lb.	
Temperature Range (Operating or Storage)	-58 to +140 °F -50 to +60 °C	Bending moment at top clamp (100 MPH, 40 PSF flat plate equiv.)	67 ft. lb.



ASTRO® G-SERIES SITE EQUIPMENT

DATASHEET | ASTRO G-SERIES SITE EQUIPMENT

 **MOTOROLA SOLUTIONS**



COMMON PLATFORM

The ASTRO® portfolio of RF stations, receivers, site controllers and comparators make up the building blocks for Project 25 (P25) two-way radio communication systems from Motorola Solutions. ASTRO site equipment is built with flexibility, resilience and service in mind.



FLEXIBLE DESIGN. SOFTWARE-CONFIGURABLE.

Because it is defined and configured through software, the common platform has the flexibility to support different modes of operations based on individual site requirements. Simple software downloads provide cyber security patches, new features and technology migrations to carry your needs into the future.



ALWAYS AVAILABLE. RESILIENT TO DISRUPTION.

Built to last, ASTRO sites continue to provide wide-area communication regardless of the conditions. From technology that delivers superior coverage to site designs with no single point of failure (resulting in no more than 1 channel removed from service), ASTRO sites provide best-in-class performance.



SERVICE MADE EASY.

ASTRO sites are built to ease service and maintenance with front access modules, cable connections and LED indicators. Hot-swap modules ensure channels are back on the air with minimal downtime. Remote software upgrades with rolling activation makes it easy to stay up to date with minimal disruption.

GPW 8000 RECEIVER (T7540A)

GENERAL SPECIFICATIONS		700/800 MHz	UHF Range 1	VHF	900 MHz
Frequency Range		792-825 MHz	380-435, 435-524 MHz	136-174 MHz	896-902 MHz
Size (HxWxD)			5.25 x 19 x 18 in (133 x 483 x 457 mm)		
Weight				36 lb (16 kg)	
Temperature Range				-22 to 140°F (-30 to 60°C)	
Power Requirements			AC: 90-264 VAC 47-63Hz or DC: 43.2-60 VDC		
Power Consumption (1 Module / 2 Modules)			AC: 80 / 105 W or with AC Power Efficiency Package: 40 / 65 W		
			DC: 50 / 75 W or with DC Power Efficiency Package: 30 / 50 W		
Antenna Connectors	Standard			BNC Female	
	With Optional Preselector			N Female	
Modulation				C4FM, FM	
Frequency Stability				Conventional: 100 ppb/2 yr	
Analog Sensitivity (12 dB SINAD)	12.5 kHz channel	-118 dBm	-118 dBm	-119 dBm (12.5/15 kHz)	N/A
	25 kHz channel	-117 dBm	-117 dBm	-118 dBm (25/30 kHz)	N/A
Digital Sensitivity (5% BER)	C4FM	-118 dBm	-118 dBm	-119 dBm	-118 dBm
	H-CPM	-116 dBm	-116 dBm	-117 dBm	-116 dBm
Intermodulation Rejection		85 dB	85 dB	85 dB	N/A
Digital Adjacent Channel Rejection		60 dB	60 dB	60 dB	N/A
Analog Adjacent Channel Rejection (EIA603)	12.5 / 25 kHz channel	75 dB	75 dB	75 dB	TBA
Analog Adjacent Channel Rejection (TIA603D)	12.5 kHz channel	50 or 60 dB (adjustable)	50 or 60 dB (adjustable)	50 or 60 dB (adjustable)	TBA
	25 kHz channel	80 dB	80 dB	80 dB	TBA
Spurious and Image Response Rejection	Standard	85 dB	85 dB	90 dB	90 dB
	With Optional Preselector	100 dB	100 dB	95 dB	N/A
Analog Audio Response		+1, -3 dB from 6 dB per octave de-emphasis; 300-3000 Hz referenced to 1000 Hz at line output			
Analog Audio Distortion		3% or 5% (adjustable)			
Analog FM Hum and Noise		12.5 kHz channel: 45 dB, 15 kHz channel: 50 dB			
Intermediate Frequency	First	73.35 MHz	73.35 MHz	44.85 MHz	73.35 MHz
	Second			2.16 MHz	

GCP 8000 SITE CONTROLLER (T7038A)

GENERAL SPECIFICATIONS		Rack Option	19 in standard rack mountable
Channel Capacity	Repeater Site: 28		
	Simulcast (Multicast): 30	Frequency Stability	Simulcast (Multisite): External
Size (HxWxD)	5.25 x 19 x 18 in (133 x 483 x 457 mm)	Power Requirements	AC: 90-264 V, 47-63 Hz or DC: 43.2-60 V
Weight	40 lb (18 kg)	Power Consumption	AC: 130 W, DC: 60 W
Temperature Range	-22 to 140 °F (-30 to 60 °C)		



FCC TYPE ACCEPTANCE

Frequency Range	Type	Power Output	Type Acceptance Number
136-174 MHz	Transmitter	2-100 W	ABZ89FC3790B, ABZ89FC3799B
136-174 MHz	Receiver	N/A	ABZ89FR3791B
406-435 MHz	Transmitter	2-110 W	ABZ89FC4821C
406-435 MHz	Receiver	N/A	ABZ89FR4822B
435-512 MHz	Transmitter	2-110 W	ABZ89FC4819C
435-512 MHz	Receiver	N/A	ABZ89FR4820B
764-776 MHz	Transmitter	2-100 W	ABZ89FC5812B
851-870 MHz	Transmitter	2-100 W	ABZ89FC5810B
792-825 MHz	Receiver	N/A	ABZ89FR5811B
935-941 MHz	Transmitter	2-120 W	ABZ89FC5823B
896-902 MHz	Receiver	N/A	ABZ89FR5824B
851-870 MHz	Transmitter	15-150 W	ABZ89FC5825B

EU REGULATORY COMPLIANCE

CE mark is available on the GTR 8000 Base Radio (T7039A) and GPW 8000 Receiver (T7540A) in the following frequency ranges: UHF 380-525 MHz and VHF 136-174 MHz.

NOTES

- All specifications shown are typical unless otherwise noted.
- All specifications are subject to change without notice.

For more information, please visit us on the web at www.motorolasolutions.com/ASTRO



Motorola Solutions, Inc. 500 West Monroe Street, Chicago, IL 60661 U.S.A. motorolasolutions.com

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PTP 450i

Connectorized Fixed Wireless Backhaul

Cambium Networks industry-leading 450 platform includes the all new PMP 450i and PTP 450i radios. The 450i product platform is the most scalable industrial-grade wireless broadband solution available.

QUICK LOOK:

- **Ultra-wide band radios:
5 GHz or 3 GHz**
- **Rugged metal enclosure**
- **2x2 OFDM MIMO radio
capable of up to 300 Mbps
per sector**



ULTRA-WIDE BAND RADIOS

Supports the entire band, whether in 5 GHz or 3 GHz. Advanced radio design improves transmit power and increases receive sensitivity.

RUGGED METAL ENCLOSURE

Designed to meet IP-66 and IP-67 standards to withstand harsh environments. Optional ATEX/HAZLOC certified models available for hazardous deployments.

DYNAMIC INTERFERENCE FILTERING

Provides industry-leading noise isolation for improved performance.

UPDATED FPGA AND SOC ARCHITECTURE

Triples the processing power compared to PMP 450.

MULTIFUNCTION AUX PORT

Allows for greater flexibility for deployment by adding a camera or other PoE directly.

INCREASE THROUGHPUT

Now capable of up to 300 Mbps per sector in a 40 MHz channel.

PTP 450i Connectorized Fixed Wireless Backhaul

Product

	RoW	US	EU	DES Only
5 GHz Model Numbers	Connectorized	C050045B001B	C050045B003B	C050045A005B
3 GHz Model Numbers	Connectorized	C030045B001A	C030045B001A	—

Spectrum

Channel Spacing	3 GHz: Customizable to 50 KHz	5 GHz: Configurable on 2.5 MHz increments
Frequency Range	3 GHz: 3300 - 3900 MHz	5 GHz: 4900 - 5925 MHz
Channel Width	5 MHz, 7 MHz, 10 MHz, 15 MHz, 20 MHz, 30 MHz or 40 MHz	5 MHz, 10 MHz, 15 MHz, 20 MHz, 30 MHz or 40 MHz

Specifications

Interface

MAC (Media Access Control) Layer	Cambium Networks proprietary
Physical Layer	2x2 MIMO OFDM
Ethernet Interface	100/1000BaseT, full duplex, rate auto negotiated (802.3 compliant)
Protocols Used	IPv4, IPv6, UDP, TCP/IP, ICMP, Telnet, SNMP, HTTP, FTP
Network Management	IPv4/IPv6 (dual stack), HTTP, HTTPS, Telnet, FTP, SNMPv2c and v3, Cambium Networks cnMaestro™
MTU	1700 bytes
VLAN	802.1ad (DVLAN Q-inQ), 802.1Q with 802.1p priority, dynamic port VID

Security

Encryption	FIPS-197 128-bit AES, 256-bit AES (Requires Optional License)
-------------------	--

PTP 450i Connectorized Fixed Wireless Backhaul

Performance

ARQ	Yes	
Modulation Levels (Adaptive)	MCS	Signal to Noise Required (SNR, in dB)
2x	QPSK	10
4x	16QAM	17
6x	64QAM	24
8x	256QAM	32
Maximum Deployment Range	Up to 200 kilometers (124 miles) depending on configuration	
Latency	3 - 5 ms, typical	
GPS Synchronization	Yes, via Autosync (UGPS, CMM4 or CMM5)	
Quality of Service	Diffserve QoS	

Physical

Antenna Connection	50 ohm, N-Type (Connectorized version only)
Surge Suppression (LPU fitted)	EN61000-4-5: 1.2us/50us, 500 V voltage waveform Recommended external surge suppressor: Cambium Networks Model # C000000L033A
Mean Time Between Failure	>40 Years
Dust and Water Ingress Protection Rating	IP67, IP66
Temperature / Humidity	-40°C to +75°C (-40°F to +167°F), 0-100% condensing
Weight	Approx. 2.0 kg (4.5 lbs)
Wind Survival	322 km/h (200 mi/h)
Vibration	NEMA TS2 Section 2.1.9 and Section 2.2.3
Shock	NEMA TS2 Section 2.1.10 and Section 2.2.4
External Icing	NEMA 250-2003 Section 5.6
Dimensions (HxWxD)	26.0 x 13.4 x 6.4 cm (10.25" x 5.25" x 3.25")
Power Consumption	15 W typical, 18 W max, Using Aux port PoE for another device will increase power draw
Input Voltage	48-59 V DC, 802.3at compliant
Mounting	Wall or Pole mount with Cambium Networks Model # N000045L002A

PTP 450i Connectorized Fixed Wireless Backhaul

Link Budget

Antenna Beam Width	10° azimuth for integrated antenna
Antenna Gain	3 GHz Integrated: +19 dBi dual pol, H+V
Transmit Power Range	40 dB dynamic range (to EIRP limit by region) (1 dB step)
Maximum Transmit Power	+27 dBm combined output (+25 dBm combined for 3 GHz)
VSWR	1.5, Reflection Coefficient 0.2, Reflected Power 4%, Return Loss 14 dB
Power Control	ATPC (Automatic Transmit Power Control) at system level, Backhaul slave implements ATPC (Future Software release)

Certifications

	3 GHz	5 GHz
ISED Canada	109W-0028 (3 GHz)	109AO-50450I (4.9, 5.2, 5.4, 5.8 GHz)
FCC ID	Z8H89FT0028 (3 GHz)	QWP-50450I (4.9, 5.1, 5.2, 5.4, 5.8 GHz)
CE	—	EN 301 893 v1.8.1 (5.4 GHz) EN 302 625 v1.1.1 (Broadband Disaster Relief, 4.9 GHz, 5.1 GHz) EN 302 502 v1.2.1 (5.8 GHz)

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ABOUT CAMBIUM NETWORKS

Cambium Networks empowers millions of people with wireless connectivity worldwide. Its wireless portfolio is used by commercial and government network operators as well as broadband service providers to connect people, places and things. With a single network architecture spanning fixed wireless and Wi-Fi, Cambium Networks enables operators to achieve maximum performance with minimal spectrum. End-to-end cloud management transforms networks into dynamic environments that evolve to meet changing needs with minimal physical human intervention. Cambium Networks empowers a growing ecosystem of partners who design and deliver gigabit wireless solutions that just work.



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 21, 2026	<input checked="" type="checkbox"/> DISCUSSION <input type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN
DATE ACTION REQUESTED: January 26, 2026	VOTE: _____
SUBJECT: Energy Audit Report and Recommendations	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

Sparrow Energy Group (SEG) has conducted a non-cost energy audit and determined several actions the Town can take to reduce its costs. Without our electric accounts, they have determined:

There are 3 no-usage accounts, 1 low usage account. Closing these will provide the Town with \$ 2,276 annually.

There are 3 accounts paying sales tax. Maine Revenue Services provides for a 36-month claw back which would provide approximately \$ 4,000. Regardless of payback, we need to remove tax from these accounts to avoid paying tax moving forward.

The Town is in a supply contract that charges a significant cost above market and is notorious for overcharging customers.

24 Accounts are in INDEX holdover rate, an automatic shift following an expired supply contract from December 2023. INDEX rates are volatile and therefore hard to budget for; they are difficult for a municipality to manage. Shifting to a ME Competitive Electricity Supply will help us better predict our costs as a municipality.

FISCAL IMPACT: N/A

PREPARED BY: Taylor Maguire, Environmental Planner REVIEWED BY: PRK









RIVER ROAD

SHORE ROAD

WANAGUE ROAD



BARRELL LANE EXT

ROUTE 103

BARRELL LANE







REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 22, 2026	<input type="checkbox"/> DISCUSSION <input checked="" type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN VOTE: _____
DATE ACTION REQUESTED: January 26, 2026	
SUBJECT: Proposed Zoning Ordinance Amendments for May 2026	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD: The following zoning ordinance amendments are being proposed for placement on the May 2026 Special General Referendum ballot for voter consideration. Below is an explanation of the proposed amendments:

Ordinance Amendment #1 concerns a Zoning Ordinance Amendment to Article 3 Establishment of Zoning Districts (York Village Center District 2 expansion). The purpose of this amendment is to expand the York Village Center 2 District (YVC-2) to a property that adjoins York Street and Axholme Road (6 Axholme Road, Map/Lot 0050-0086).

Ordinance Amendment #2 concerns a Zoning Ordinance Amendment to Article 3 Establishment of Zoning Districts (Character District changes in the York Beach Greenway District. The purpose of this amendment is to change a large portion of the CS (Civic Space) base zoning district within the York Beach Greenway District to a CD-4 (Character District 4) base zoning district.

Ordinance Amendment #3 concerns a Zoning Ordinance Amendment to Article 15 Parking. The purpose of this amendment is to comply with state law that specifies a municipality shall not require more than 1 off-street parking space per dwelling unit for a residential development within a designated growth area and that municipalities accept legal parking agreements for shared parking facilities up to .25 miles from a development site.

Ordinance Amendment #4 concerns a Zoning Ordinance Amendment to Article 4 Use Regulations. The purpose of this amendment is to permit smaller restaurants (seating for less than 75 people) in the RES-7 District, an area adjacent to Long Sands and Short Sands Beach.

Ordinance Amendment #5 concerns a Zoning Ordinance Amendment to Article 2 Definitions. The purpose of this amendment is to clarify the definitions of "Lodging Home/Tourist Home/Inn" and "Front Lot Line."

Ordinance Amendment #6 concerns a Zoning Ordinance Amendment to Article 2 Definitions. The purpose of this amendment is to incorporate new definitions of “Tiny Home” and “Pool House.”

Ordinance Amendment #7 concerns a Zoning Ordinance Amendment to Article 10-I York beach Greenway District. The purpose of this amendment is to clarify the number of permitted principal buildings allowed in the “Third Layer” on the same lot or building site in the CD-4 (Character District 4) base zoning district.

Ordinance Amendment #8 concerns a Zoning Ordinance Amendment to Article 5 Dimensional Regulations. The purpose of this amendment is to set a maximum building height of fifty feet (50') for Town of York Public Schools.

Ordinance Amendment #9 concerns a Zoning Ordinance Amendment to Article 5 Dimensional Regulations. The purpose of this amendment is to remove redundancy with certain structure setback exceptions and align standards closer to State of Maine spite fencing laws and building code exemptions. The proposed amendment also allows for coverings of up to 36” be exempt from yard setback requirements, which matches R311.4 standards of the International Residential Code (IRC).

Ordinance Amendment #10 concerns a Zoning Ordinance Amendment to Article 10-H Outdoor Lighting Ordinance. The purpose of this amendment is to allow minor changes to Planning Board approved outdoor lighting plans be reviewed and potentially approved by the Code Enforcement Department.

RECOMMENDATION: After the public hearings the Board can do the following:

Amend any of the zoning ordinance amendments as provided and recommend them be placed on the May 2026 ballot; amend any zoning ordinances and hold another public hearing on them in February; forward all or some zoning ordinance amendments to the May 2026 ballot as is; or the Board can table any zoning ordinance amendment it deems necessary to do so.

If there are no concerns by the Board on any of the proposed zoning ordinance amendments then staff recommends moving the proposed zoning ordinance amendments to the May 2026 ballot. If there are concerns by the Board about any proposed zoning ordinance amendments, then staff recommend holding another public hearing on the proposed zoning ordinance amendment of concern.

- **PROPOSED MOTION:** I move to place the following proposed zoning ordinance amendments on the May 2026 Special General Referendum Ballot as follows:
 1. Article 3 Establishment of Zoning Districts (Regarding expansion of the YVC-2 District)
 2. Article 3 Establishment of Zoning Districts (Regarding changing a portion of the CS District to a CD-4 District)
 3. Article 15 Parking
 4. Article 4 Use Regulations
 5. Article 2 Definitions (Regarding modification to existing definitions of “Lodging Home/Tourist Home/Inn” and “Lot Line, Front”)
 6. Article 2 Definitions (Regarding adding new definitions of “Tiny Home” and “Pool House”)
 7. Article 10-I York Beach Greenway District
 8. Article 5 Dimensional Regulations (Regarding allowing a Maximum Building Height of 50' for York Public

Schools)

9. Article 5 Dimensional Regulations (Regarding redundancy with structure setback exceptions, state spite fencing laws, and roof overhang coverings)
10. Article 10-H Outdoor Lighting Ordinance

FISCAL IMPACT: N/A

DEPARTMENT LINE ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

PREPARED BY: Dylan Smith, Planning Director REVIEWED BY: 



**Notice of Public Hearing
Selectboard
Monday, January 26, 2026
7:00 PM
York Public Library**

The York Selectboard will conduct a Public Hearing regarding proposed Zoning Ordinance amendments as follows:

Zoning

1. Article 3 Establishment of Zoning Districts
2. Article 3 Establishment of Zoning Districts
3. Article 15 Parking
4. Article 4 Use Regulations
5. Article 2 Definitions
6. Article 2 Definitions
7. Article 10-I York Beach Greenway District
8. Article 5 Dimensional Regulations
9. Article 5 Dimensional Regulations
10. Article 10-H Outdoor Lighting Ordinance

Printed copies of the proposed amendments (draft document) dated December 16, 2025 are available with the Town Clerk at the Town Hall, and digital copies are available on the Town's Webpage (www.yorkmaine.org).

Proposed Ordinance Amendments

to be considered at the

May 2026 Special General Referendum

Amendment

Zoning

1. Article 3 Establishment of Zoning Districts
2. Article 3 Establishment of Zoning Districts
3. Article 15 Parking
4. Article 4 Use Regulations
5. Article 2 Definitions
6. Article 2 Definitions
7. Article 10-I York Beach Greenway District
8. Article 5 Dimensional Regulations
9. Article 5 Dimensional Regulations
10. Article 10-H Outdoor Lighting Ordinance

Amendment

Article 3 Establishment of Zoning Districts

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 3 Establishment of Zoning Districts.

Statement of Fact: The purpose of this amendment is to expand the York Village Center 2 District (YVC-2) to a property that adjoins York Street and Axholme Road (6 Axholme Road, Map/Lot 0050-0086).

Amendment: Amend Article 3 Establishment of Zoning Districts as follows:

3.4 Map of Base Zoning Districts

A Base Zoning Districts

The boundaries of base zoning districts established pursuant to this Ordinance are delineated in detail on a map entitled, "York Zoning Ordinance: Base Zoning Districts" dated ~~August 7, 2024~~ December 17, 2025. The following base zones are delineated: - **Map Amended 11/08/2005, 11/04/2008, 11/03/2015, 05/21/2016, 11/05/2024**

RES-1	Residential 1
RES-2	Residential 2
RES-3	Residential 3
RES-4	Residential 4
RES-5	Residential 5
RES-6	Residential 6
RES-7	Residential 7

BUS-1	Business 1
BUS-2	Business 2
YBVC	York Beach Village Center
YVC-1	York Village Center-1
YVC-2	York Village Center-2

RT 1-1	Route One-1, River
RT 1-2	Route One-2, Small Makes Sense
RT 1-3	Route One-3, Big Makes Sense
RT 1-4	Route One-4, Tourism/Recreation
RT 1-5	Route One-5, Cape Neddick Village
RT 1-6	Route One-6, Rural Mixed Use

GEN-1	General Development 1
GEN-2	General Development 2
GEN-3	General Development 3

Draft Amendments to be voted in May 2026

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CD-1	Character District 1 (Natural)
CD-3	Character District 3 (Neighborhood)
CD-4	Character District 4 (Neighborhood Center)
CS	Civic Space (Civic)
SD-AE	Special District (Amusement & Entertainment)

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Draft Amendments to be voted in May 2026

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YORK, MAINE

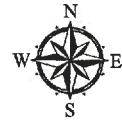
York Zoning Ordinance: Base Zoning Districts

Date: December 17, 2025



South Berwick

Wells



Ogunquit

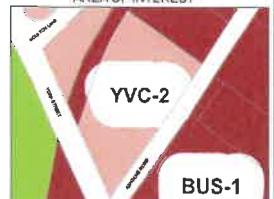
Eliot

Kittery

Legend

ZONE	SPECIAL REQUIREMENT
BUS-1	Main Street
BUS-2	Route 1
CD-1	CD-3 Overlay
CD-3	Route 1 and Main Street
CD-4	Abutting parcels subject to requirement.
CD-5	CD-3 Overlay
GEN-1	Parcels under overlay subject to requirement.
GEN-2	
GEN-3	
RES-1A	
RES-1B	
RES-2	
RES-3	
RES-4	
RES-5	
RES-6	
RES-7	
RT 1-1	Parcels
RT 1-2	Water
RT 1-3	
RT 1-4	Townline
RT 1-5	
RT 1-6	
SD-AE	
YBV-C	
YVC-1	
YVC-2	

AREA OF INTEREST



0 1,500 3,000 4,500 6,000
Feet
1 inch = 1,500 feet

0050-0106

0050-0101

00

AREA OF INTEREST

PROPOSED BUS-1 TO YVC-2 PARCELS

0050-0098

0050-0097

0050-0126

BARRELL LANE

0050-0096

0050-0094

0050-0095

0050-0086

0050-0088

0050-0087

0050-0077

0050-0079

0050-0080

0050-0002

0050-0003

0050-0004

Legend

 Parcels

ZONE

BUS-1



RES-1B



YVC-2

0056-0004-C

1 inch = 75 feet

0050-0082

0050-0081

0050-0082

0050-0083

0050-0084

0050-0085



A-0050-A

0050-0100

MOA

PARCEL 0050-0086, 6 AXHOLME ROAD
MOVED FROM BUS-1 TO YVC-2

 Area proposed to be rezoned

YVC-2

BUS-1

0050-0082

0050-0081

0050-0082

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Amendment

Article 3 Establishment of Zoning Districts

Ballot Language: The following language would appear on the ballot:

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Amendment: Amend Article 3 Establishment of Zoning Districts as follows:

3.4 **Map of Base Zoning Districts**

A **Base Zoning Districts**

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RES-1	Residential 1
RES-2	Residential 2
RES-3	Residential 3
RES-4	Residential 4
RES-5	Residential 5
RES-6	Residential 6
RES-7	Residential 7
BUS-1	Business 1
BUS-2	Business 2
YBVC	York Beach Village Center
YVC-1	York Village Center-1
YVC-2	York Village Center-2
RT 1-1	Route One-1, River
RT 1-2	Route One-2, Small Makes Sense
RT 1-3	Route One-3, Big Makes Sense
RT 1-4	Route One-4, Tourism/Recreation
RT 1-5	Route One-5, Cape Neddick Village
RT 1-6	Route One-6, Rural Mixed Use
GEN-1	General Development 1
GEN-2	General Development 2
GEN-3	General Development 3
CD-1	Character District 1 (Natural)
CD-3	Character District 3 (Neighborhood)

Draft Amendments to be voted in May 2026

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CD-4
CS
SD-AE

Character District 4 (Neighborhood Center)
Civic Space (Civic)
Special District (Amusement & Entertainment)

DRAFT

Draft Amendments to be voted in May 2026

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YORK, MAINE

York Zoning Ordinance: Base Zoning Districts

Date: December 17, 2025



South Berwick

Eliot

Kittery

Wells



Ogunquit

0 1,500 3,000 4,500 6,000
Feet
1 inch = 1,500 feet

AREA OF INTEREST



Legend

ZONE	SPECIAL REQUIREMENT
BUS-1	Main Street
BUS-2	Route 1
CD-1	CD-3 Overlay
CD-2	
CD-3	
CD-4	
CS	
GEN-1	
GEN-2	
GEN-3	
RES-1A	
RES-1B	
RES-2	
RES-3	
RES-4	
RES-5	
RES-6	
RES-7	
RT-1-1	
RT-1-2	
RT-1-3	
RT-1-4	
RT-1-5	
RT-1-6	
SD-AE	
YBVC	
YVC-1	
YVC-2	

Parcels
Water
Towlne

Special Requirement Notes:
Route 1 and Main Street
Abutting parcels subject
to requirement.
CD-3 Overlay
Parcels under overlay
subject to requirement.

AREA OF INTEREST PROPOSED CS TO CD-4 PARCELS

 Area proposed to be rezoned

Legend

Parcels

ZONE	CD-1	CD-3	CD-4	CS	GEN-3	RES-7	RT 1-2	RT 1-4	SD-AE	YBVC
										

DECEMBER 17, 2025

0 150 300 600 900 1,200 Feet
1 inch = 300 feet



Amendment

Article 15 Parking

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 15 Parking.

Statement of Fact: The purpose of this amendment is to comply with state law that specifies a municipality shall not require more than 1 off-street parking space per dwelling unit for a residential development within a designated growth area and that municipalities accept legal parking agreements for shared parking facilities up to .25 miles from a development site.

Amendment: Amend Article 15 Parking as follows:

15.1.1.2 The following minimum off-street parking requirements shall be provided and maintained for any new construction, alteration and change of use.

<u>USE</u>	<u>NUMBER OF PARKING SPACES</u>
a. Single-Family Dwelling and two-family dwelling	2 parking spaces for each dwelling unit <i>if the development is located outside a designated Growth Area (see York's Comprehensive Plan). 1 parking space per dwelling unit if the development is located within a designated Growth Area</i>
b. Multi-Family dwelling	2 parking spaces per dwelling with 3 or more bedrooms and 1.5 spaces per dwelling unit with less than 3 bedrooms <i>if the development is located outside a designated Growth Area (see York's Comprehensive Plan). 1 parking space per dwelling unit if the development is located within a designated Growth Area</i>
15.1.1.5	<i>For developments that require Planning Board approval per sections 15.1.1.6 and 15.4 in this Zoning Article, the Planning Board may approve the joint use of a parking facility by two or more principal buildings or uses where it is clearly demonstrated that said parking facility would substantially meet the intent of the requirements of this Ordinance by reason of variation in the probable time of maximum use by patrons or employees of such establishment and where said parking facility is located within three hundred (300) feet of each establishment.</i>

Draft Amendments to be voted in May 2026

DRAFT – 2025-12-16

15.1.1.6 Required off-street parking spaces shall be located on the same lot as the principal use, except when the CEO or Planning Board approves the use of an off-site parking facility to satisfy all or a portion of the parking requirements identified in 15.1.1.2, and 15.4 when it is clearly demonstrated that said off site parking would substantially meet the purposes of this Ordinance and the Town of York Comprehensive Plan. *For developments that require Planning Board approval The Planning the Board shall consider the following concerns in rendering a decision to allow off-site parking: the character and traffic impact of the area where the proposal to use off-site parking is requested; the size of the proposed structure or use and the amount of parking it may require; the availability and location of off-site parking to support the proposed structure or use; the reasons why the proposed structure or use cannot provide adequate on-site parking; measures performed by the applicant, such as but not limited to the applicant paying the cost to construct an off-site parking facility and allowing this facility to serve an identified public need for parking; and the consistency of this proposal with the Town of York Comprehensive Plan.*

15.4 Legalization of Off-site Parking Agreements

A developer may satisfy parking requirements in this article through an off-site legally binding parking agreement with an existing parking facility located within .25 miles of a development site. A developer engaged in an off-site parking agreement shall provide documentation demonstrating the availability of sufficient capacity at the off-site parking facility, as determined by a professional parking study or similar evidence acceptable to, and verified by, the CEO or Planning Board, whomever has jurisdictional review authority.

Amendment

Article 4 Use Regulations

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 4 Supplemental Use Regulations.

Statement of Fact: The purpose of this amendment is to permit smaller restaurants (seating for less than 75 people) in the RES-7 District, an area adjacent to Long Sands and Short Sands Beach.

Amendment: Amend Article 4 Use Regulations as follows:

Permitted Uses in RES-7

Commercial Use Category (RES-7)

- Restaurants – Seating for 75 or more persons only. Food and beverages must be sold for consumption within on the premises - take-out stands shall not be permitted.

Amendment

Article 2 Definitions

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 2 Definitions.

Statement of Fact: The purpose of this amendment is to clarify the definitions of “Lodging Home/Tourist Home/Inn” and “Front Lot Line.”

Amendment: Modify Article 2 Definitions as follows:

LODGING HOME/TOURIST HOME/INN: A dwelling *where the property owner or property owner's agent resides, in which sleeping accommodations are provided to transient guests for compensation and which dwelling contains less than 15 rooms regularly maintained and offered to the public for such use and which that do not have no cooking facilities.* Transient guests can stay for a maximum of 32 consecutive days. - **AMENDED 11/08/1994**

LOT LINE, FRONT: The front lot line shall be determined in accordance with the following provisions, which are based on the number of streets on which the lot has street frontage:

- For lots with no street frontage, the front lot line shall be the side on which the right of access intersects the lot.
- For lots with street frontage on one street, the front lot line shall be the street frontage.
- For lots with street frontage on two or more streets, the owner shall select which street frontage shall constitute the front lot line. *But in no case shall the selection result in a non-conforming or more non-conforming situation*

Amendment #

Article 2 Definitions

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 2 Definitions.

Statement of Fact: The purpose of this amendment is to incorporate new definitions of “Tiny Home” and “Pool House.”

Amendment: Amend Article 2 Definitions as follows:

TINY HOME: *A single-family dwelling, either pre-manufactured or built in place and anchored upon a slab foundation, with a gross floor area no greater than 400 square feet.*

POOL HOUSE: *An accessory structure for pool-related leisure activities. A pool house may contain cooking facilities and full bathrooms but must not contain sleeping arrangements.*

Amendment #

Article 10-I York Beach Greenway District

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 10-I York Beach Greenway District.

Statement of Fact: The purpose of this amendment is to clarify the number of permitted principal buildings allowed in the “Third Layer” on the same lot or building site in the CD-4 (Character District 4) base zoning district.

Amendment: Amend Section 10-I.4.2.1 District and Civic Space Standards and Requirements for the CD-4 District as it relates to “Number of Buildings” in Article 10-I York Beach Greenway District as follows:

Number of Buildings

Principal Building 1 max at frontage; additional Buildings permitted in Third Layer

Amendment #

Article 5 Dimensional Regulations

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 5 Dimensional Regulations.

Statement of Fact: The purpose of this amendment is to set a maximum building height of fifty feet (50') for Town of York Public Schools.

Amendment: Amend Article 5 Dimensional Regulations as follows:

5.1.5 **Height and Setback Exceptions**

5.1.5.1 Height Exception.

4. Auditoriums, theaters, gymnasiums, or similar facilities at the site of existing public school buildings. Building height may be increased to a maximum of 45 feet, *Maximum building height for Town of York public school buildings shall not exceed fifty feet (50')* provided the applicant demonstrates that the increase in height limit within the base zone is integral to the functional and technical purposes of the building as demonstrated by a Registered Design Professional.

Amendment

Article 5 Dimensional Regulations

Ballot Language: The following language would appear on the ballot:

Article V

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 5 Dimensional Regulations.

Statement of Fact: The purpose of this amendment is to remove redundancy with certain structure setback exceptions and align standards closer to State of Maine spite fencing laws and building code exemptions. The proposed amendment also allows for coverings of up to 36" be exempt from yard setback requirements, which matches R311.4 standards of the International Residential Code (IRC).

Amendment: Amend Article 5 Dimensional Regulations as follows:

5.1.1 All structures must be located in accordance with the front yard, rear yard and side yard minimum setbacks listed in Sections 5.2.1 and 5.2.2 *unless there is an exception* below. ~~Exempted from these yard setback requirements are fences, walls, utility poles, and sign poles which are regulated by Article 16. Unenclosed stairs or ramps projecting less than 10 feet from the structure shall not be considered part of the structure for the purposes of determining setback requirements.~~

5.1.4 Projecting overhangs such as porches, bay windows, or other objects projecting 24" 36" or more shall be included in the lot coverage calculations. Roof overhangs and steps shall be excluded from this lot coverage calculation. Roof overhangs that are 24" 36" or less are exempt from yard setback requirements. In the Shoreland Overlay District, roof overhangs are not exempt from shoreland setback and shoreland lot coverage requirements.

5.1.5.2 Setback Exception. The following types of structures shall be exempt from structure setbacks established in §5.2.1, 5.2.2, and 5.2.4: sidewalks, driveways, mailboxes, septic systems, utility poles, utility lines, flag poles, fences ~~less than 8 7 feet tall or less, pergolas less than 8 feet tall or less, and retaining walls less than 4 feet tall or less, and sign poles which are regulated by Article 16. Unenclosed stairs or ramps projecting less than 10 feet from the structure shall not be considered part of the structure for the purpose of determining dimensional setback requirements.~~

Amendment

Article 10-H Outdoor Lighting Ordinance

Ballot Language: The following language would appear on the ballot:

Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending Article 10-H Outdoor Lighting Ordinance.

Statement of Fact: The purpose of this amendment is to allow minor changes to Planning Board approved outdoor lighting plans be reviewed and potentially approved by the Code Enforcement Department.

Amendment: Amend Article 10-H Outdoor Lighting Ordinance specifically section 10-H.5 “Standards for residential subdivisions, non-residential uses and multi-family dwellings” as follows:

- o) Planning Board approved site plan or subdivision plan: It shall be noted on the plan that any modifications or revisions to the approved lighting plan shall receive prior approval by the Planning Board *except for changes to light fixtures that do not alter the approved photometric plan as determined by the Code Enforcement Officer.*



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 22, 2026	<input checked="" type="checkbox"/> DISCUSSION <input type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN VOTE: _____
DATE ACTION REQUESTED: January 26, 2026	
SUBJECT: Short Term Residential Rental (STRR) Registration Ordinance	
DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD: The Selectboard had previously considered a proposal to license STRRs through the Town's Business Licensing process in the fall of 2025. After deliberation, the Board decided not to move forward with the proposal to require business licensing for STRRs and did not place the measure on the November '25 general referendum warrant for consideration by the voters. During the deliberation on the previous proposal, individual Board members expressed interest in considering a simpler ordinance that provided for registration, but did not prescribe a complex business licensing process. Recently, Selectboard leadership requested that staff draft such an ordinance for consideration and discussion by the full Board. That proposal is attached to this form. Effort was taken to maximize brevity and simplicity in the attached draft. If a majority of the Board wishes to move the proposal forward for potential consideration by the voters, the next step would be to schedule the attached draft (or a revised version) for public hearing at an upcoming Selectboard meeting. This could be accomplished at the 02/09/26 Board meeting, if desired.	
RECOMMENDATION: N/A, discussion only.	
PROPOSED MOTION: N/A, discussion only.	

PREPARED BY: Peter Joseph, Town Manager

SHORT-TERM RESIDENTIAL RENTAL REGISTRATION ORDINANCE

Section 1. Purpose and definition.

The purpose of this Ordinance is to provide for the registration of short-term residential rental (hereinafter referred to as "STRR") units. For the purposes of this ordinance, the definition of STRR unit shall be the same as the definition of STRR unit contained within the York Zoning Ordinance.

Section 2. Registration required.

Effective July 1st, 2026, any person operating a STRR unit shall apply for registration of the unit annually with the Town Manager's Office prior to renting the unit for transient occupancy or publicly listing the unit for rent. Registrations shall be renewed annually, prior to July 1st of each successive year. Each annual STRR unit application shall be accompanied by an application fee. The application form and application fee amount may be established or amended by order of the Selectboard after public hearing. Registrations issued pursuant to this ordinance are not transferable to a new owner.

Section 3. Required information.

A separate application for registration shall be required for each STRR unit. The following information shall be included in the application for registration:

- a. The street address and unit number (if applicable) of the STRR unit.
- b. The owner's name, mailing address, phone number and email address.
- c. The name, mailing address, phone number and email address of the person responsible for the day-to-day management of the short-term residential rental unit, if different than the owner.

Section 4. Registration.

Within 30 days of receipt of an application for registration, the Town Manager or their designee shall review the application for completeness and may verify that any of the information required by Section 3 is accurate. Once an application has been verified as complete and accurate, the registration shall be approved. A list of all approved STRR registrations shall be published on the Town website, and a hard copy shall be kept in the Town Clerk's Office for public review. Any application not approved within 30 days of receipt shall be considered denied, and a written notice of denial shall be promptly sent by mail to the owner.

Section 5. Appeals

Any party aggrieved by the approval or denial of an application for registration by the Town Manager may appeal said action in writing to the Board of Appeals within 30 days of approval or notice of denial. The Board of Appeals shall hold a public hearing within 45 days of receipt of appeal to review the Town Manager's decision.

Section 6. Violation; Enforcement; Penalties.

If the Town's Code Enforcement Officer finds that a short-term residential rental is being operated in violation of the provisions of this ordinance, those violations may be enforced pursuant to 30-A M.R.S.A. § 4452. Violations of this Ordinance are subject to the minimum civil penalties set forth in 30-A M.R.S.A. § 4452(3).



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 22, 2026	<input checked="" type="checkbox"/> DISCUSSION <input type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN
DATE ACTION REQUESTED: January 26, 2026	VOTE: _____

SUBJECT: Update on York Courthouse

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

Earlier this fall the Board approved Town staff moving forward with exploration of options for development of affordable housing at the State-owned York Courthouse property. The State of Maine indicated that they would be willing to transfer the property to the Town, only in the instance that it could be used to develop affordable housing. Town Staff was tasked with performing due diligence on the property to determine possible re-use and/or development cases, and developing base line cost estimates for these cases. In all cases, development scenarios were limited to workforce affordable housing as defined by York's ordinances, which means any housing developed would be limited to rental or purchase by individuals earning 120% or less of area median income (AMI).

Based on current local ordinances, state laws, and state regulations, it was determined that the property could support a theoretical maximum of approx. 72 units of affordable housing rental, or 43 units of affordable housing ownership, if served by both water and sewer utilities.

Management has had discussions with our utility partners at York Water and Sewer Districts, and has reviewed the potential scope of expansion of utilities to reach the Courthouse property. In a best case scenario, expansion of water and sewer utilities to the property would total approximately \$4.8M. This number represents estimates from both utilities, and both warned the actual costs could be significantly higher.

In the financial case that provided the best density (rented workforce affordable housing), the utility cost alone to bring utilities to the property are estimate to be at least \$67,000. Other options would be significantly higher in cost.

It is possible that in the near future circumstances and baseline assumptions could change, and development by a private individual or corporation could yield better returns if additional density were somehow achieved. However at this time, Management does not believe that the Town can feasibly lead development of the

property into affordable housing without a significant investment in terms of local funding. It was made clear throughout the process of consideration of this parcel that there was not public or Board support to expend significant local tax dollars to convert this property into housing. Management agrees with this position and plans to suspend further performance of due diligence on the property absent further direction by the Selectboard to continue pursuing this possibility.

RECOMMENDATION: N/A, update only.

PROPOSED MOTION: N/A, update only.

PREPARED BY: Peter Joseph, Town Manager

A handwritten signature in blue ink, enclosed in a blue oval. The signature appears to read "PJS".



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 22, 2026	<input type="checkbox"/> DISCUSSION <input checked="" type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN VOTE: _____
DATE ACTION REQUESTED: January 26, 2026	
SUBJECT: : Request for Contingency Funds- Well evaluation for saltwater contamination	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

In August 2024, the Town received a complaint from the homeowners at 89 Chases Pond Road regarding the presence of road salt in their well water. The homeowner conducted water testing, which indicated elevated levels of Total Dissolved Solids (TDS). A complaint was also filed with the Maine Department of Environmental Protection (DEP), alleging that the Department of Public Works (DPW) sand/salt shed was impacting the homeowner's water supply.

DEP conducted a site visit on December 4, 2024, and determined that there were no violations. According to the homeowner, this is the second well on the property, as the original well did not produce a sufficient water supply and a new well was recommended. The current well is located approximately 23 feet from the road and is 405 feet deep. The home is equipped with a water softener system in the basement and a reverse osmosis system under the kitchen sink.

A claim has been filed with the Town's insurance carrier. Under state statute, contamination of a well by road salt is subject to strict liability. The Town's insurance policy provides a coverage limit of \$25,000 for such claims. The insurance carrier has recommended working with Town counsel to determine whether the claim should be settled or challenged.

After consulting with Town Attorney Mary Costigan, she has recommended that the Town contract with a geohydrologist to evaluate the well, including how saltwater may be entering the well, the potential source of contamination, and whether a freshwater fracture exists that could allow for remediation. Attached is a proposal from Brooks Hydro Logic, LLC to conduct this evaluation, which would include geophysical well logging and well packer testing. The results of this evaluation will help determine the appropriate next steps for the Town.

Should the Board choose not to proceed with the evaluation, the Town would assume responsibility for the matter and work with Town Attorney Mary Costigan to settle the claim

RECOMMENDATION: Approve \$18,230 from the Selectboard supplemental contingency fund to hire a geohydrologist to evaluate the well at 89 Chases Pond Road.

PROPOSED MOTION: I move to allocate \$18,230.00 from the Selectboard supplemental contingency fund to hire Brooks Hydro Logic LLC, to evaluate the well at 89 Chases Pond Road.

PREPARED BY:

Kathleen Lagarde

Reviewed By:

PESS

BROOKS HYDRO LOGIC LLC
Water Supply ♦ Geothermal ♦ Environmental 

December 16, 2025

Kathryn Lagasse,
Town of York
HR Director/ Assistant Town Manager
186 York Street, York ME 03909

Subject: Well Evaluation for Saltwater Contamination at
89 Chases Pond Road York, Maine 03909

Dear Ms. Lagasse,

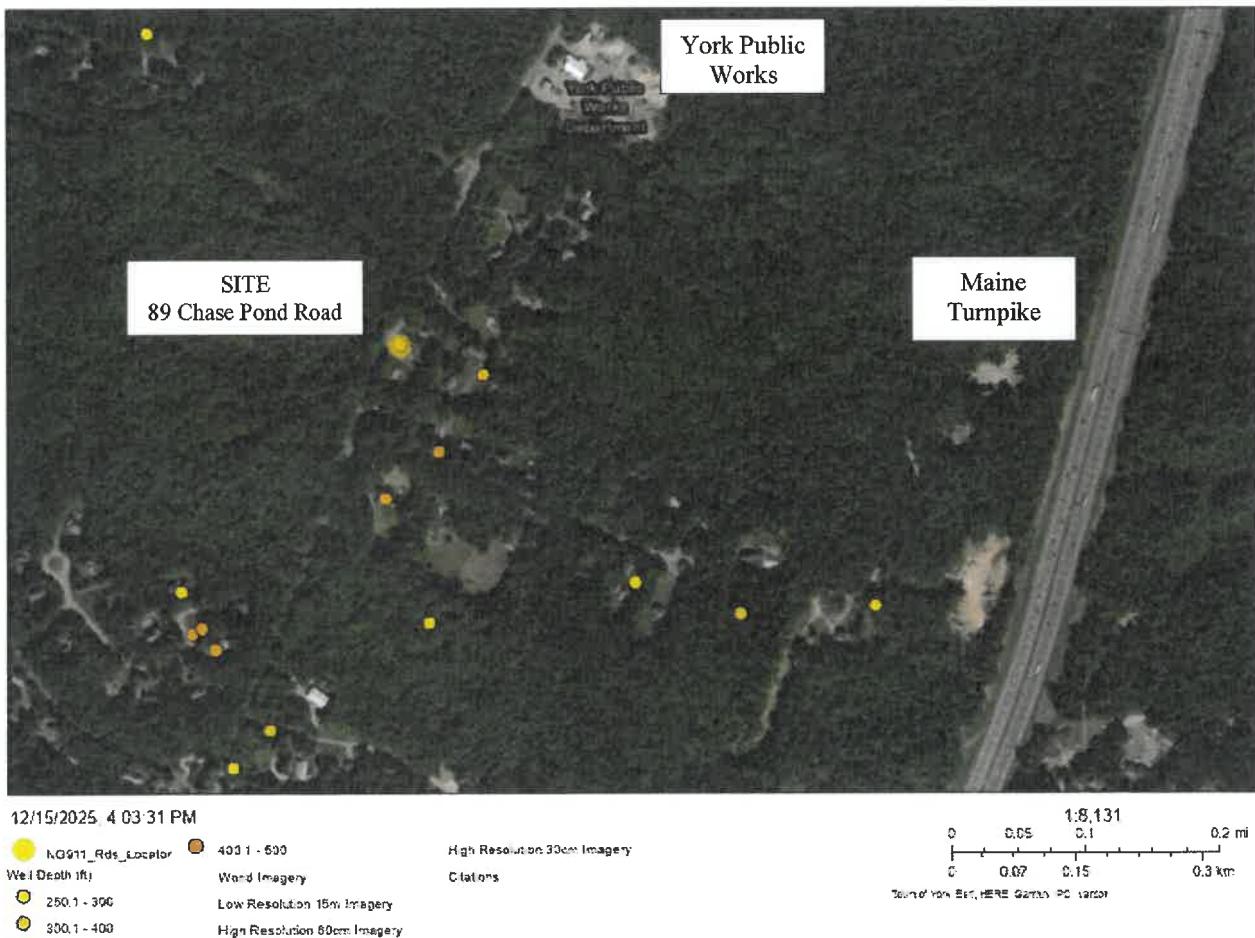
Brooks Hydro Logic LLC (BHL) is pleased to provide you with this proposal to evaluate the well at 89 Chases Pond Road York, Maine owned by Bill and Jeanne Park. The purpose of the evaluation is to determine how saltwater is entering the well, the potential source of the contamination and if there are freshwater fractures available to allow remediation of this well.

Background

There is confirmed salt occurring in the well at 89 Chases Pond Road York from an undetermined source. The well is reportedly 23 feet from the road, the Town sand salt storage is northeast of the property and the Maine Turnpike is to the east. Water quality tests in February and May 2024 show elevated levels of Total Dissolved Solids (TDS) significantly comprised of the salt elements sodium and chloride. Sodium exceeds the health advisory standard of 20 mg/l but is below the sodium concentration where salt taste normally occurs (200 mg/L). The chloride levels are over five times the Secondary Drinking Water Standard of 250 mg/L. Along with the water being considered unhealthy to those on salt restricted diets, the levels are also potentially corrosive to fixtures and piping.

Figure 1 shows wells in the area and their reported depths as reported to the Maine Geologic Survey (MGS). Drilling records at the MGS show the well was drilled December 27, 2023 by Western Maine Well Drilling. The reported well depth is 405 feet with 35 feet of steel well casing and an overburden (soil) thickness of 23 feet. The well yield is reported at 4 gpm, but the depth of the water bearing fractures is unknown.

FIGURE 1 MGS Well Depth Database in the Area of 89 Chases Pond Road York, Maine



Proposal

Based on our experience with wells and saltwater, BHL recommends the following tasks to provide additional data on the existing well including the pump depth, condition of the casing seal, fracture depths, estimated depth of saltwater entering the well and whether there appear

to be any potential freshwater fractures. Our goal is to figure out how salt enters the well, try to determine the source of the salt contamination and provide data to evaluate methods to remediate or replace the well.

Historically, remediation options include sealing off leaking well casings or fractures to cut off saltwater pathways while retaining enough freshwater fractures to meet daily needs. Additionally, the data on depth, direction, and angle of each bedrock fracture can be used to try and locate alternate well sites on the property that avoid saltwater fractures. Finally with confirmatory data on sustainable well yield we can assess if whole house Reverse Osmosis (RO) treatment is a possibility.

Task 1: Geophysical Well Logging

BHL will perform a site visit to inspect the site layout and access and observe the surrounding area topography and geology. On that day, we would also like to meet with DPW personnel to discuss road salt use and the history of the sand salt storage facility.

On the day of the well logging, we will contract Atlantic Water Solutions to remove the well pump and assist in store it on the pump reel for the day (preferable) or if the pump reel cannot be taken out of service, the pump will be wrapped in plastic and left on the ground for the day while it is out of the well. In either case the well pump will be reinstalled by the end of the day.

The geophysical logging of the well will be done by lowering several instruments into the well and continuously logging the geophysical data and depth by computer as described in detail below and shown on the attached well log example. The measurements performed will include:

- caliper (determines borehole width and fracture locations),
- high-definition Televue camera (provides view of bedrock geology and can be analyzed to measure fracture width depth and orientation),
- acoustic Televue camera (provides the same detail as a regular camera but can be used even in cloudy water),
- fluid temperature (location of water bearing fractures),
- fluid conductivity (salt indicator), and

- down hole flow meter (helps differentiate water bearing from non-water bearing fractures).

The fluid temperature, fluid conductivity and down hole flow characteristics will be used to evaluate which fractures provide water into the well and whether the water appears to be fresh or salt. All the borehole data we collect will be used to determine how many water bearing fractures may be in the well and can be used to determine whether sealing off portions of the well might improve water quality.

Once all the borehole measurement data is analyzed, BHL will complete a brief letter report documenting the work performed, results and conclusions. We have attached an example of the borehole geophysics logs for your review. BHL will provide recommendations on options to remediate or replace the well or treat the water.

Task 2: Well Packer Testing

Assuming the data from the borehole evaluation shows the possibility of sealing off the saltwater fractures in the well, we will likely recommend packer testing on the well. This Task will be done only with your approval.

Packer testing is done to confirm the depth of saltwater contamination, the yield of several well zones and water quality of the well zones. On the day of the packer testing, we will again contract Atlantic Water Solutions to remove the well pump. Packer testing involves using a pair of inflatable seals to isolate the lower well fractures where saltwater may exist so we can pump from the upper section of the well above the seal to measure yield and water quality. We normally do several packer tests to isolate various depths (zones) so we can find the best mix of water quality, well yield and in-well storage. Along with field measurements of water quality we will collect up to 3 water quality samples for lab analysis. We will analyze the water for basic water quality parameters, especially those related to saltwater (sodium, chloride, bromide (indicator of seawater), magnesium, calcium, and fluoride). The samples will be sent to A&L Laboratories, a Maine Certified Drinking Water Laboratory in Auburn Maine. Results of the Packer Testing and recommendations will be provided in a letter report.

SCHEDULE

We are proposing the following schedule which may be adjusted based on weather conditions as precipitation and extreme temperatures make borehole analysis and well pumping difficult.

Table 1. Schedule

TASK	SCHEDULE
Task 1 Geophysical Well Logging	Site Visit 1/9/25 Borehole Log Wells 1/13/26 to 1/15/26 Field 2 days Report 2-3 weeks
Task 2: Well Packer Testing (Optional)	Early February 2026 Field 1-2 days Report 2 weeks

COST ESTIMATE

The following cost estimates are to perform field measurements, lab analysis, and report documentation based on our unique experience and the expected depth of (405 feet). This estimate includes BHL labor, equipment, subcontractors and travel expenses to perform a borehole (well) geophysical survey(s), and packer testing and their accompanying reports. The estimate does not include costs for creating site access (road construction, plowing, clearing etc.), drilling, long term pumping tests ,alternate water sources or treatment.

Table 2. Cost Estimate

TASK	COST ESTIMATE
Task 1 Geophysical Well Logging	\$9,520.00
Task 2 Well Packer Testing	\$8,710.00
TOTAL	\$18,230.00

This scope of work described above will provide important information to assess the source of salt contamination, fracture locations in the well and extent of saltwater contamination throughout the well. While we have had great success fixing similar wells, there are no guarantees that this well can be remediated, another well found on this site with adequate fresh water quality or yield for the homeowner needs or if RO is a viable alternative. If you would like to retain BHL to complete the tasks noted above, please sign and return this proposal. We can also assist in any contracting and oversight of any well remediation or drilling that is needed. Please let us know if you have any questions regarding the proposed scope of work.

Sincerely,
Brooks Hydro Logic LLC



David W. Brooks
Principal / Senior Hydrologist

**Acceptance & Authorization for Brooks Hydrologic LLC to proceed with a
Well Evaluation for Saltwater Contamination at 89 Chases Pond Road York,
Maine 03909**

Signature:	Printed Name:
Title	Company
Date:	Email:
Billing Address:	City/State/ZIP:
Phone:	Fax:

BOREHOLE LOGGING

EXAMPLE

Date logged: 12/13/21

PLATE 1 SUMMARY OF BOREHOLE GEOPHYSICAL LOGGING

Caliper (inches)
CALIPER SHOWS
WIDTH OF BOREHOLE
WHICH INDICATES
FRACTURES IN THE
BEDROCK

**Flowmeter
Measurements (gpm)
INDICATES WHICH
FRACTURES CONTRIBUTE
FLOW TO WELL**

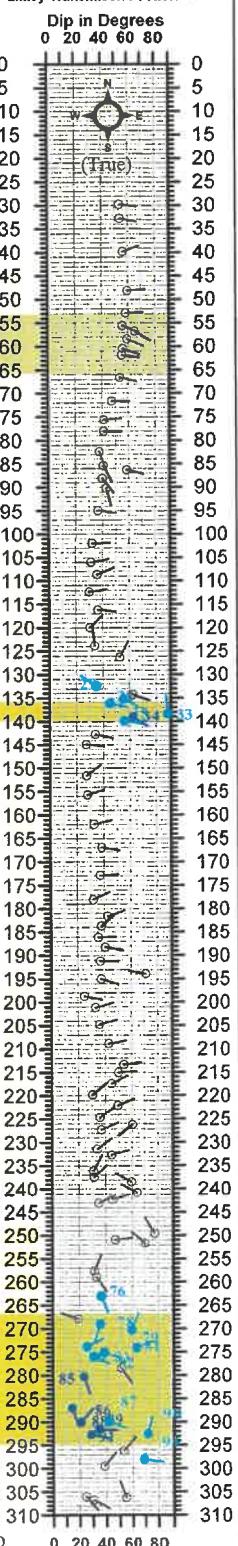
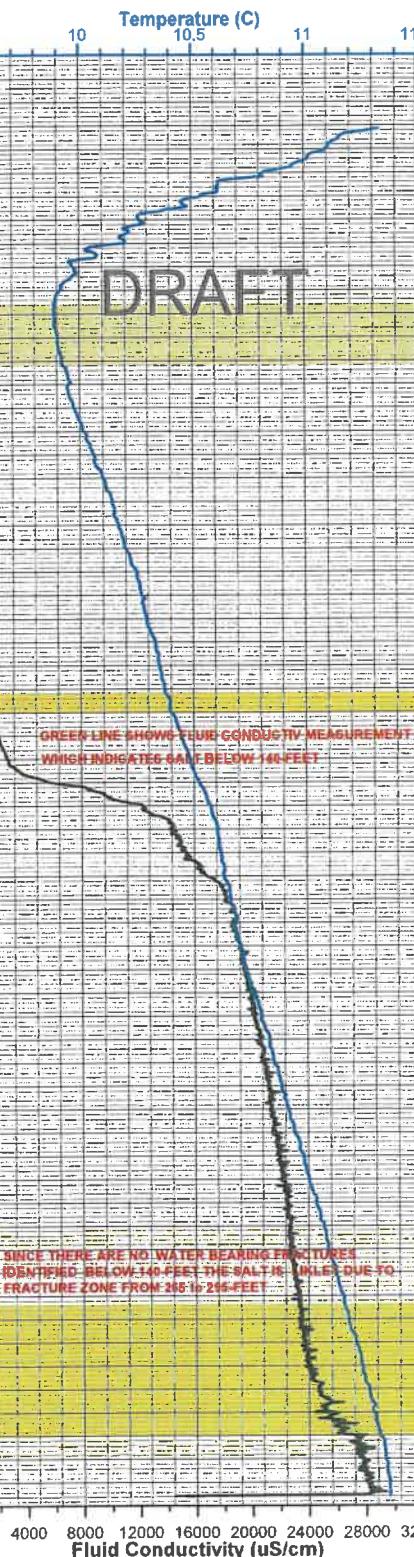
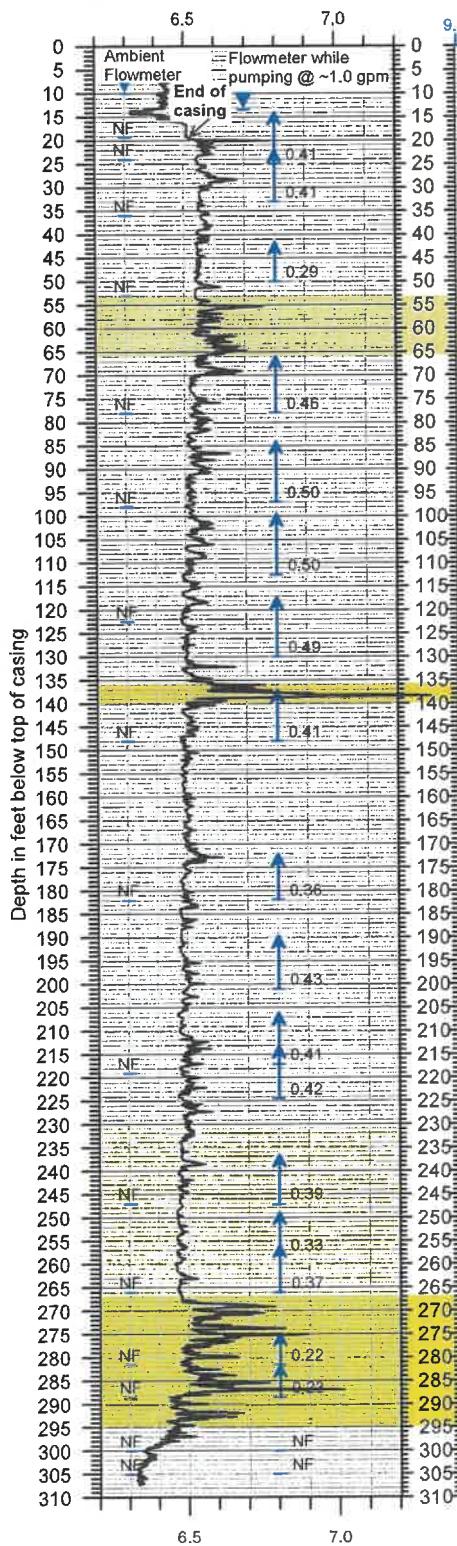


PLATE 1
Well
Maine

The dip direction is indicated by the line extending from the circle. The strike of the feature is 90 degrees from this.

Date logged: 12/13/21

PLATE 4
CALIPER, ACOUSTIC
TELEVIEWSER AND
CAMERA TELEVIEWSER
MEASUREMENTS

Log: Caliper & Televiwer Logs

Well: EXAMPLE

Site:

Date: 12/13/2021

Location: Maine

Casing Depth 20 ft.

For:

Casing Type: 6 in steel

Logged by:

Boring Depth: 311 ft

Orientation: magnetic

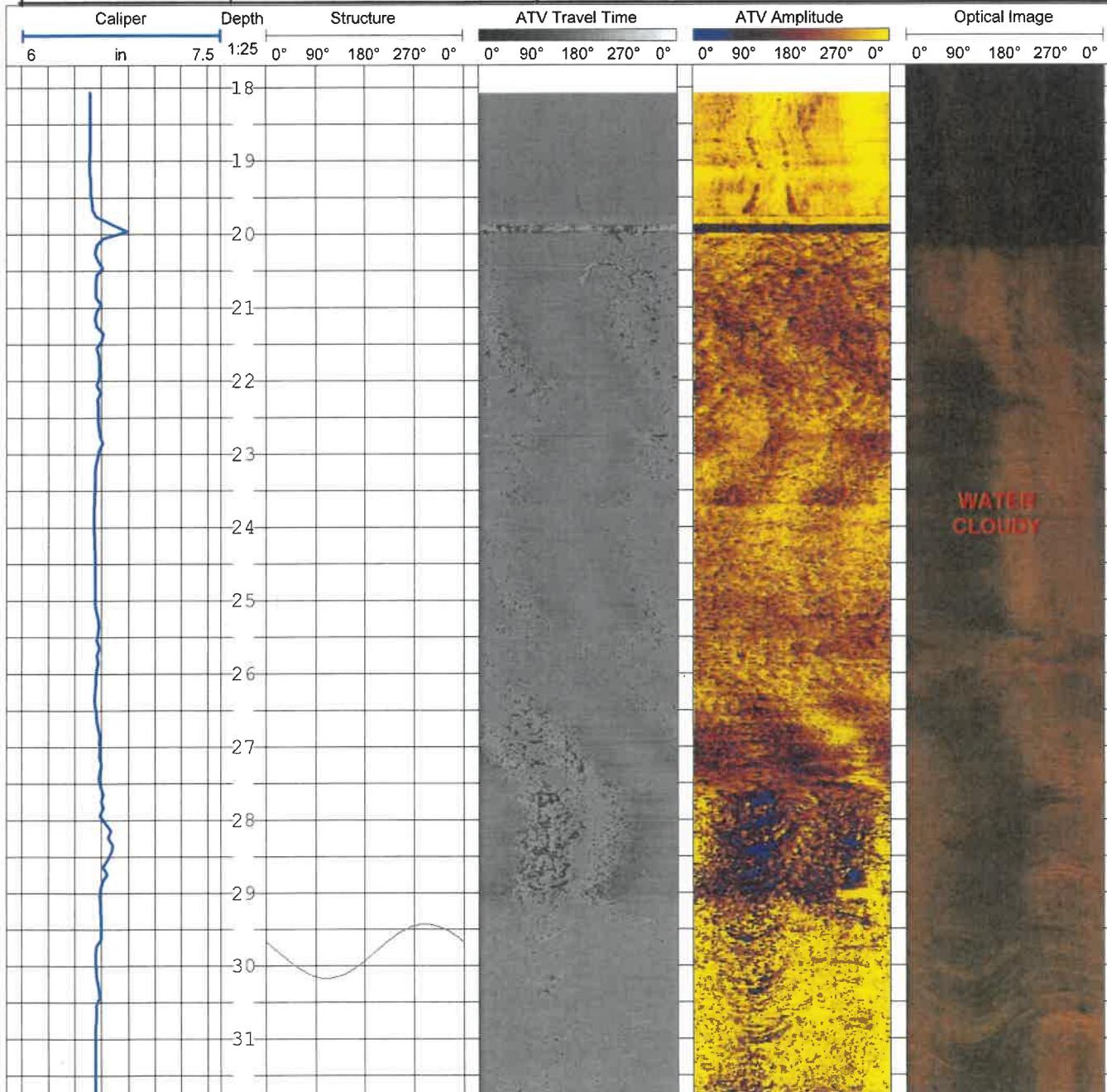
Meas. From: top of casing

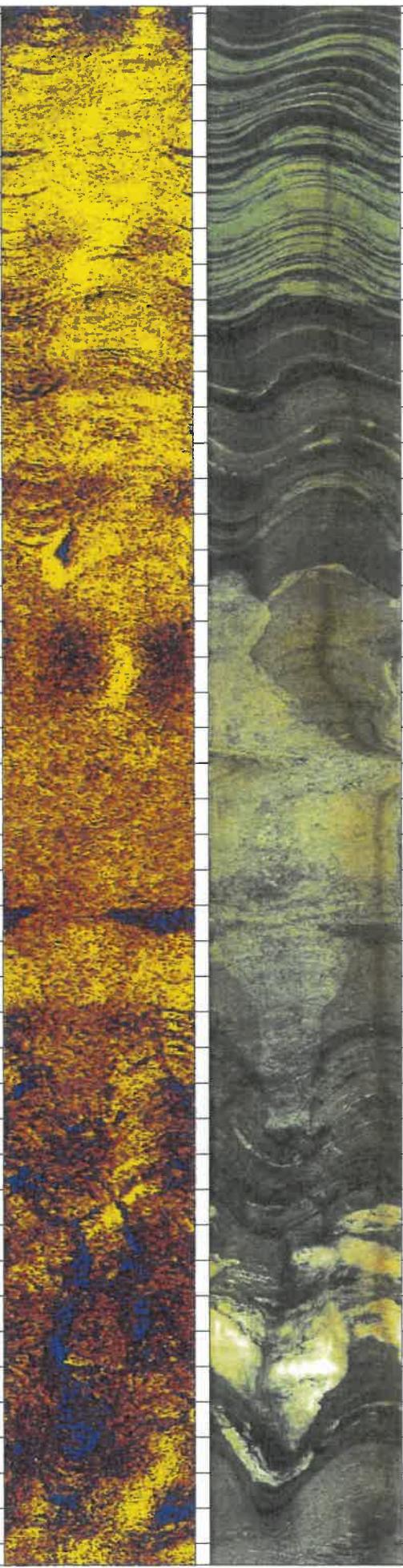
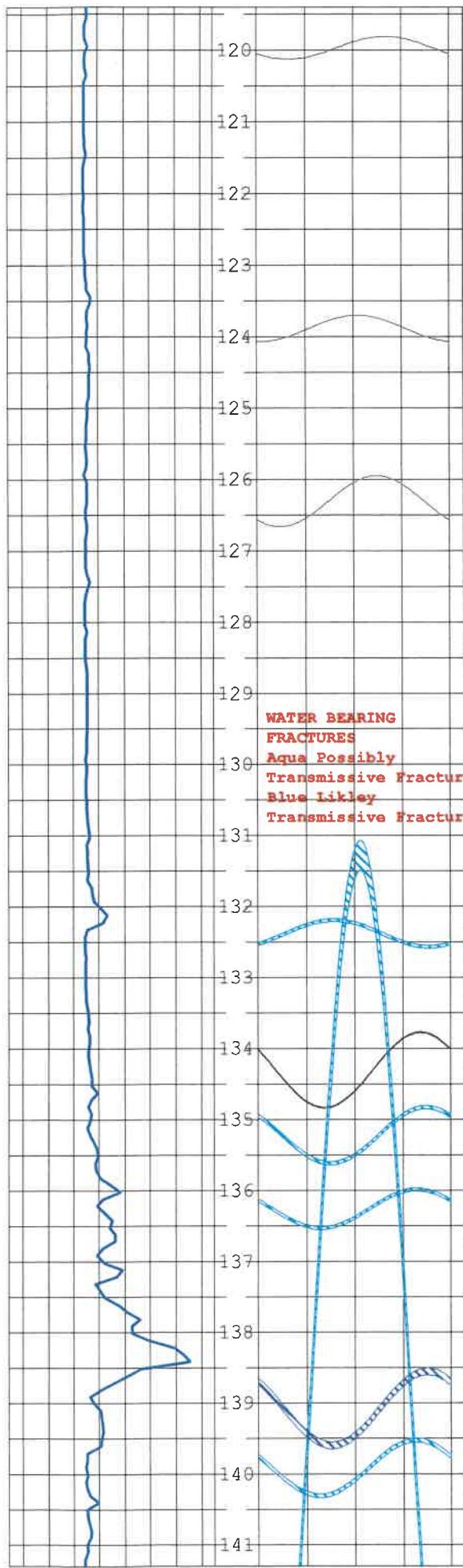
Structure Plots:

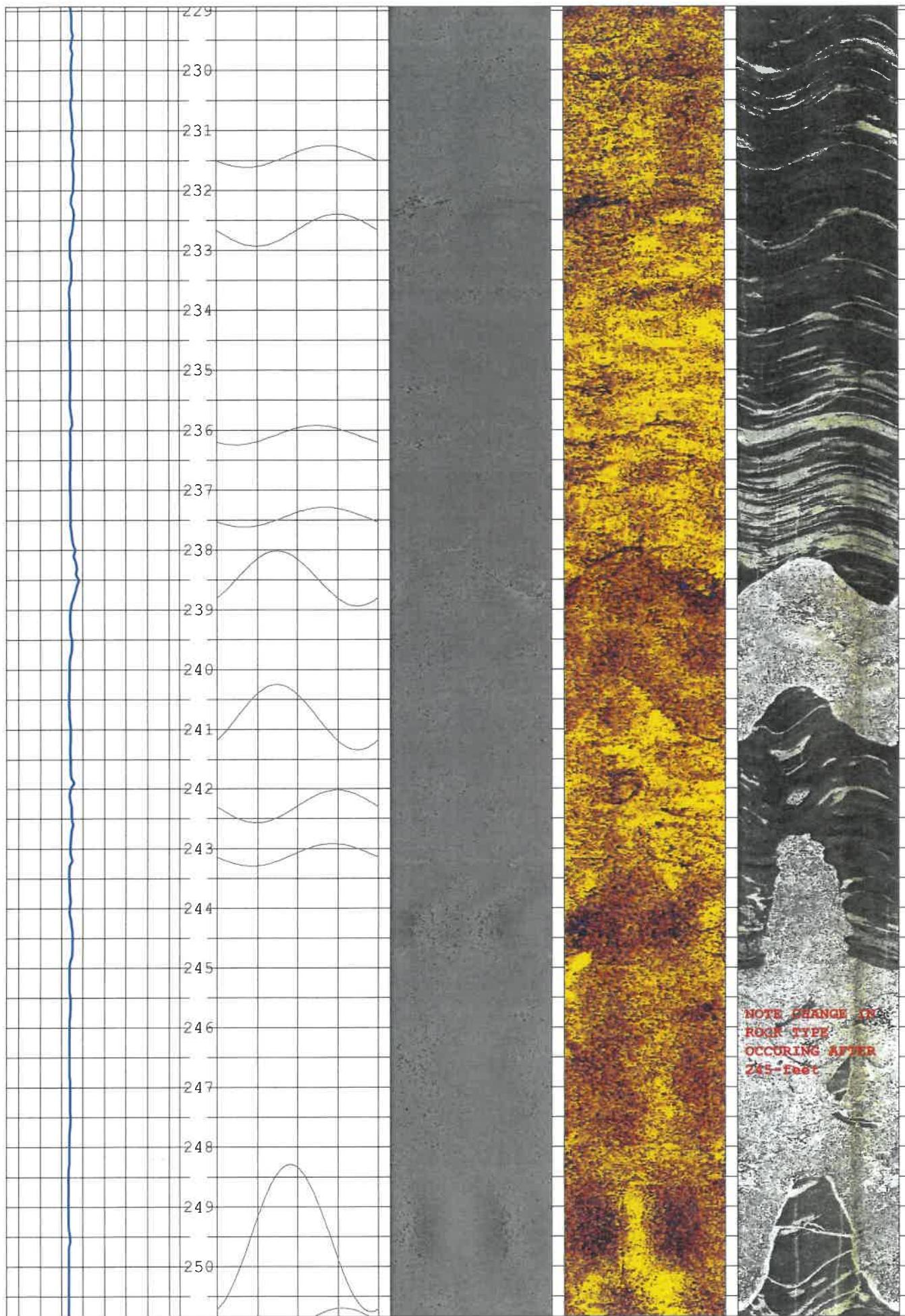
black = planar features (faults, foliation, bedding, joints, etc)
 light blue = possible transmissive fracture
 dark blue = likely transmissive fracture

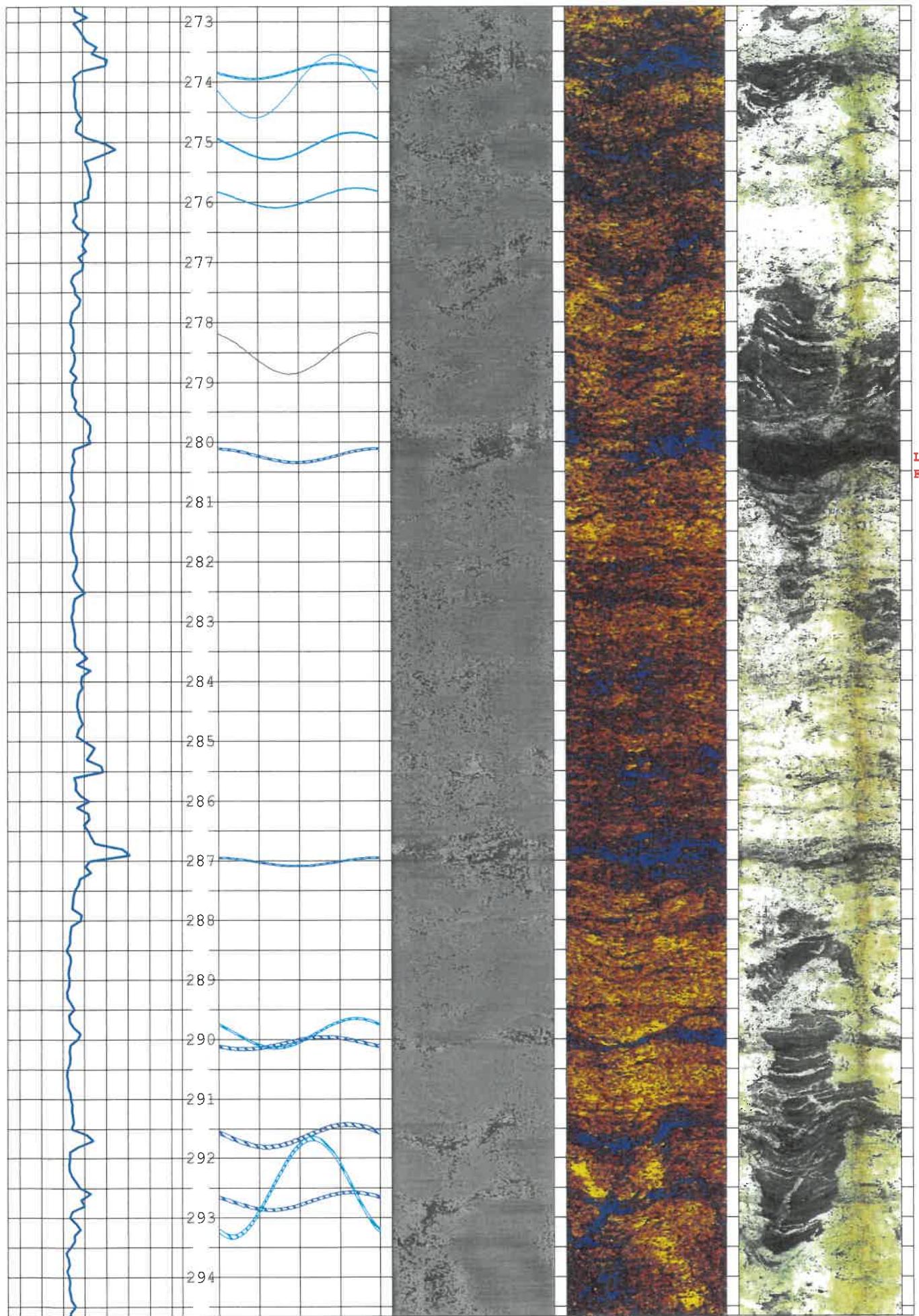
Stickup: 0.95 ft.

Water Level: 10.27 ft.

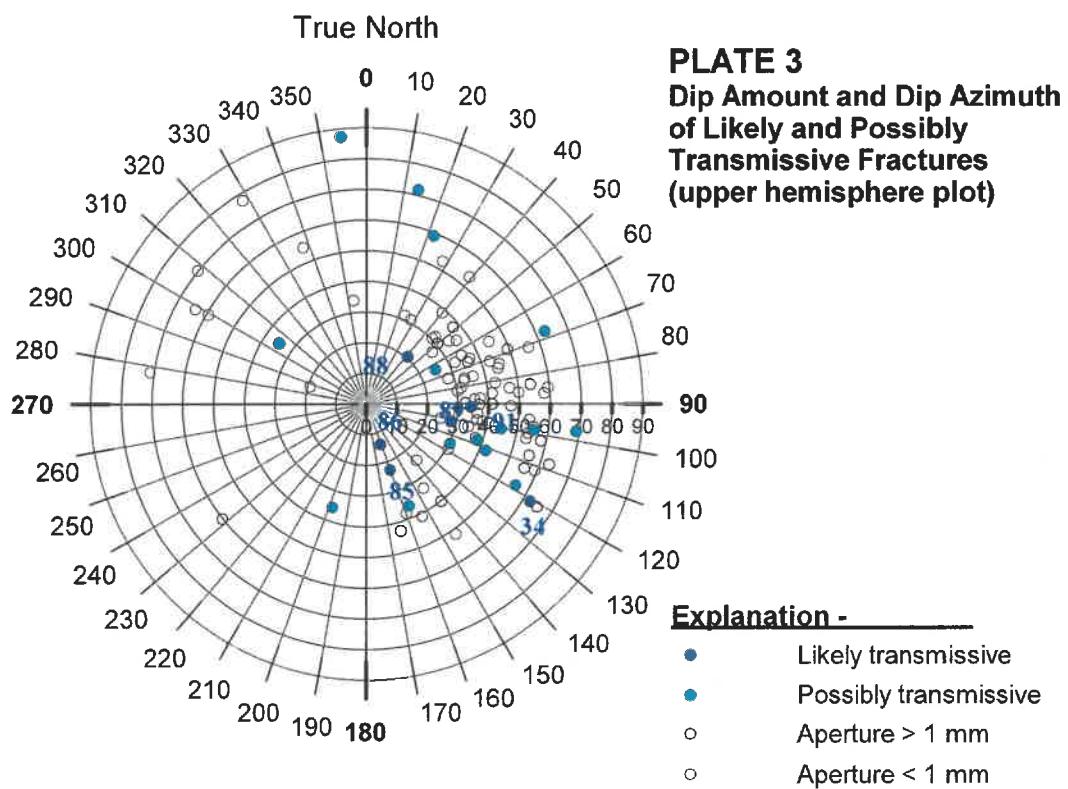
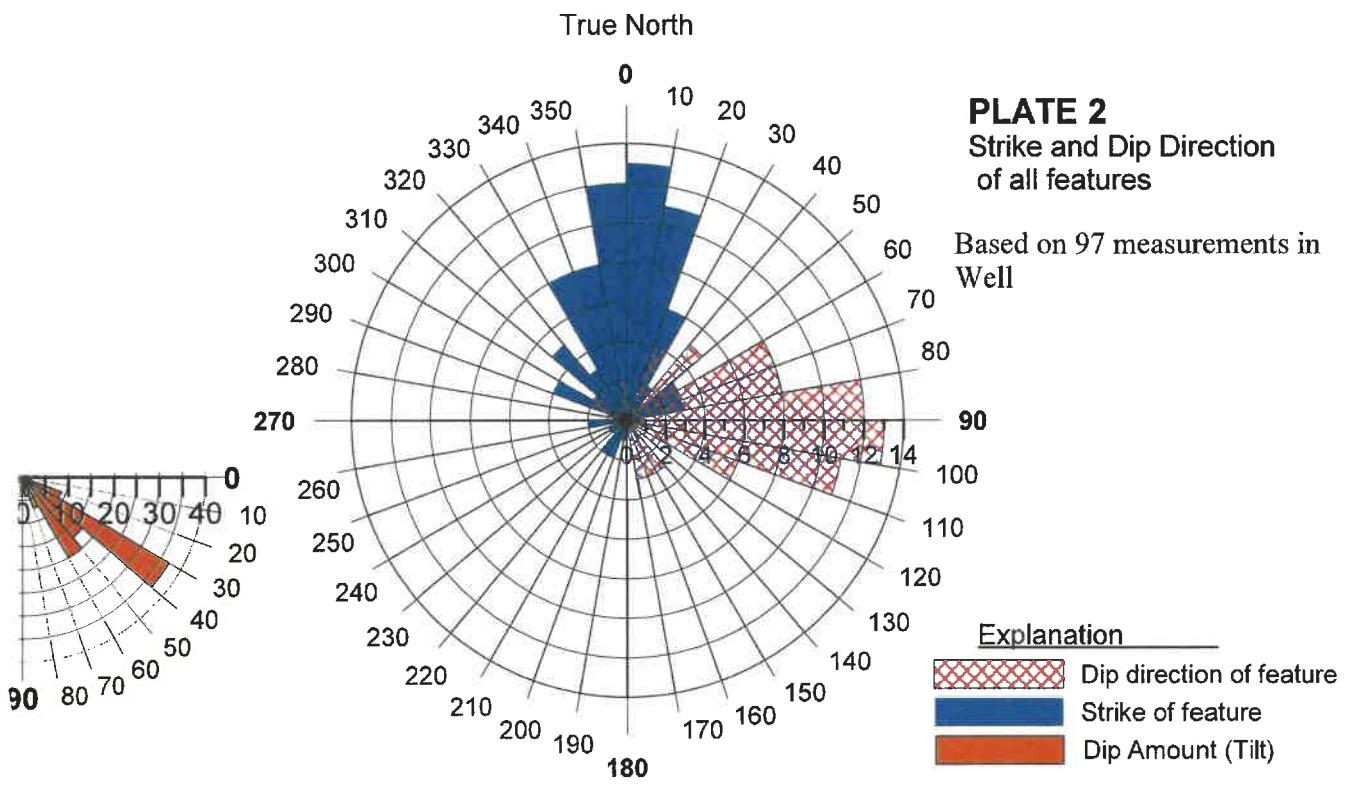








LARGE
FRACTURE



Declination: 15.3 degrees west

**89 Chases Pond Rd
York, ME 03909**

August 26, 2024

Mr Peter Joseph, Town Manager
186 York St.
York, ME 03909

Re: Contaminated Ground Water, Chases Pond Rd
Toxic well water, 89 Chases Pond Rd.

Dear Mr. Joseph,

As discussed in multiple conversations with you, state officials and other town officials, our well water is contaminated with road salt from the town shed $\frac{1}{4}$ mile from our home. **The town has already accepted responsibility** and we were told several weeks ago that an insurance claim would be submitted on our behalf. We have heard nothing since. We have tried to be cooperative but we are losing patience.

The water is toxic and is negatively affecting our health and well being. It is slowly destroying the plumbing, appliances, clothing, dishware, landscaping, septic; essentially anything it touches. Not to mention the cost of bottled water for drinking and the negative environmental impact of all the plastic waste. We have been dealing with this since January 2024. It is unsafe for us to remain in this situation any longer.

We have consulted with multiple water experts, paid for opinions and multiple water tests, and have been told by everyone there is no practical way to make the water usable. **We need help** and guidance and the town to move forward on a solution **and keep us informed**.

We need immediately, **in writing**, the name of a contact person, the insurance company, a claim number, and a **plan** to resolve the situation and reimburse us for expenses already incurred.

We are out of options. If we do not hear from you in a timely manner, we will be forced to seek help from an attorney.

Thank you for your anticipated response.

Regards,



Jeanne M. Park

cc. Arron Frey, Attorney General
Susan Collins
Angus King
Chellie Pengree

Maine Well Database - Well Report

Well ID: 149225 (Paper Well Card #:)

Well Drilled For

Name: BILL & JEANNE PARK
Company:

Address:

JEANNE PARK

Well Location

Well Address: 89 Chases Pond Rd

Well Town: YORK

Tax Map No:

Tax Lot No:

Latitude, Longitude: 43.170007, -70.663043

207-752-2248

207 752-2248

Well Information

Drilled Date: 12/27/2023

Well Yields

Yield 1 Depth (ft):

JEAN PARK
363-8916

Well Type: BEDROCK

Yield 1 (gpm):

89 CHASES

Well Use: DOMESTIC

Yield 2 Depth (ft):

POND RD

Well Development: AIR

Yield 2 (gpm):

WELL ISSUES

Hydrofracture?: NO

Yield 3 Depth (ft):

Replacement Well?: NO

Yield 3 (gpm):

Well Depth (ft): 405.00

Yield 4 Depth (ft):

Casing Length (ft): 35.00

Yield 4 (gpm):

Depth To Bedrock (ft): 23.00

Yield (gpm): 4.00

Geothermal Well: NO

Yield Date: 12/27/2023

Comments:



Driller's Well Number:

Driller Registration Number: WD02119: KNOWLTO MEAGHAN

Specialty Well Date:

Approval: PENDING

Entered By: westernmainewater

Enter Date: 1/25/2024, 11:16 AM

Edited Date: 1/25/2024, 11:16 AM



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

December 5, 2024

To Whom It May Concern,

On November 20, 2024, Department staff received a complaint about a sand salt storage area at the Town of York Public Works. The complaint stated a drinking water well had become salty due to violation of Chapter 574: Siting and Operation of Road Salt and Sand Salt Storage Areas.

On December 4, 2024, Department staff visited the site to investigate any violations of Chapter 574: Siting and Operation of Road Salt and Sand Salt Storage Areas. Department staff met with Town of York Public Works Employees and walked the entire sand salt storage area. No violations were observed.

Nathan D. Durant
Environmental Specialist III
Division of Water Quality Management
Department of Environmental Protection
(207) 242-3483

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

NELSON ANALYTICAL LAB

RP240507015

120 York Street, Kennebunk, ME 04043
www.nelsonanalytical.com
(207)467-3478 phone

NH ELAP Accreditation #NH2018
Maine State Certification # ME00015
Maine Radon Certification # ME17500

REPORT OF ANALYSIS

Laboratory ID: 224050140

Client Name: Park, Jeanne & Bill

Date Reported : 05/07/2024

Client Sample ID: Park, Bill	Date Collected:	05/06/2024 12:20 PM
Laboratory ID: 224050140.01	Collected By :	Jeanne
Sample Location: 89 Chases Pond Rd, York, ME - Untreated	Date Received :	05/06/2024 01:15 PM
Sample Matrix : Drilled Well Water	Temperature Rec'd °C:	10.7#

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	05/06/2024 14:09	SM 9223B	Primary	Within EPA Standard
E. coli Bacteria	Absent	Absent	/100mL	05/06/2024 14:09	SM 9223B	Primary	Within EPA Standard
Nitrate-N	<5.0	10	mg/L	05/07/2024 07:40	SM 4500 NO3	Primary	Within EPA Standard
Chloride	1290	250	mg/L	05/07/2024 10:45	SM 4500Cl-B	Secondary	Outside EPA Standard
pH	6.76	6.5-8.5	SU	05/06/2024 16:33	SM 4500H B	Secondary	Within EPA Standard
Iron*	6.85	0.300	mg/L	05/06/2024 19:33	EPA 200.8	Secondary	Outside EPA Standard
Manganese	9.058	0.050	mg/L	05/06/2024 19:33	EPA 200.8	Secondary	Outside EPA Standard
Sodium*	140	N/A	mg/L	05/06/2024 19:33	EPA 200.8	N/A	No EPA Limit
Total Hardness*	1200	N/A	mg/L	05/06/2024 19:33	SM 2340B	N/A	No EPA Limit
Total Dissolved Solids	2500	500	mg/L	05/06/2024 16:33	SM 2510B	Secondary	Outside EPA Standard

PRIMARY: Regulated by the EPA as a health related parameter SECONDARY: Aesthetic parameter - not regarded as a health concern
Tests marked with an * indicate parameters not accredited by the State of Maine. These parameters are accredited under our NH ELAP accreditation

Respectfully Submitted

Lorri Maling, Laboratory Director



Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. # - Sample(s) received at laboratory do not meet method specified temperature criteria. #L - Sample(s) received in lobby and it was unable to be verified if they were in a cooler or on ice at receipt.

Solid samples are reported on a dry weight basis unless noted otherwise.

Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007),SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007),SUB 8: ME00002 SUB9: (NH2516) (MA00100)

NELSON ANALYTICAL LAB

RP240429017

120 York Street, Kennebunk, ME 04043
www.nelsonanalytical.com
 (207)467-3478 phone

NH ELAP Accreditation #NH2018
 Maine State Certification # ME00015
 Maine Radon Certification # ME17500

REPORT OF ANALYSIS

Laboratory ID: 224040592

Client Name: Dunbar Water

Date Reported : 04/29/2024

Client Sample ID: Park, Bill	Date Collected:	04/25/2024 01:00 PM
Laboratory ID: 224040592.01	Collected By :	Brandon
Sample Location: 89 Chase Pond Rd, York, ME - Untreated	Date Received :	04/26/2024 11:45 AM
Sample Matrix : Drilled Well Water	Temperature Rec'd °C:	17.3#

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Manganese	7.282	0.050	mg/L	04/27/2024 06:20	EPA 200.8	Secondary	Outside EPA Standard
Chloride	1190	250	mg/L	04/26/2024 17:30	SM 4500Cl-B	Secondary	Outside EPA Standard
Total Dissolved Solids	2500	500	mg/L	04/26/2024 17:19	SM 2510B	Secondary	Outside EPA Standard
Total Hardness*	1200	N/A	mg/L	04/27/2024 06:20	SM 2340B	N/A	No EPA Limit

PRIMARY: Regulated by the EPA as a health related parameter SECONDARY: Aesthetic parameter - not regarded as a health concern
 Tests marked with an * indicate parameters not accredited by the State of Maine. These parameters are accredited under our NH ELAP accreditation

Respectfully Submitted

Lorri Maling

Lorri Maling, Laboratory Director

Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. # - Sample(s) received at laboratory do not meet method specified temperature criteria. #L - Sample(s) received in lobby and it was unable to be verified if they were in a cooler or on ice at receipt.

Solid samples are reported on a dry weight basis unless noted otherwise.

Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007),SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007),SUB 8: ME00002 SUB9: (NH2516) (MA00100)

Date: 04/29/2024



120 York Street, Kennebunk, ME 04043
 www.nelsonanalytical.com
 (207)467-3478 phone

REPORT OF ANALYSIS

Laboratory ID: 224020516

NH ELAP Accreditation # NH2018
 Maine State Certification # ME00015
 Maine Radon Certification # ME17500

Client Name: Park, Jeanne & Bill

Date Reported : 02/27/2024

Client Sample ID: Park, William **Date Collected:** 02/26/2024 03:00 PM
Laboratory ID: 224020516.01 **Collected By :** J. Park
Sample Location: 89 Chases Pond Rd, York, ME - Untreated **Date Received :** 02/26/2024 03:40 PM
Sample Matrix : Drilled Well Water **Temperature Rec'd °C:** 14.8#

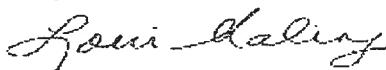
Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	02/26/2024 15:47	SM 9223B	Primary	Within EPA Standard
E. coli Bacteria	Absent	Absent	/100mL	02/26/2024 15:47	SM 9223B	Primary	Within EPA Standard
Nitrate-N	2.5	10	mg/L	02/26/2024 16:30	SM 4500 NO3	Primary	Within EPA Standard
Nitrite-N	<0.01	1.0	mg/L	02/26/2024 16:38	SM 4500 NO2B	Primary	Within EPA Standard
Fluoride	0.48	4.0	mg/L	02/26/2024 15:47	SM 4500F-C	Primary	Within EPA Standard
Arsenic	0.0098	0.0100	mg/L	02/27/2024 10:42	EPA 200.8	Primary	Within EPA Standard
Lead	<0.001	0.015	mg/L	02/27/2024 10:42	EPA 200.8	Primary	Within EPA Standard
Copper	0.028	1.30	mg/L	02/27/2024 10:42	EPA 200.8	Primary	Within EPA Standard
Chloride	1210	250	mg/L	02/26/2024 16:40	SM 4500Cl-B	Secondary	Outside EPA Standard
pH	6.54	6.5-8.5	SU	02/26/2024 16:40	SM 4500H B	Secondary	Within EPA Standard
Iron*	7.77	0.300	mg/L	02/27/2024 10:42	EPA 200.8	Secondary	Outside EPA Standard
Manganese	7.699	0.050	mg/L	02/27/2024 10:42	EPA 200.8	Secondary	Outside EPA Standard
Conductivity	3700	N/A	umhos/cm	02/26/2024 16:40	SM 2510B	N/A	No EPA Limit
Alkalinity	42	N/A	mg CaCO3/L	02/26/2024 16:37	SM 2320B	N/A	No EPA Limit
Sodium*	150	N/A	mg/L	02/27/2024 10:42	EPA 200.8	N/A	No EPA Limit
Total Hardness*	1400	N/A	mg/L	02/27/2024 10:42	SM 2340B	N/A	No EPA Limit
Radon	3680	See Note	pCi/L	02/27/2024 03:18	SM 7500	N/A	No EPA Limit
Uranium	<2	30.0	ug/L	02/27/2024 10:42	EPA 200.8	Primary	Within EPA Standard

NH ARSENIC NOTE: NH Department of Environmental Services (DES) has established a state Maximum Contaminant Level (MCL) for arsenic of 5 ppb (0.005 mg/L), which will take effect on July 1, 2021, for all NH public water systems. The current federal MCL for arsenic is 10 ppb (0.010 mg/L). For more information: <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-3-2.pdf>

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

PRIMARY: Regulated by the EPA as a health related parameter **SECONDARY:** Aesthetic parameter - not regarded as a health concern
 Tests marked with an * indicate parameters not accredited by the State of Maine. These parameters are accredited under our NH ELAP accreditation

Respectfully Submitted



Lorri Maling, Laboratory Director



Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. #-Sample(s) received at laboratory do not meet method specified temperature criteria. #L-Sample(s) received in lobby and it was unable to be verified if they were in a cooler or on ice at receipt.

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Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

May 16, 2024

FOR: Attn: Lorri Maling
Nelson Analytical Labs
120 York Street
Kennebunk, ME 04043

Sample Information

Matrix: DRINKING WATER
Location Code: NELSONKEN
Rush Request: Standard
P.O. #:

Custody Information

Collected by:
Received by: SR1
Analyzed by: see "By" below

Date 05/14/24 Time 8:00

05/15/24 11:10

Laboratory Data

SDG ID: GCQ73773

Phoenix ID: CQ73773

Project ID:

Client ID: 224050382

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
Bromide	< 1.0	1.0	1	mg/L				05/16/24	BS/GD	E300.0

RL/PQL=Reporting/Practical Quantitation Level DIL=Dilution (analysis required diluting to evaluate) ND=Not Detected
BRL=Below Reporting Level (less than the reporting level, the lowest amount the laboratory can detect and report.)
AL = Action Level MCL = Maximum Contaminant Level MCLG = Maximum Contaminant Level Goal

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller, Laboratory Director
May 16, 2024
Reviewed and Released by: Helen Geoghegan, Project Manager



REQUEST FOR ACTION BY SELECTBOARD

DATE SUBMITTED: January 23, 2026	<input type="checkbox"/> DISCUSSION <input checked="" type="checkbox"/> ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/ CHANGES <input type="checkbox"/> DENIED <input type="checkbox"/> NO ACTION TAKEN
DATE ACTION REQUESTED: January 26, 2026	VOTE: _____
SUBJECT: Property Redemption Extension Request	

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

Options for the property:

1. Approve the Property Redemption extension request for the total taxes, interest, costs, and any additional conditions.
2. Deny the Property Redemption extension request and keep the property under Town ownership.

RECOMMENDATION: Ms. Marcuri was granted a property redemption request in March of 2025. She has requested an extension to redeem the property. Staff recommend approving the extension to February 2nd, 2026.

PROPOSED MOTION: I move to approve the property redemption of Tax Map 0046 Lot 0011, located at 650 York Street, as requested, subject to all conditions being met and all taxes, interest and administrative costs paid in full by no later than February 2nd, 2026 with cash or certified bank check.

FISCAL IMPACT:

DEPARTMENT LINE ITEM ACCOUNT:

BALANCE IN LINE ITEM IF APPROVED:

PREPARED BY: _____

REVIEWED BY: _____



TO: Selectboard
FROM: Kathryn Lagasse, Assistant Town Manager/HR Director
DATE: January 22, 2026
RE: Tax Foreclosure Redemption: Map 0046 Lot 0011; 650 York Street

Diane J. Marcuri, former property owner of property identified as Tax Map 0046 Lot 0011, located at 650 York Street in York, Maine, request to redeem this property for which the Town has foreclosed after the maturing of tax lien for Tax Year 2023.

We are recommending to the Selectboard, that Diane J. Marcuri be allowed to redeem this property providing the following condition(s) are met:

Condition #1 – Any outstanding Sewer District liens must be paid in full.

Condition #2 – All past years and current years taxes, interest, administrative and lien costs, which total \$21,042.65 shall be paid in full, to the Town of York, by no later than **February 2, 2026**.

FY2023 TAXES AND INTEREST	\$ 4835.50
FY2024 TAXES AND INTEREST	\$ 6335.67
FY2025 TAXES AND INTEREST	\$ 6279.11
FY2026 TAXES AND INTEREST	\$ 3392.37
ADMINISTRATIVE/LIEN COSTS	<u>\$ 200.00</u>
	\$ 21,042.65

Parcel Information

<u>Map-Lot</u>	<u>Size of Lot</u>	<u>Assessed Value</u>
0031 0041	1.13 Acres	\$781,600



REQUEST FOR ACTION BY THE SELECTBOARD

DATE SUBMITTED: January 22, 2026

DISCUSSION

ACTION

APPROVED

APPROVED W/ CHANGES

DENIED

NO ACTION TAKEN

VOTE: _____

DATE ACTION REQUESTED: January 26, 2026

SUBJECT: : Donation Acceptance-Minnick Endowment Fund

DISCUSSION OF OPTIONS AVAILABLE TO THE BOARD:

We recently received a donation from the Minnick Endowment Fund in the amount of \$15,000. The donation has been made to the Town, “to hire a data mining firm to identify short term rentals to support data driven decision making. The Town will know the number of STR’s, their locations, size, estimated rental income and other valuable data. The data will be valuable for the housing committee, Planning Assessment, Code Enforcement, Fire Police, and Selectboard.”

If the Selectboard would like to move forward you must formally accept the donation from the Minnick Endowment Fund.

RECOMMENDATION: N/A

PROPOSED MOTION: N/A- To be determined through discussion.

PREPARED BY:

Reviewed By: _____



P.O. Box 770001
Cincinnati, OH 45277-0053

SP 01 000454 29136 H 1 ASNGLP
BSQJKPBBBCXFH
TOWN OF YORK
186 YORK ST
YORK, ME 03909-1314

000454 1/1

January 05, 2026

Greetings:

We are delighted to provide you with the attached check for **\$15,000.00**. This Fidelity Charitable Donor-Advised FundSM grant was made at the recommendation of the Minnick Endowment Fund, a donor-advised fund.¹

This grant is made by Fidelity Charitable. Fidelity Charitable's donor recommends the grant be used for the following purpose (which does not constitute a restriction): **Hire a data mining firm to identify short-term rentals to support data-driven decision-making. The town will know the number of STRs, their locations, size, estimated rental income and other valuable data. This data will be valuable for the housing committee, Planning, Assessment, Code Enforcement, Fire and Police and the Selectboard.** This grant is to be used exclusively for charitable purposes, and is not made for the purpose of influencing legislation. This grant is also subject to the "Grant Terms" on the next page. If you are unable or unwilling to meet these grant conditions, you must return these funds to Fidelity Charitable.

Of course, you may choose to thank the donor. You should not, however, issue a tax acknowledgement to either the recommending donor(s) or to Fidelity Charitable.

¹ Fidelity Charitable is an independent public charity that sponsors a donor-advised fund program. In a donor-advised fund, Donors make irrevocable charitable contributions to Fidelity Charitable, and have the privilege of recommending grants to qualified public charities.

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OP=DCCK

Page 1 of 2

BASE FOLD AND DETACH AT PERFORATION BEFORE PRESENTING CHECK FOR PAYMENT

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT

CHECK BACKGROUND AREA. COLOR GRADUALLY CHANGES FROM TOP TO BOTTOM

FIDELITY Charitable
Make more of a difference

P.O. Box 770001
Cincinnati, OH 45277-0053
800-952-4438

PAYABLE AT: THE BANK OF NEW YORK MELLON
EVERETT, MA 02149
53-292/113

16270907

January 05, 2026

PAY TO
THE
ORDER
OF
TOWN OF YORK

\$15,000.00

DOLLARS

Fifteen Thousand & 0/100

VOID AFTER 60 DAYS

Datas on back

Security Features included

Grant Terms: This grant is made subject to the following terms. By accepting this grant, you certify to Fidelity Charitable that (i) your organization is formed under the laws of the US and its territories and is a public charity described in Internal Revenue Code sec. 509(a)(1)-(3), or a private operating foundation described in IRC sec. 4942(j)(3); (ii) this grant will be used exclusively for your organization's exempt purposes; (iii) neither the recommending donor nor any other party will receive goods, services or impermissible benefits (e.g., tuition, memberships or dues with more than incidental benefits, admission to events or goods bought at auction) as a result of this grant; (iv) this grant does not satisfy any portion of a financial obligation (including an enforceable pledge) of any party; (v) this grant will not be used for political contributions or campaign activities; and (vi) your organization does not devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise (or has made an election under IRC sec. 501(h) and complies with the limitations thereunder).

If you have any questions regarding the grant, please contact a Fidelity Charitable representative at 800-952-4438.

We wish you continued success in pursuit of your charitable mission.

Sincerely,
Fidelity Charitable

Fidelity Charitable is the brand name for the Fidelity Investments® Charitable Gift Fund, an independent public charity with a donor-advised fund program. Various Fidelity companies provide services to Fidelity Charitable. Fidelity Charitable, Giving Account, and Fidelity are registered service marks, and the Fidelity Charitable logo is a service mark, of FMR LLC, used by Fidelity Charitable under license.

790403.4.0

5710

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OP=DCCK

Page 2 of 2

00218...

Grant Terms: This grant is made subject to the following terms. By accepting this grant, you certify to Fidelity Charitable that (i) your organization is formed under the laws of the US and its territories and is a public charity described in Internal Revenue Code sec. 509(a)(1)-(3), or a private operating foundation described in IRC sec. 4942(j)(3); (ii) this grant will be used exclusively for your organization's exempt purposes; (iii) neither the recommending donor nor any other party will receive goods, services or impermissible benefits (e.g., tuition, memberships or dues with more than incidental benefits, admission to events or goods bought at auction) as a result of this grant; (iv) this grant does not satisfy any portion of a financial obligation (including an enforceable pledge) of any party; (v) this grant will not be used for political contributions or campaign activities; and (vi) your organization does not devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise (or has made an election under IRC sec. 501(h) and complies with the limitations thereunder).



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• **Copybar Capture:** This has all the document has a watermark indicating it is a copy.

• **Artificial Watermark:** Should appear on the back of this check when it is held a few inches away.

• **Microprinting:** A very small print that can only be seen with a magnifying glass. The words "DO NOT COPY" are printed on the back of the check.



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