

AGENDA

CITY COUNCIL OF THE CITY OF BATH, MAINE

Regular Meeting

Wednesday, May 3, 2017 6:00pm
City Council Chambers, Bath City Hall

We encourage your comments and views, and appreciate your participation in your local government.

A. Pledge of Allegiance

B. Roll Call

Proclamation: Arbor Week, May 21st-27th

C. Public Hearing:

1) Ordinance: Chapter 17. Vehicles and Traffic, Article 6. Stopping , Standing and Parking, Section 17-259. Parking Restrictions, Washington Street, East Side. (second passage)

2) Ordinance: Chapter 17. Vehicles and Traffic, Article 4. Pedestrians, Section 17-154. Crosswalks – Richardson Street (second passage)

3) Ordinance: Land Use Zoning Map Code Change – Add Zoning District “S” School (second passage)

4) Ordinance: Land Use Code Amendments - Article 8: District Regulations and Article 9: Uses (second passage)

D. Consent Agenda:

(Items as marked with an asterisk (*) on the agenda shall be considered routine matters not requiring debate. In the case of items marked with an asterisk, the motion as stated in parenthesis following the items on the agenda shall be considered to have been passed by the City Council as part of the Consent Agenda. Any Councilor wishing to have any item so marked with an asterisk removed from the Consent Agenda shall have the unlimited right to do so at any time prior to the vote by Council on the Consent Agenda. If such an item is removed from the Consent Agenda, it shall be dealt with in the normal course of the meeting.)

*5) Minutes of the previous Council meeting of April 5, 2017 and Item F6. (motion to Accept as Presented)

E. Time Devoted to Residents to Address The City Council:

F. Orders, Ordinances and Resolutions:

*6) Order: Appointing City Arborist/Tree Warden (annual appointment)

7) Drug Forfeiture

8) Order: Establishment of Facilities Committee

G. Petitions & Communications:

H. City Manager's Report:

I. Committee Reports:

J. New Business:

9) Appointment of 3 members to the Bath Bicycle and Pedestrian Committee with term expirations of May 2020.

K. Councilor Announcements:

L. Unfinished Business:

10) Presentation of Responses to RFP Request for 26 Summer Street

EXECUTIVE SESSION:

Real Estate Matter per 1 MRSA §405(6)(C)- 26 Summer Street

ADJOURN

PROCLAMATION

ARBOR WEEK

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world (more often as a weekly observance), and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

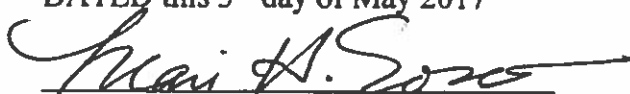
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATH, MAINE, HEREBY PROCLAIMS THE WEEK OF MAY 21st - 27th AS

ARBOR WEEK

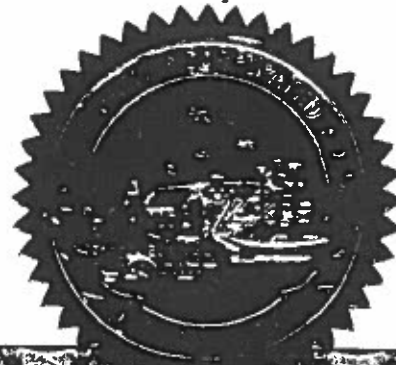
in the City of Bath, and we urge all citizens to celebrate Arbor Week and to support efforts to protect our trees and woodlands, and

FURTHER, We urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED this 3rd day of May 2017



Mari H. Eosco, Madame Chair
City Council of Bath, Maine





C.1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE CODE OF THE CITY OF BATH, ADOPTED FEBRUARY 2, 1977, AND SUBSEQUENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

CHAPTER 17. VEHICLES AND TRAFFIC

Article 6. Stopping, Standing and Parking

Section 17-259. Parking Restrictions

Washington Street East Side

Delete the following:

From a point across from the north side of Bath Street and running 60 feet northerly, 6:00 a.m. to 1:00 a.m., fifteen-minute parking. From a point across from the north side of Bath Street and running 60 feet northerly, 6:00 a.m. to 1:00 a.m., fifteen-minute parking. From a point 60 feet north of Bath Street to South Street, 2 hour parking. From South Street running northerly to a point 100 feet north of the southerly entrance to the BIW Panel Shop, 2 hour parking. From a point 100 feet north of the southerly entrance to the BIW Panel Shop to a point 195 feet south of the northerly entrance to the BIW Panel Shop, No Restrictions. From South Street to a point 195 feet south of the south side of the northerly entrance to the BIW panel shop, No Restrictions. From a point 195 feet south of the southerly side of the northerly entrance of the BIW panel shop for a distance of 185 feet, 6:00 a.m. to 5:00 p.m., Bus Parking; From 5:00 p.m. to 2:00 a.m. no restrictions; from 2:00 a.m. to 6:00 a.m., No Parking. From a point which is the northerly terminus of the bus parking area to Union Street, 2 hour parking.

Replace with the following:

From a point across from the northerly side of South Street and running northerly 480 feet, permit Parking; From a point 480 feet northerly from a point across from the northerly side of South Street and running northerly 250 feet to the southerly side of Union Street, 2 hour parking.

First Passage
CITY OF BATH MAINE
IN CITY COUNCIL
April 5, 2017
RECEIVED HEAD AND ACCEPT
☐ TABLED ☒ GRANTED ☐ PASSED ☐ FAILED
REFERRED TO
ATTEST *Mary J. White*
CITY CLERK

Second Passage
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CITY CLERK

C: PD Effective 5-24-17

24





**CITY OF BATH
POLICE DEPARTMENT**



MICHAEL W. FIELD
CHIEF of POLICE

250 Water Street

Bath, Maine 04530

(207) 443-5563

Memorandum

To: Members of the City Council
From: Michael Field, Chief of Police
Ref: Parking Ordinances Changes to Washington Street
Date: February 21, 2017

The former Parking Committee had studied the east side of Washington St. parking along Bath Iron Works since 2015. The area, which is from Spring St. north to Union St. needs to be re-ordinance for changes such as a bus zone no longer needed and a "phantom" area where there is no parking restrictions.

This matter was brought to the Transportation Committee on February 9th, 2017. After discussions, option three was the approved choice. It should be noted that we discussed this with BIW, SUPSHIP, and other businesses in the immediate area.

Option three allows approximately 20 permit spaces. It keeps the two hour and 15/30 minute spaces in front of BIW main offices, One Stop Food and Ice, and the Cabin Restaurant. This should not have any effect on their respective businesses.

Option Two simply made this area all 2 hour parking, except in the bus zone and in front of One Stop Food and Ice. Option one added permit parking on Washington St. south to Russell St. except in front of BIW main office building and One Stop Food and Ice. The remaining area remained two hour and bus parking.

If you have any questions, please contact me.

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13



1. A

2. B

3. C

4. D

NOTICE

THE FOLLOWING ORDINANCE WAS GIVEN FIRST PASSAGE BY THE CITY COUNCIL OF THE CITY OF BATH, MAINE AT A REGULAR MEETING HELD AT THE CITY HALL ON WEDNESDAY, APRIL 5, 2017, AND PURSUANT TO THE CHARTER OF THE CITY OF BATH, AND THE PRIVATE AND SPECIAL LAWS OF THE STATE OF MAINE, AND AMENDMENT THERETO, PUBLIC HEARING WILL BE HELD TO CONSIDER THE FINAL PASSAGE OF SAID ORDINANCE IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR OF CITY HALL, BATH, MAINE, ON WEDNESDAY, MAY 3, AT 6:01 PM.

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE CODE OF THE CITY OF BATH, ADOPTED FEBRUARY 2, 1977, AND SUBSEQUENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

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Replace with the following:

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**BY ORDER OF THE CITY COUNCIL OF THE CITY OF BATH,
MAINE**

May J White

City Clerk

On this 24TH day of APRIL, 2017, I certify that I have posted an attested copy of the attached Ordinance at the following public places which is at least 7 days prior to the public hearing:

POLICE DEPT., FIRE DEPT., CITY HALL, COURT HOUSE, LIBRARY

Michael Peabody
Michael Peabody, City Messenger

22

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE CODE OF THE CITY OF BATH, ADOPTED FEBRUARY 2, 1977, AND SUBSEQUENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

CHAPTER 17. VEHICLES AND TRAFFIC

Article 4. Pedestrians

Section 17-154. Crosswalks.

Add:

"Crosswalk across Richardson Street, at the intersection of Western/Redlon and Richardson Streets."

First Passage

CITY OF BATH MAINE
IN CITY COUNCIL

April 5, 2017

RECEIVED READ AND ACCEPT

☒ TABLED ☒ GRANTED ☒ PASSED ☒ FAILED

REFERRED TO

ATTEST

Mary J. White

Second Passage

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ATTEST

Mary J. White

C: PD Effective 5-24-17



City of Bath

55 Front Street
Bath, Maine 04530

Dept: 207/443-8363
Fax: 207/443-8389



Planning & Development

MEMORANDUM

TO: Mari Eosco, Chair
City Councilors

FROM: Andrew H. Deci, Director of Planning & Development

DATE: March 28, 2017

RE: Crosswalk Across Richardson Street at Western/Redlon

The Bicycle & Pedestrian Committee and the Transportation Committee have recommended the striping of a crosswalk across Richardson Street, at the intersection of Western/Redlon and Richardson.



The two committees reviewed and recommended the crosswalk at the request of the Hyde School, as students from their campus regularly use Redlon and Western to reach the 'Big Apple' and other non-residential destinations on this side of Route 1.

If approved, the crosswalk would be striped as part of the regular striping program that occurs in early summer each year.

Please let City Solicitor Therriault or I know if you have any questions.

10/10/10

10/10/10

10/10/10

10/10/10

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ORDINANCE

. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE CODE OF THE CITY OF BATH, ADOPTED FEBRUARY 2, 1977, AND SUBSEQUENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

CHAPTER 17. VEHICLES AND TRAFFIC Article 4. Pedestrians

Section 17-154. Crosswalks.

Add:

“Crosswalk across Richardson Street, at the intersection of Western/Redlon and Richardson Streets.”

**BY ORDER OF THE CITY COUNCIL OF THE CITY OF BATH,
MAINE**



City Clerk

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Michael Peabody, City Messenger

ORDINANCE

WHEREAS, the City Council of the City of Bath, as part of the adoption of the Bath Land Use Code on July 19, 2000, effective August 9, 2000, depicted the boundaries of all Land Use Districts on a Zoning Map of the City of Bath, also dated July 19, 2000, incorporated by reference into the Land Use Code pursuant to the provisions of Section 7.02 of the said Code; and

WHEREAS, it is necessary and appropriate that the boundaries of the Land Use Districts be, from time to time, adjusted and amended, in order to create new Districts and adjust boundary lines of existing Districts.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bath that the Zoning Map of the City of Bath, dated July 19, 2000, be and hereby is amended in accordance with the new official Zoning Map of the City of Bath, affixed hereto and made a part hereof and a part of the Land Use Code. The specific adjustments are as follows:

Rezoning of property located under and around the following facilities, to a new zoning district ("S" - School) for public and private school facilities:

- a. Bath Middle School and McMann Athletic Complex, located at 6 Old Brunswick Road, Tax Map 22, Lot 17
- b. Wing Farm Business Park, Phase II, located at the northern terminus of Wing Farm Parkway, Tax Map 24, Lots 15, 16, 17, 18, 19, 20, and portions of 4

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ATTEST: *Mary White*
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Dept: 207/443-8363
Fax: 207/443-8389



Planning & Development

MEMORANDUM

TO: Mari Eosco, Chair
City Councilors

FROM: Andrew H. Deci, Director of Planning & Development

DATE: March 30, 2017

RE: Land Use Code and Land Use Map Modifications to
Facilitate a High School at Wing Farm

The zoning for Wing Farm Business Park prohibits schools. With the intention of siting the new school on the northern-half of the Park, the Planning Board has considered changes to the Land Use Code and Land Use Map to allow schools. The current proposal is to create a new zoning district for all schools ("S") and rezone the Wing Farm Phase II lots and existing public and private schools into the new zoning district.

Enclosed with this memo is the draft language prepared for the change, after consultation with the Planning Board in March. The Planning Board will again be discussing this issue at their upcoming workshop and meeting this coming Tuesday, April 4, 2017. Changes to this document may be recommended by the Planning Board—as such, a final draft and the necessary legal language will be provided to you on your desks Wednesday night.

Please let City Solicitor Therriault or I know if you have any questions.



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ORDINANCE

WHEREAS, the City Council of the City of Bath, as part of the adoption of the Bath Land Use Code on July 19, 2000, effective August 9, 2000, depicted the boundaries of all Land Use Districts on a Zoning Map of the City of Bath, also dated July 19, 2000, incorporated by reference into the Land Use Code pursuant to the provisions of Section 7.02 of the said Code; and

WHEREAS, it is necessary and appropriate that the boundaries of the Land Use Districts be, from time to time, adjusted and amended, in order to create new Districts and adjust boundary lines of existing Districts.

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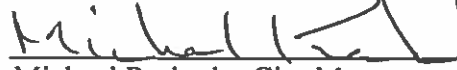
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Michael Peabody, City Messenger

10/10/10

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

ARTICLE 8: DISTRICT REGULATIONS

Add a new Section 8.25 as follows:

SECTION 8.25 School District – S

A. Purpose

The School District provides for the location and establishment of public and private school facilities and their ancillary needs.

B. Uses Allowed

Uses allowed are as indicated in the Land Use Table (see Section 9.02).

C. Space and Bulk Regulations

MINIMUM LOT AREA	
1. All single uses	6,000 square feet
2. Mixed or multiple uses	6,000 square feet for each use
MINIMUM LOT WIDTH PER LOT	
1. All uses	60 feet
MINIMUM SETBACK	
1. Front	10 feet
2. Side	10 feet
3. Rear	15 feet
4. From waterbodies	25 feet
MINIMUM YARD AREAS	
1. Front	6 feet
2. Side	6 feet
3. Rear	6 feet
4. From waterbodies	25 feet
MAXIMUM LOT COVERAGE	
All uses	80 percent
MAXIMUM BUILDING HEIGHT	
1. All uses	75 feet

ARTICLE 9: USES

Amend Section 9.02 by inserting the underlined text, as follows:

SECTION 9.02 LAND USE TABLE

The following Land Use Table indicates which uses of land or structures are allowed with no review, allowed with review by only the CEO, allowed after Site Plan Approval, or not allowed in the various zones. The most specific land use category always controls. It is the responsibility of the CEO to determine the land use category of any new or existing use.

KEY:

R1 - High-density Residential District

R2 - Medium-density Residential District R3 -

Low-density Residential District

R4 - Waterfront High-density Residential District [amended May 16, 2001]

R5 - Waterfront Activity District

R6 - Waterfront Medium-density Residential District [added May 16, 2001]

C1 - Downtown Commercial District

C2 - Mixed Commercial and Residential District [amended September 22, 2010]

Neighborhood Commercial District - NC [added May 26, 2010]

C3 - Business Park District

C4 - Route 1 Commercial Contract District C5 -

Marine Business District

I - Industrial/Shipyard District GC - Golf

Course District

PH - Plant Home District [added March 24, 2010]

M - Museum District [added August 25, 2010]

RP - Resource Protection District

NRPO - Natural Resource Preservation Overlay District TMC -

Trufant Marsh Contract District

S - School District

"A" = the use is allowed with no review

"C" = the use is allowed with review by and approval from the CEO "S" = the use may require Site Plan Approval. See Article 12.

"N" = the use is not permitted; therefore, prohibited in that zone

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C: Deci Effective 5-24-17

LAND USE CATEGORY	ZONING DISTRICTS																			S
	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC		
1.0 Residential																				
1.1 Single-family dwelling																				
1.1.1 Site-built	C	C	C	C	C	C	C	N	N	N	C	N	N	C	N	S	C	N	N	
1.1.2 Mobile home on individual lot	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.2 Two-family dwelling	C	C	C	C	C	C	C	N	N	N	C	N	N	C	N	N	C	N	N	
1.3 Multi-family dwelling	S	S	N	N	S	S	S	N	S	N	N	N	N	S	N	N	N	N	N	
1.4 Cluster development	S	S	S	S	S	S	S	N	N	N	N	N	N	S	N	N	S	N	N	
1.5 In-home lodging	A	A	A	A	A	A	A	N	N	N	N	N	N	A	N	N	A	N	N	
1.6 Home occupations																				
1.6.1 Home occupation-A	C	C	C	C	C	C	C	N	N	N	N	N	N	C	N	N	C	N	N	
1.6.2 Home occupation-B	S	S	S	S	S	N	S	N	N	N	N	N	N	S	N	N	N	N	N	
1.7 Garage and yard sales	A	A	A	A	A	A	A	N	A	A	N	N	A	A	N	N	A	N	N	
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S	

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
2.0 Sales or Rental of Goods, Merchandise, or Equipment																			
2.1 No storage and only incidental display of goods outside fully enclosed building																			
2.1.1 High-volume traffic generation, no drive-up window																			
2.1.1.1 Miscellaneous																			
2.1.1.1.1 With less than 5,000 square feet of gross floor area																			
2.1.1.1.2 With 5,000 square feet or more of gross floor area																			
2.1.1.2 Convenience store																			
2.1.2 High-volume traffic generation, with drive-up window																			
2.1.3 Low-volume traffic generation																			
2.1.3.1 With less than 5,000 square feet of gross floor area																			
2.1.3.2 With 5,000 square feet or more of gross floor area																			
2.2 With storage and display outside fully enclosed building																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS

LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
3.0 Office, Clerical, Research, or Services																			
3.1 All operations conducted entirely within fully enclosed building																			
3.1.1 Operations designed to attract and serve numerous customers or clients on the premises, such as the offices of attorneys, physicians, dentists, other professions, travel agents, banks, or government office buildings	N	N	N	N	N	S	S	N	S	N	S	S	N	N	N	N	N	N	N
3.1.2 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	N	N	N	N	N	S	S	S	S	N	N	S	N	N	N	N	N	N	N
3.2 Operations such as banks with drive-up windows	N	N	N	N	N	S	N	N	S	N	N	S	N	N	N	N	N	N	N
4.0 Manufacturing, Processing, Creating, Repairing, Renovating, or Assembling of Goods, Merchandise, or Equipment																			
4.1 All operations conducted entirely within fully enclosed building	N	N	N	N	N	S	N	S	S	S	N	S	N	N	N	N	N	N	N
4.2 Operations conducted within or outside fully enclosed building	N	N	N	N	N	N	N	N	N	S	N	S	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
5.0 Painting or Cleaning of Goods, Merchandise, or Equipment																			
5.1 All operations conducted entirely within fully enclosed building	N	N	N	N	N	N	N	S	S	N	N	S	N	N	N	N	N	N	N
5.2 Operations conducted within or outside fully enclosed building	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N
6.0 Educational, and Cultural Use																			
6.1 Schools																			
6.1.1 Public or private elementary or secondary schools	S	S	N	N	N	S	S	N	N	N	N	N	N	S	N	N	N	N	S
6.1.2 Public or private post-secondary schools	S	S	N	N	N	S	S	N	N	N	N	N	N	S	N	N	N	N	S
6.1.3 Special-purpose schools	N	N	N	N	N	S	S	S	S	S	N	S	N	N	S	N	N	N	S
6.1.4 Special education schools	N	S	N	N	N	S	S	N	N	N	N	N	N	S	N	N	N	N	S
6.2 Libraries and museums, including associated educational and instructional activities	S	N	N	N	N	S	S	N	N	S	N	S	N	S	S	N	N	N	S
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS

LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
7.0 Assembly or Meeting Facility																			
7.1 Private meeting facility	N	N	N	N	N	S	S	N	S	N	N	S	N	N	N	N	N	N	N
7.2 Function or assembly facility	N	N	N	N	N	S	S	N	S	N	N	N	N	N	S	N	N	N	N
7.3 Community activity center	S	S	S	N	N	S	S	N	N	N	N	N	N	N	S	N	N	N	N
7.4 Place of Assembly																			
7.4.1 With seating for fewer than 200 persons	S	S	S	N	N	S	S	N	N	N	N	N	N	S	S	N	N	N	N
7.4.2 With seating for 200 or more persons	N	N	S	N	N	S	N	S	N	N	N	N	N	N	S	N	N	N	N
7.5 Soup kitchen	N	N	N	N	N	S	S	N	N	N	S	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
8.0 Recreation, Amusement, Entertainment																			
8.1 Activity conducted entirely within building or roofed structure																			
8.1.1 Bowling alleys; indoor skating rink, swimming pool, or tennis court; billiard and pool halls; athletic and exercise facilities; and similar uses	N	N	N	N	N	S	S	S	S	S	N	N	N	N	N	N	N	N	N
8.1.2 Movie theater or live performance hall	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N	N	N	N
8.2 Activity conducted primarily outside enclosed buildings or roofed structures																			
8.2.1 Facilities such as athletic fields, golf courses, tennis courts, and swimming pools.	N	N	S	N	N	N	S	N	N	N	N	N	S	N	N	N	N	N	N
8.2.2 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature-golf courses, waterslides, and similar uses	N	N	S	N	N	N	N	N	S	N	N	N	S	N	N	N	N	N	N
8.2.3 Nonmotorized mountain bike, paint-ball course, ski area, or similar facility.	N	N	S	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
8.2.4 Horseback-riding ring or stables, including the boarding or breeding of horses.	N	N	S	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
8.2.5 Automobile or motorcycle racing tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS

LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
9.0 Institutional Residence, Care, Confinement Facilities																			
9.1 Hospitals	N	S	N	N	N	N	S	N	S	N	N	N	N	N	N	N	N	N	N
9.2 Nursing home, child-care facility, or assisted residential facility	S	N	N	N	N	S	S	N	S	N	N	N	N	S	N	N	N	N	N
9.3 Correctional facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
10.0 Restaurants																			
10.1 Carry-out, delivery service, and consumption outside fully enclosed structure allowed. Service to customers remaining in vehicles not allowed.	N	N	N	N	N	S	S	N	S	N	S	S	S	N	N	N	N	N	N
10.2 Carry-out, delivery service, service to customers remaining in vehicles, and consumption outside fully enclosed structure allowed.	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
10.3 A restaurant whose principal business is the sale of beverages, including liquor, at counters or tables and where food may or may not be served, and there is no carry-out or delivery service, no service to customers remaining in vehicles, no consumption outside fully enclosed structure	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
11.0 Accommodations																			
11.1 Hotel, motel, inn, tourist cabins, or similar business providing overnight accommodations																			
11.1.1 Those businesses that: may include accessory uses such as a restaurant, meeting facilities, a swimming pool, or exercise facilities; or have more than 40 rental rooms.	N	N	N	N	N	N	S	N	S	N	N	N	S	N	N	N	N	N	N
11.1.2 Those businesses that do not include accessory uses that serve customers who are not also renting a room and have no more than 40 rental rooms.	N	N	S	N	S	S	S	N	S	N	N	N	S	N	N	N	N	N	N
11.3 Rooming house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11.4 Bed and Breakfast	S	S	S	S	S	N	S	N	N	N	N	N	N	S	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
12.0 Motor Vehicle-related Sales and Service Operations																			
12.1 Motor vehicle, snowmobile, or mobile home sales and service, including motor vehicle or snowmobile repair and fuel sales as accessory uses.	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
12.2 Motor vehicle or snowmobile repair facility	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
12.3 Motor vehicle fuel sales	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
12.4 Car wash	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
12.5 Sales and installation of motor vehicle parts, such as mufflers, tires, or brakes																			
12.6 Sale of motor scooters or small ATVs	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
13.0 Storage and Parking																			
13.1 Automobile parking lot not located on a lot on which there is another principal use to which the parking is accessory	N	N	N	N	N	S	N	N	N	N	N	S	N	N	N	N	N	N	N
13.2 Parking garage not located on a lot on which there is another principal use to which the parking is accessory	N	N	N	N	N	S	S	N	N	N	N	S	N	N	N	N	N	N	N
13.3 Shared Parking	N	N	N	N	N	S	S	S	S	S	S	S	N	N	S	N	N	N	S
13.4 Storage: in a fully enclosed building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	N	N	N	N	N	S	N	N	N	S	N	N	N	N	N	N	S
13.5 Storage: in a fully enclosed building or outdoors of goods not related to sale or use of those goods on the same lot where they are stored	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N
13.6 Storage combined with wholesale items	N	N	N	N	N	N	N	S	N	N	N	S	N	N	N	N	N	N	N
14.0 Scrap Materials Storage, Salvage yards, Junkyards, or Automobile Graveyards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
15.0 Service and Businesses Related to Animals																			
15.1 Animal-care facility	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
15.2 Kennel	N	N	S	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
16.0 Agriculture, Forestry, Mining																			
16.1 Agricultural operations and farming	N	S	A	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
16.2 Timber-harvesting	N	S	A	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	N
16.3 Mineral extraction, with or without on-site sales of products	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
16.4 Sawmill	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
16.5 Farmstand	N	C	C	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
16.6 Community Garden	C	C	A	C	C	N	C	N	N	N	N	N	C	C	N	N	C	N	C
17.0 Transportation and Safety Facilities																			
17.1 Airport	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
17.2 Public works facilities	N	S	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N
17.3 Public safety facilities	S	S	N	N	N	S	S	N	S	S	N	S	N	N	N	N	N	N	N
17.4 Transportation terminal	N	N	N	N	N	S	N	N	S	S	N	S	N	N	N	N	N	N	N
17.5 Truck Terminal	N	N	N	N	N	N	N	S	N	N	N	S	N	N	N	N	N	N	N
18.0 Dry Cleaner, Laundromat	N	N	N	N	N	S	S	N	S	N	S	S	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS																			
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
19.0 Utility Facilities																			
19.1 Other than the collection or treatment of sewage, or recycling or waste-transfer station																			
19.1.1 Small-scale utility facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	N	C
19.1.2 Other utility facilities	N	N	N	N	N	N	N	N	S	S	N	S	N	N	N	N	N	N	N
19.2 Public sewage treatment facility	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N
19.3 Recycling or waste-transfer station, sanitary land fill	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
20.0 Towers																			
20.1 Towers less than 50 feet tall	C	C	C	N	N	C	C	C	C	C	C	C	N	N	C	N	N	N	N
20.2 Towers 50 feet tall and taller	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
20.3 WCFs, as defined in Article 17	N	S	S	N	N	S	S	S	N	N	N	S	S	S(*)	S(*)	N	N	N	N
21.0 Open-air Market																			
21.1 Craft and flea markets	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21.2 Craft and flea markets operated for not more than 3 consecutive days by a non-profit organization	C	C	C	N	N	C	C	N	N	C	N	N	N	N	N	N	N	N	A
21.3 Farmers' markets	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

ZONING DISTRICTS

LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S
22.0 Funeral Home	N	N	N	N	N	N	S	N	S	N	N	N	N	N	N	N	N	N	N
23.0 Cemetery and Crematorium																			
23.1 Public cemetery	N	S	S	N	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N
23.2 Family cemetery	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
23.3 Crematorium	N	N	N	N	N	N	S	N	S	N	N	N	N	N	N	N	N	N	N
24.0 Day-care Uses																			
24.1 Day-care home	C	C	C	C	N	N	C	N	N	N	N	N	N	C	N	N	N	N	N
24.2 Day-care facility	S	S	S	S	N	S	S	S	S	S	S	N	N	S	S	N	N	N	N
25.0 Temporary Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	N	C	N	C
26.0 Commercial Greenhouse Operations																			
26.1 No on-premises sales	N	S	C	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
26.2 With on-premises sales	N	N	S	N	N	N	N	N	S	N	S	N	N	N	N	N	N	N	N
27.0 Camping Areas																			
27.1 Campgrounds	N	N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
27.2 Individual private camp sites	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
28.0 ATM, Not Attached to a Bank or Other Building	N	N	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N
29.0 Marina	N	N	N	N	S	S	N	N	N	S	N	S	N	N	S	N	N	N	N
30.0 Art Studio	C	C	C	C	C	C	C	C	C	N	C	N	N	C	N	N	N	N	N
31.0 City Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S

1 Allowed with permit from the CEO as part of a mixed-use development.

² See performance standard in Section 11.27.

³ See performance standard in Section 11.36.

⁴ Lot must have been vacant for 10 years prior to construction of the parking lot.

(*) must be placed within an existing or proposed non-tower structure

[Land Use Table amended May 5, 2004, February 24, 2010, August 25, 2010, February 22, 2012 and September

25, 2013; _____]

NOTICE

THE FOLLOWING ORDINANCE WAS GIVEN FIRST PASSAGE BY THE CITY COUNCIL OF THE CITY OF BATH, MAINE AT A REGULAR MEETING HELD AT THE CITY HALL ON WEDNESDAY, APRIL 5, 2017, AND PURSUANT TO THE CHARTER OF THE CITY OF BATH, AND THE PRIVATE AND SPECIAL LAWS OF THE STATE OF MAINE, AND AMENDMENT THERETO, PUBLIC HEARING WILL BE HELD TO CONSIDER THE FINAL PASSAGE OF SAID ORDINANCE IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR OF CITY HALL, BATH, MAINE, ON WEDNESDAY, MAY 3, AT 6:04 PM.

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

ARTICLE 8: DISTRICT REGULATIONS

Add a new Section 8.25 as follows:

SECTION 8.25 School District – S

A. Purpose

The School District provides for the location and establishment of public and private school facilities and their ancillary needs.

B. Uses Allowed

Uses allowed are as indicated in the Land Use Table (see Section 9.02).

C. Space and Bulk Regulations

MINIMUM LOT AREA	
1. All single uses	6,000 square feet
2. Mixed or multiple uses	6,000 square feet for each use
MINIMUM LOT WIDTH PER LOT	
1. All uses	60 feet

MINIMUM SETBACK	
1. Front	10 feet
2. Side	10 feet
3. Rear	15 feet
4. From waterbodies	25 feet
MINIMUM YARD AREAS	
1. Front	6 feet
2. Side	6 feet
3. Rear	6 feet
4. From waterbodies	25 feet
MAXIMUM LOT COVERAGE	
All uses	80 percent
MAXIMUM BUILDING HEIGHT	
1. All uses	75 feet

ARTICLE 9: USES

Amend Section 9.02 by inserting the underlined text, as follows:

SECTION 9.02 LAND USE TABLE

The following Land Use Table indicates which uses of land or structures are allowed with no review, allowed with review by only the CEO, allowed after Site Plan Approval, or not allowed in the various zones. The most specific land use category always controls. It is the responsibility of the CEO to determine the land use category of any new or existing use.

KEY:

R1 - High-density Residential District

R2 - Medium-density Residential District R3 - Low-density Residential District

R4 - Waterfront High-density Residential District [amended May 16, 2001]

R5 - Waterfront Activity District

R6 - Waterfront Medium-density Residential District [added May 16, 2001]

C1 - Downtown Commercial District

C2 - Mixed Commercial and Residential District [amended September 22, 2010]

Neighborhood Commercial District - NC [added May 26, 2010]

C3 - Business Park District

C4 - Route 1 Commercial Contract District C5 - Marine Business District

I - Industrial/Shipyard District GC - Golf Course District

PH - Plant Home District [added March 24, 2010]

M - Museum District [added August 25, 2010]

RP - Resource Protection District

NRPO - Natural Resource Preservation Overlay District TMC - Trufant Marsh Contract District

S – School District

“A” = the use is allowed with no review

“C” = the use is allowed with review by and approval from the CEO “S” = the use may require Site Plan Approval. See Article 12.

“N” = the use is not permitted; therefore, prohibited in that zone

BY ORDER OF THE CITY COUNCIL OF THE CITY OF BATH, MAINE

City Clerk

Mary J. White

On this 24TH day of APRIL, 2017, I certify that I have posted an attested copy of the attached Ordinance at the following public places which is at least 7 days prior to the public hearing:

POLICE DEPT., FIRE DEPT., CITY HALL, COURT HOUSE, LIBRARY

Michael Peabody

Michael Peabody, City Messenger

F6*

ORDER

APPOINTING CITY ARBORIST/TREE WARDEN

WHEREAS, the City, through the Forestry Division and Community Forestry Committee, has shown concern with the community forest as a valuable part of the City's infrastructure and,

WHEREAS, State law Title 30A § 3282 provides municipalities the power to appoint a City Arborist/Tree Warden annually and,

WHEREAS, said law gives the Arborist/Warden control of the care of the municipal trees and the power to enforce all laws relating to the preservation of those trees and,

WHEREAS, Bath City Council adopted a forestry ordinance May 7, 1993 and,

WHEREAS, Kyle Rosenberg has worked in the capacity of the City Arborist and has shown his abilities in the care and concern for the City's trees and,

WHEREAS, Kyle Rosenberg is qualified by virtue of his experience, licensure and position as City Arborist/Tree Warden,

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Bath that Kyle Rosenberg is hereby appointed as the City Arborist/Tree Warden for one year from this date.

CITY OF BATH MAINE
IN CITY COUNCIL
May 3, 2017

RECEIVED READ AND ACCEPT
☒ TABLED ☒ GRANTED ☒ PASSED ☐ FAILED
REFERRED TO _____
ATTEST *Margaret White*

CITY CLERK





**CITY OF BATH
POLICE DEPARTMENT**

MICHAEL W. FIELD
CHIEF of POLICE

250 Water Street

Bath, Maine 04530

(207) 443-5563

Memorandum

To: Members of the City Council
From: Michael W. Field, Chief of Police
Date: April 25th, 2017
Ref: Drug Forfeiture

Please see the attached letter from the Maine Attorney General's Office in regards to a drug forfeiture case. The letter explains the process of the forfeiture, which requires your approval.

Dashawn Gill was arrested and charged with Aggravated Trafficking in Schedule W Drugs (Cocaine), a Class A crime in March 2017. He was arrested subsequent to a search warrant at a residence in Bath. Also seized was a handgun and \$1,011 dollars cash. Gill was from New York City and trafficking the drugs to our area. This was a joint investigation with the Sagadahoc County Sheriff's Office and Maine Drug Enforcement Agency.

Based on our Drug Detective being part of this substantial case, we are hopeful to receive a portion of the forfeited funds, if approved by the Court.

I respectfully ask the City Council to accept the attached Approval of Transfer. If you have any questions, please contact me.

CITY OF BATH MAINE
IN CITY COUNCIL
May 3, 2017
RECEIVED HEAD AND ACCEPT
☒ TABLED ☒ GRANTED ☒ PASSED ☐ FAILED
REFERRED TO
ATTEST *Maury White*
CITY CLERK

F7

STATE OF MAINE
Sagadahoc, ss

UNIFIED CRIMINAL COURT
Docket No. CR-17-225

State of Maine

v.

Dashawn Gill,
Defendant;

And

One Diamondback .380 ca. handgun,
Defendant(s) In Rem #1

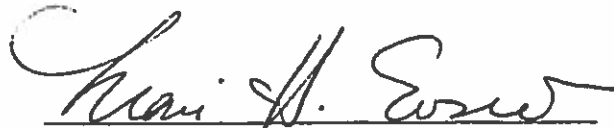
\$1,011.00 U.S. Currency
Defendant(s) In Rem #2

Municipality of Bath
Approval of Transfer
15 M.R.S.A. §5824(3) & §5822(4)(A)

NOW COMES the municipality of Bath, Maine, by and through its municipal officers, and does hereby grant approval pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) to the transfer of the above captioned Defendant(s) In Rem #2 (\$505.50 U.S. Currency), or any portion thereof, on the grounds that the Bath Police Department did make a substantial contribution to the investigation of this or a related criminal case.

WHEREFORE, the municipality of Bath, Maine does hereby approve of the transfer of the Defendant(s) In Rem #2, or any portion thereof, pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) by vote of the Bath municipal legislative body on ~~or about~~
May 3, 2017

Dated: May 3, 2017



Municipal Officer, Mari H. Eosco
Bath, Maine Madame Chair

(Impress municipal legislative body seal here)

JANET T. MILLS
ATTORNEY GENERAL



TEL: (207) 626-8800
TTY USERS CALL MAINE RELAY 711

STATE OF MAINE
OFFICE OF THE ATTORNEY GENERAL
6 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0006

REGIONAL OFFICES
84 HARLOW ST. 2ND FLOOR
BANGOR, MAINE 04401
TEL: (207) 941-3070
FAX: (207) 941-3075

415 CONGRESS ST., STE. 301
PORTLAND, MAINE 04101
TEL: (207) 822-0260
FAX: (207) 822-0259

14 ACCESS HIGHWAY, STE. 1
CARIBOU, MAINE 04736
TEL: (207) 496-3792
FAX: (207) 496-3291

April 13, 2017

Chief Michael Field
Bath Police Department
250 Water Street
Bath, ME 04530

RE: State of Maine vs. Dashawn Gill
Sagadahoc County Superior Court Doc. No. CR-17-225 - **Criminal Forfeiture**
Required Vote of Municipal Officers/Approval of Transfer of Forfeiture Assets

Dear Chief Field:

Enclosed please find a draft Approval form for submission to the municipal officers.

Please inform the municipal officers that:

A. 15 M.R.S.A. §5824(3) requires that, before any forfeitable item may be transferred to a State Agency, County or Municipality, the municipal legislative body must publicly vote to accept the item(s) **if subsequently ordered forfeited by the Court;**

B. Under Rules issued by the Department of the Attorney General, a public vote must be made on each forfeiture "approval" and a "continuing resolution" of approval cannot be accepted;

C. As with all forfeitures, an approval of a transfer by the municipal legislative body does not guarantee either that the Defendant(s) *In Rem* will in fact be forfeited or, if forfeited, that the Court will order the item(s) transferred to the approving Department, Agency, County or Municipality. The municipal legislative body's approval only signifies that, if the Defendant(s) *In Rem* are in fact ordered forfeited and, if the Attorney General and the Court agree to a transfer of all or part of the Defendant(s) *In Rem* to a Department, Agency, County or Municipality based upon the "*substantial contribution*" of that Department, Agency, County or Municipality, then that entity is in fact, willing to accept the Defendant(s) *In Rem* or portions thereof. In order to streamline what is otherwise a cumbersome forfeiture process, it is our practice to seek State, county or municipal approval in anticipation of the final order of forfeiture. However, final forfeiture is not guaranteed and both the municipal legislative body and the law

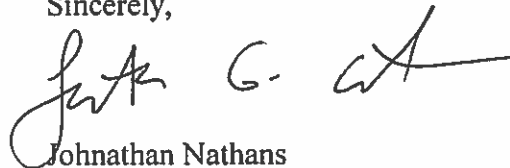
enforcement agency involved are **cautioned** that they **should not encumber** funds or property until a Final Order granting them lawful title to the property is delivered to them;

D. Under the provisions of the Forfeiture Statute, if the municipal legislative body fails to approve a transfer in a timely manner, any forfeited items shall be transferred to the State of Maine General Fund.

Assuming your municipal legislative body does grant its approval, kindly see to it that the accompanying form is signed by the appropriate person and is "embossed" with the seal of the municipality. Then, please return the **original** to me for filing, and retain a copy for your records.

My sincere thanks for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnathan Nathans", with a stylized flourish at the end.

Johnathan Nathans
Assistant Attorney General
CRIMINAL DIVISION

Enclosure

ORDER ESTABLISHING MUNICIPAL FACILITIES COMMITTEE

WHEREAS, the City of Bath has numerous buildings and facilities which require ongoing maintenance, repairs, renovations and, in some cases, new construction; and

WHEREAS, it is of benefit to the City that there be established a Council Committee which shall be responsible to monitor the condition of those facilities and to establish protocols for necessary maintenance, repairs, renovations, or replacement; and

WHEREAS, attention needs to be paid to long-term planning for City facilities as well as addressing the funding necessary to assure their functionality in order to effectively serve the public and for maintenance, repairs, renovations, and new construction of such facilities; and

WHEREAS, this Committee will provide a formal structure to address issues related to municipal facilities.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Bath that a Municipal Facilities Committee be and hereby is established in accordance with the following:

- It shall be the mission of the Committee to create a Master Plan for municipal buildings as listed below, in order to assure sustainable financing and assure proper due diligence for potential and ongoing rehabilitation, repairs and/or new construction of municipal facilities within the City of Bath. It shall be the further responsibility of the Committee to evaluate and make recommendations to the City Council on projects aimed at improving, or replacing, the following municipal buildings and/or the infrastructure that supports such buildings:
 - ◆ Bath Fire Department
 - ◆ Bath Police Department
 - ◆ Bath Public Works Garage and accessory buildings
 - ◆ Bath Recreation Department
 - The Donald N. Small School
 - The Cemetery Barn
 - The Bath Youth Meetinghouse and Skate Park
 - Edward J. McMann Outdoor Athletic Complex and auxiliary parking
 - ◆ Bath City Hall
 - ◆ Any current or future vacant school facilities

- ◆ Any other buildings or facilities acquired by the City

The Council reserves the right to add to or remove from this list any buildings and/or facilities as deemed appropriate.

- The membership of the Committee shall consist of not less than 3 or more than 5 City Councilors appointed annually by the City Council Chair at the time of other City Council appointments.
- Ex-Officio Members shall include: City Manager; Police Chief; Fire Chief; Public Works Director; Recreation Director; Facilities Director; City Planner.
- Meetings shall occur as determined by the Chair of the Committee. The Chair shall be elected by the Committee.
- The Committee may adopt its own Rules of Procedures, set its meeting time and location, provide for appropriate public notice of its meetings, and to determine its own internal management.

CITY OF BATH MAINE
CITY COUNCIL
May 3, 2017
RECEIVED READ AND ACCEPT
☐ TABLED ☐ GRANTED ☒ PASSED ☐ FAILED
REFERRED TO:
ATTEST *Mary White*
CITY CLERK

City of Bath**Application for Appointment to City Board/Commission/Committee**Full Name: Kevin ShuteStreet Address: 65 Mechanic St.Home Tel #: 522-1511
I live in Council Ward # 7e-mail address kshute53@gmail.com

I wish to be considered for appointment to the:

Bicycle and Pedestrian Committee
(Name of Board/Commission/Committee)

Check one or both:

Full Membership Status ☒

and/or

Associate Membership Status ☐Term Begins: May 2017Term Expires: May 2020Occupation: Semi-retired

Employed by: _____ Work Tel #: _____

Why do you want to be a member of this Board/Commission/Committee?

I wish to be re-considered to extend my term.

Please note any prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board/Commission/Committee:

current Bike/Ped Committee member.
I'm an avid biker, member of the Bicycle
Coastguard of Maine and have attended numerous →Have you ever served on a City Board/Commission/Committee? Yes

If so, please list the Board/Commission/Committee and years of service:

Bicycle and Pedestrian Committee.April 3, 2017
DateKevin Shute
Signature

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 4-4-17

Received by: MW

Date application on City Council agenda: 5-3-17

Date appointed by City Council: 5-3-17

Date applicant notified by City Clerk's office: 5-4-17

Date applicant sworn in: 5-10-2017

Term to begin: 5-2017

Term to expire: 5-2020

workshops on bicycle and pedestrian issues.

City of Bath

Application for Appointment to City Board/Commission/Committee

Full Name: ROBERT D. McCHESNEY

Street Address: 132 WASHINGTON ST

Home Tel #: 443-6154 e-mail address rdm1@nyu.edu

I live in Council Ward # mcchesney44@earthlink.net

I wish to be considered for appointment to the:

City of Bath
(Name of Board/Commission/Committee)

Check one or both:

Full Membership Status X

Term Begins: May 2017

and/or
Associate Membership Status

Term Expires: May 2020

Occupation: Retired Professor

Employed by: New York University Work Tel #:

Why do you want to be a member of this Board/Commission/Committee?

To advocate for biking and walking to enhance
the health & vitality of the community

Please note any prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board/Commission/Committee:

Previous service on committee

Have you ever served on a City Board/Commission/Committee? Yes

If so, please list the Board/Commission/Committee and years of service:

City of Bath Bicycle + Pedestrian Committee

March 26, 2017
Date

Robert D. McChesney
Signature



Application for Appointment to City Board/Commission/Committee

Home Tel #: 386-1006 e-mail address WILBRAHAM.FAMILY@GMAIL.COM
I live in Council Ward # _____

BIKE / PED COMMITTEE
(Name of Board / Commission / Committee)

Term Expires: May 2020

CONTINUING MEMBER

Sharon Wilson
Signature

Please return form to: City Clerk's Office, 55 Front Street, Bath, ME 04530

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 4-13-17

Received by: MW

Date application on City Council agenda: 5-3-17

Date appointed by City Council: 5-3-17

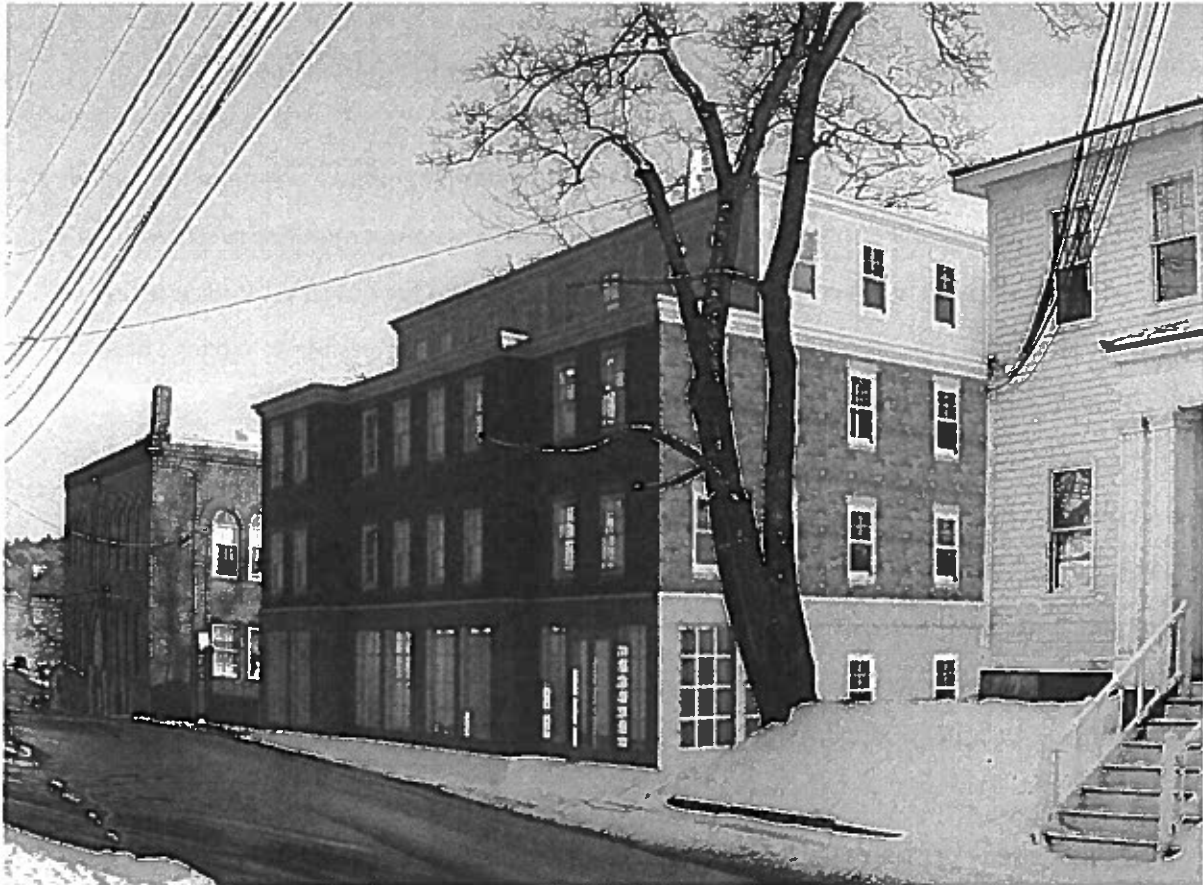
Date applicant notified by City Clerk's office: 5-4-17

Date applicant sworn in: 5/8/2017

Term to begin: 5-2017

Term to expire: 5-2020

Proposal for 26 Summer Street Housing



Conceptual rendering courtesy of Archetype Architects

Submitted by:

The Szanton Company and Bath Housing

c/o The Szanton Company | 482 Congress St. #203 | Portland, Maine 04101

Contact: Andy Jackson | 207-245-6436 | ajackson@szantoncompany.com

Part One: 26 Summer Street Proposal Narrative

Executive Summary

The Szanton Company is partnering with Bath Housing to propose a mixed-income rental apartment project for 26 Summer Street. This project would provide new quality housing, enhance economic activity in downtown Bath, enhance the aesthetics of the neighborhood, and revitalize a vacant and underutilized lot with an energy-efficient new building.

Our proposed project would help meet a deep and longstanding need for quality housing at an affordable price in a location that is plugged in to the services and amenities of downtown Bath. The 2015 Bath Area Housing Assessment highlighted the need for housing that is energy-efficient, affordable across the spectrum of income levels, and accessible to citizens of all ages—and this proposed project would help meet that need.

We are offering for the land, a price that reflects the value of the property considering its constraints and engineering challenges. The project is proposed to be up to 49 rental apartments with an attractive three-story brick façade facing Summer Street, stepping up to four stories above a setback. The lower portion of the site, with access from Elm Street, would have parking and driveway access.

We have reached out to City staff and neighboring property owners to outline our proposed project, review the constraints and opportunities of the site, and hear their thoughts and opinions about the architectural design, the type and scale of the project. If we are able to continue with this project, we look forward to an inclusive community-involvement process, much like The Szanton Company followed while obtaining planning board approval for the Huse School. This would include meetings with neighbors and community stakeholders to solicit their input, ensure that their questions are answered, and to give them an opportunity to learn about the project while it is in the planning stages.

Narrative Project Description

We propose a rental housing project in the range of 42 to 49 apartments to help meet established and documented needs in Bath for quality, affordable housing. This proposal would support the goals outlined in the RFP, as follows:

- Enhance downtown commerce by putting new residents downtown, who would eat in the neighborhood restaurants and shop in the stores along Front and Center Streets. Each of the residents would act as a little economic engine, helping power the downtown economy. This would start even before the project is occupied, as construction activities and workers would begin to support local vendors and retailers once construction is underway.
- Revitalize a vacant and underutilized lot in a prominent location. Currently the site is an inactive zone in an otherwise vibrant neighborhood. New residents would enliven the street and neighborhood features such as Library Park, the Patten Free Library, and the Riverfront Walk.
- Create an aesthetically pleasing structure and grounds that exceeds Bath's Historic District Requirements. We believe that our proposed design (see enclosed conceptual renderings) is consonant with the scale and materials of Bath's historic downtown and that it would augment the architectural fabric of the neighborhood. Specifically, it would reinforce the street wall defined by the Moses Block; tip its hat to neighboring historic brick buildings; present a friendly and inviting façade to Summer Street; and jibe with the size and proportions of the neighboring Moses Block.
- Provide housing that helps meet the needs outlined in the 2015 Bath Area Housing Assessment and the 2009 Comprehensive Plan:
 - Quality housing at an affordable price. MaineHousing ranks Bath amongst the cities in Maine with the highest need for affordable housing.
 - Walkable to services and amenities in downtown Bath.
 - Interiors would be well-insulated with modern heating facilities to maximize energy efficiency. Bath's housing stock is old compared to the surrounding towns

and the rest of Maine, and many residents are burdened by maintenance and heating costs.

- Spaces and access would be laid out according to the principles of universal design, as a way to ensure that the apartments and spaces are used by the greatest possible number of users. For example, all doors would be made slightly wider than code requirements to easily accommodate strollers and wheelchairs.

The exact number of apartments and the precise bedroom mix (percentage of one-bedrooms, two-bedrooms, etc) would be based on market need as determined by a market study, the lease-up experience at Huse School Apartments, and by data provided by MaineHousing and Bath Housing.

The building would include apartments available at a variety of rents for residents at different levels of the wage scale. Our goal is to make 1/3 to 1/5 of the apartments available at market-rate rents, with the balance of the apartments aimed at residents who earn 50-60% of the area median income.

At the time of submitting this proposal we are not in a position to commit to a target demographic (family or elderly), as we are waiting for an update to MaineHousing's crucial financing scorecard and its statement of housing priorities, as well as a formal market analysis. We know that there is deep demand for quality affordable housing across all demographic groups in Bath and the surrounding towns.

Since 2014 Bath Housing has tracked data on those coming into its offices with housing needs and collected the following information to illustrate the breadth and character of housing needs in the area:

- 54% of inquiries are from Bath, West Bath, Woolwich, Georgetown, Arrowsic and Phippsburg;

- 21% from nearby communities in the Midcoast: Brunswick, Harpswell, Topsham, Bowdoinham; Dresden & Wiscasset;
- 2% from outside Maine, usually with a connection to Bath.
- Average household size is fewer than 2 people.
- 6% are veterans
- 55% are disabled
- 35% have kids
- 43% rent; 10% own; 45% unstably housed – sharing space, homeless, temp shelter.

Affordability is far and away the biggest challenge for people seeking affordable, quality housing. This is followed far behind by health issues, job loss, current housing not near services or community resources.

The 2014 Housing Assessment confirmed that the existing housing stock in the area is not well suited to the changing demographics of the region.

- **Age of Housing Stock.** The housing stock is highly diversified in terms of age, quality, type of dwelling unit, and type of neighborhood. But it's old: according to the study, nearly half of the housing in Bath was built before 1950, compared to roughly 30% for the state. The age of the housing stock correlates to quality issues and increased costs to operate.
- **Those with Disabilities.** One in six households has someone with a disability; most are over the age of 65. Among all groups, higher incidence of disability among people living in poverty. AND, the population is aging which is creating a growing number of disabled individuals. The current housing stock is not meeting the needs of those with disabilities.
- **Lower Cost Housing (home values and rental).** While housing in this area is less expensive than surrounding areas, lack of affordability is a critical issue because of the high number of households living with median incomes below the poverty line.

- **Addressing Unstable Housing.** One in six area residents live in unstable housing situations – they can't afford it, it's a maintenance burden, or the quality is poor. And, in many cases, the housing isn't in the right location for the needs of the family, especially seniors and those without transportation.
- **Very Low Vacancy.** Landlords are reporting vacancy rates in the 1-2% range.
- **Going Forward.** According to the assessment, the area is well-positioned to take advantage of future growth. Planning Decisions predicts that the decline in population and households we have seen over the past twenty years is not likely to continue in the future. This is based on a combination of strong employment at Bath Iron Works, the city's proximity to Brunswick Landing (the fastest-growing economic development site in Maine), and growing interest in urban living among younger and older populations.

These findings signal that Bath is likely to experience increased demand for housing in the coming years. The study predicts this growth will be strongest among 55-74 year olds. Since 2000, the area is already seeing those aged 65 and older grow as a share of the overall population.

This increased demand for renter and owner occupied housing in the area is a positive economic indicator and hopefully points to greater investment in area housing. That said, the rent levels in this market area are not high enough to support design and construction costs without financial assistance from federal, state, and local sources. See section 4, financing narrative, for a discussion of these sources.

Rents would include heat, hot water, parking, and wi-fi. Sample rents are as follows:

Apartment Size (in bedrooms)	Targeting	Income Limit (based on household size)	Monthly Rent
One	50% area median income	\$28,600	\$670
One	60% area median income	\$34,320	\$804
One	Market-rate	None	\$900
Two	50% area median income	\$32,150	\$803
Two	60% area median income	\$38,580	\$964
Two	Market-rate	None	\$1,050

The Szanton Company has seven buildings with a similar income mix, and, in its experience, the income-restricted units are occupied by people at the lower end of the wage scale, such as retail clerks, teacher's aides, nursing assistants, new graduates, and retirees on fixed income. The market rate units are often rented by working professionals.

About us

This proposal is a joint venture between The Szanton Company and Bath Housing.

The Szanton Company (TSC) specializes in developing high-quality mixed-income rental housing in or near downtowns. TSC has completed seven apartment projects totaling 334 units, and has another 59 apartments under construction at the former John E L Huse Memorial School in Bath. TSC's mission is to create comfortable, attractive, and affordable rental housing. TSC is

committed to long-term ownership of our apartment buildings. In 2013, we founded Saco Falls Management, our property management arm, to ensure the highest standards of visual appearance and livability for our residents, neighbors, and communities.

Bath Housing works to enhance housing stability for families, seniors, and those with disabilities in the greater Bath area in order to have a safe, vibrant, just and prosperous community. The organization develops and operates housing that supports stability, self-sufficiency, self-respect and pride for residents. Bath Housing owns and manages 166 affordable apartments serving elderly and disabled households as well as administers the Housing Choice Voucher Program. Our four complexes are available to income-eligible adults aged 62 and over and disabled individuals. Bath Housing has recently launched an aging-in-place program to provide no-cost home safety checks, minor maintenance repairs, and adaptability enhancements to eligible, low-income elderly and disabled homeowners to enable recipients to continue living safely and comfortably at home. Our housing is a long-term community asset.

We anticipate a division of responsibilities and authority in developing the project as follows:

The Szanton Company & Saco Falls Management

- Invest all development capital.
- Perform all development tasks, including obtaining approvals, arranging financing, working with City staff and elected officials, hiring the architect and contractor, etc.
- Own the property on behalf of the partnership, and make decisions from the owner's perspective.
- Manage the property.

Bath Housing

- Purchase property from the City using special financing available to nonprofit organizations.
- Assist with community relations.
- Provide maintenance services to the property.

The team has partnered to bring the best of our organizations to support this project:

- **Financial strength.** TSC has the capital to launch and guide a project through all the stages of the development process, including design, municipal and state permitting, financing, construction, and rent-up.
- **Development track record.** This team has the skills and consulting resources needed to bring a project from start to finish. TSC has never walked away from a site it has started to develop and is proud of its portfolio of work. The existing properties speak for themselves and we invite City Councilors, City staff, and community members to tour any of our properties.
- **In-house management and maintenance.** TSC started its own in-house property management company, Saco Falls Management, to maintain the highest standards for our buildings. The mission of SFM is to create rental communities that exceed expectations. We do that by being active, hands-on managers; by actively screening tenants to ensure a good fit with the building and its rules; and by being responsive to the needs of tenants, our neighbors, and our municipal partners.
- **Local knowledge and contacts, community base.** Bath Housing is a local institution, providing services to over 400 households annually. Bath Housing Authority was established in 1969 by resolution of the City Council of Bath in order to address the shortage of safe affordable housing available to low income households. In 1984, an affiliated non-profit 501(c)3 corporation, Bath Housing Development Corporation, was founded with a shared mission and service area. Both entities serve the City of Bath and the area within ten miles including the entire towns of West Bath, Woolwich, Arrowsic,

Georgetown and Phippsburg. Bath Housing understands the needs and constraints of the local housing market and the populations that need housing and related services.

- **Responsiveness.** Bath Housing would provide regular and on-call maintenance services to the project, ensuring that necessary maintenance and repairs are handled quickly and professionally. The Szanton Company is relatively new to Bath but is completing construction on 59 new mixed-income apartments at the site of the former John E.L. Huse Memorial School. Our management team would be on site 2-3 days per week with staff members that are available to tenants. Our principals would be available by cell phone to speak with Bath elected officials or City staff if any question arises.

Team member biographies:

Nathan Szanton, President of The Szanton Company

Nathan founded the company in 1996. Since then he has been responsible for developing over 400 apartment units in 22 projects. As manager or principal partner in these projects, Nathan has successfully navigated the process of market research, site acquisition, design, regulatory approvals, financing, construction, and marketing. He has committed himself to finding adaptive reuses for unused or underused historic buildings in Maine and elsewhere, and creating out of them comfortable and affordable rental homes for tenants with diverse incomes. Nathan holds a B.A. from Harvard University and a J.D. from the University of Maine School of Law.

Deb Keller, Executive Director of Bath Housing

Debora Keller has been with Bath Housing since January 2014. She is a community development leader in Maine with over 20 years of experience in non-profit management. Debora worked at Avesta Housing from 2004 to 2013, most recently serving as Director of Programs. In that role, she oversaw Avesta's programmatic efforts, including unprecedented real estate portfolio growth from 2007 to 2013 with 21 affordable multi-family construction projects that created 649 new apartments. She also

oversaw Avesta's assisted living facility, Housing Choice Voucher program, and the launch of the new HomeOwnership Center. Prior to joining Avesta, Deb served as Associate Director of the Genesis Fund, a Maine-based Community Development Financial Institution providing loans to nonprofit organizations. She holds a Masters Degree from Tufts University in Urban and Environmental Policy and Planning and a Bachelor of Arts from Indiana University.

Andy Jackson, Project Manager

Andy joined TSC in 2014. His responsibilities include finding and researching sites for new projects, preparing financial analysis and evaluating development options. He coordinates with lenders, attorneys, architects, municipal staff, and contractors on all aspects of TSC's projects from concept to completion. Prior to joining TSC, Andy worked as a project manager at a multifamily housing development company in New York City. Andy is also a licensed structural engineer with wide experience in design and construction in a variety of sectors. He holds a B.S. in Architectural Studies from the University of Illinois at Urbana-Champaign and a Master of Architecture and Master of Science in Civil Engineering from the University of California at Berkeley.

Amy Cullen, President of Saco Falls Management

In Amy's role as president of TSC's affiliate management company, Saco Falls Management, she is intimately involved with the planning, implementation, marketing and operating strategies for TSC's properties. She is responsible for all legal, insurance, administrative, accounting and financial aspects of a portfolio of properties in Maine and New Hampshire, is charged with conducting market analysis and due diligence on all new business opportunities, and has overall responsibility for the successful performance of all management functions regarding the properties under Saco Falls Management. Prior to joining The Szanton Company, Amy was a Training Program Manager for the Department of Defense in Minneapolis, MN. She holds a Bachelors of Science Degree in Accounting from Husson University.

Part Two: Schedule for design, construction, and occupancy

Spring/Summer 2017	Begin Planning Board and City Council actions to make the best possible tax credit application to MaineHousing.
Late 2017	Apply and receive MaineHousing tax credits.
Early 2018	Develop construction documents, finalize financing
Summer 2018	Start construction
Spring 2019	Begin leasing
Summer 2019	Finish construction, initial occupancy

Part Three: Conceptual Design

We are proposing a clearly modern building that honors the historic district materials, proportions, and massing while not attempting to compete with historic ornament and detailing. The materials are expected to be brick and glass facing Summer Street with more cost-effective paneling such as cement clapboard on the sides and rear (south) side of the building. The building would face Summer Street, presenting an inviting entrance and activating the street frontage with spaces that would have visible activity, such as the lobby, fitness room, manager's offices, and community room. The building would be three stories on Summer Street, which is consistent with the height and bulk of its neighbors, stepping up to four stories above a setback. The front door would be on Summer Street and there would also be a driveway from Elm Street to a rear entryway with elevator access to the lower level. Trash pickup, deliveries, handicapped parking for the building, and most day-to-day vehicle activities would use the Elm Street entrance.

While the RFP suggests retail spaces along Summer Street, we believe the highest and best use of the site is housing without a retail component, considering the following:

- The downtown retail corridor ends at the corner of Front Street and Summer Street. There is currently no retail space facing Summer Street, and it seems unlikely that retail foot traffic would spread up Summer Street for a new store at this site.
- Research and discussion with local commercial brokers indicate that the south end of Front Street is best for retail, while the north end of the retail strip struggles with vacancy for both retail and offices.
- For these reasons, the expected retail/commercial rent levels at this location is in the range of \$13 per square foot per year (including all taxes, insurance, and utilities). This rental income is not enough to support the debt and equity required to build a new retail space at this location.

Parking ratios for the project would be determined at the time of the planning board process, and would depend heavily on the type of residential tenant and the mix of unit sizes. The right

parking ratio is a balance of marketability and practicality, and we would look to our experience with comparable properties in downtown locations serving similar tenant demographics for guidance. For example, for a family project, we would propose a parking ratio of about 0.9 to 1.1 parking spaces per apartment, which is consistent with what we have at our downtown Portland and Exeter, New Hampshire properties in similar settings. For an elderly project, we would propose 0.5 spaces per apartment, consistent with Bath Housing's experience at their local elderly projects. We would achieve this with a combination of on-site parking and off-site leased parking with City of Bath and/or private lot owners. We have had preliminary discussions with City staff about the possibility of renting spaces in the Back of Front and recently-expanded Police Department parking lots.

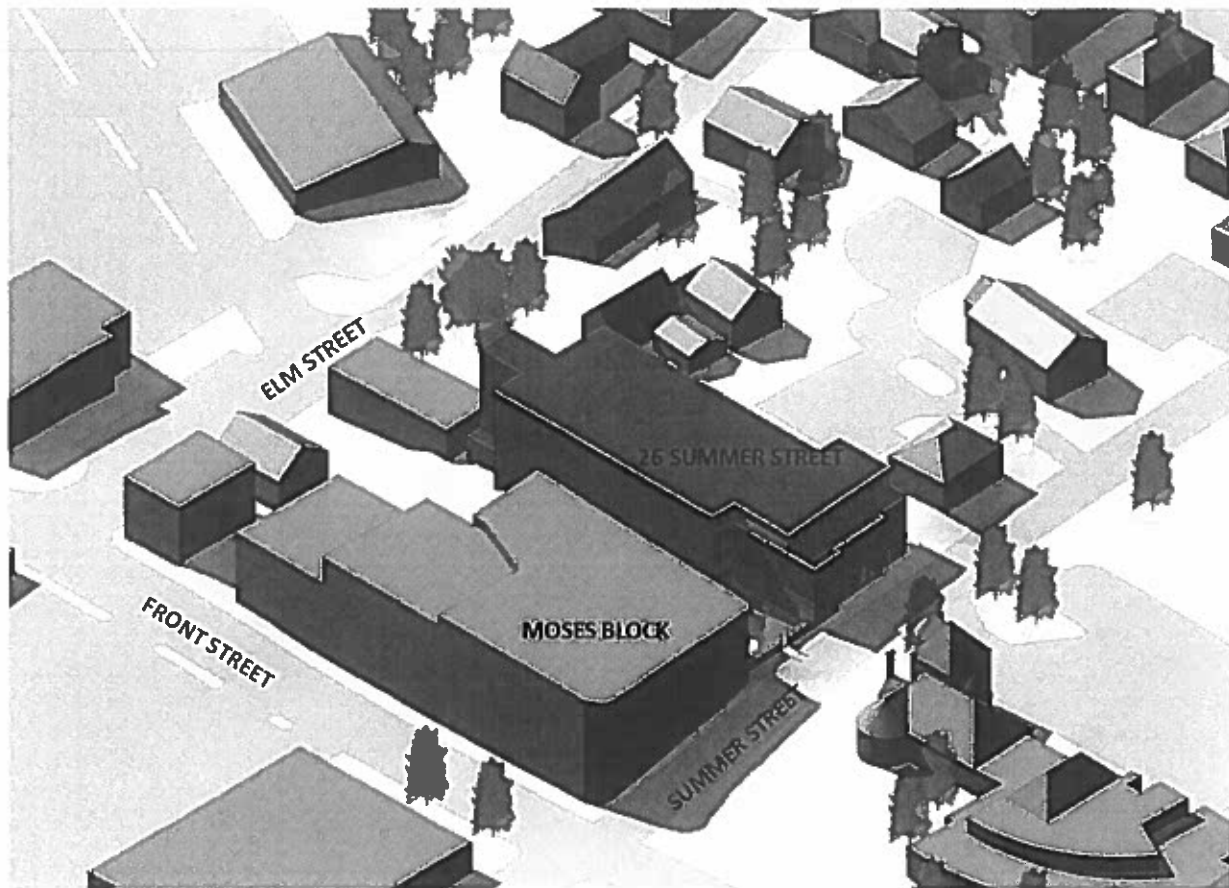
The site has some challenges that will be costly to deal with for any new construction. These include outcroppings of ledge that will require expensive removal to enable parking at the lower level, groundwater and drainage problems at both the higher and lower levels, encumbrances and easements pertaining to the neighbor's properties, sharp grade changes across the site, relocations of utilities to enable access to the Elm Street level, and very limited areas that would be suitable for parking. For these reasons, as well as other cost constraints pertaining to our financing, we believe that the offered price of \$1,200,000 is reasonable.

We have met neighboring and abutting property owners to outline our proposed project, review the constraints and opportunities of the site, and hear their thoughts and opinions about the architectural design, the type and scale of the project. In general, the neighbors and other stakeholders were very supportive and felt that housing was a good fit for the site. There were some natural questions about parking and access but, if this project moves forward, we look forward to finding parking solutions that work for the neighbors, the City, and the project.



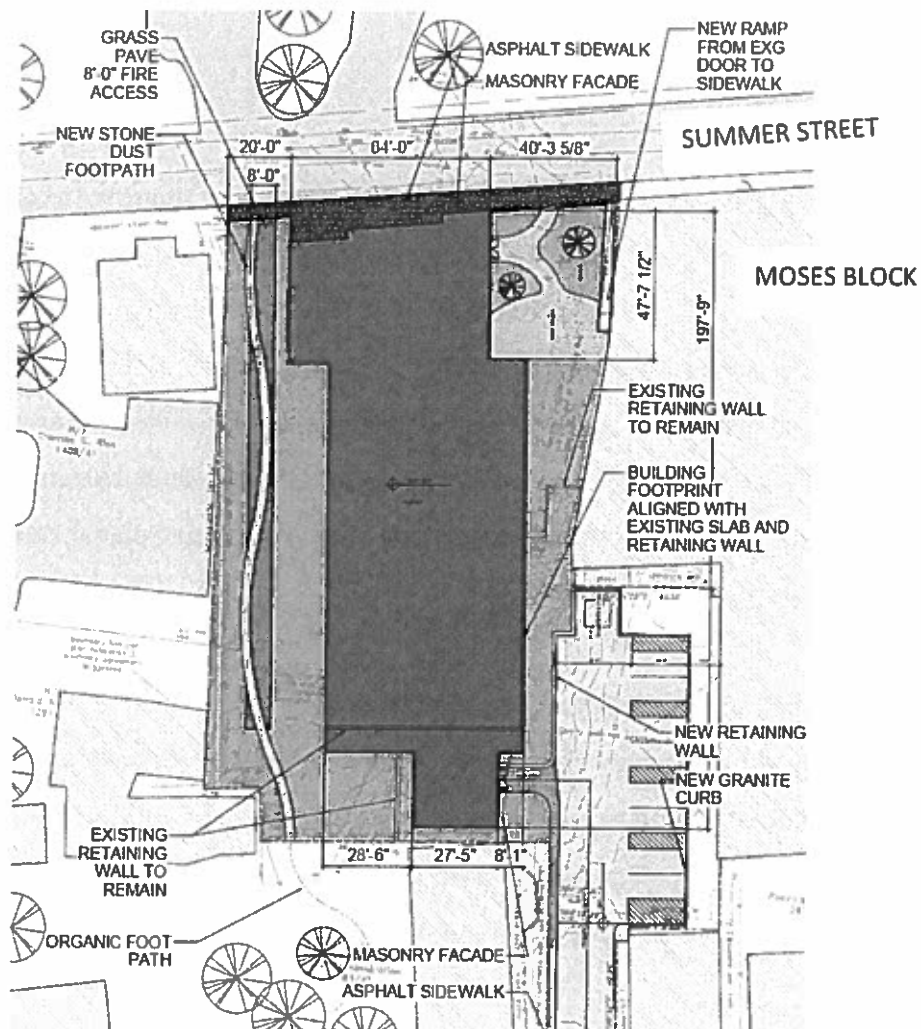
Conceptual rendering courtesy of Archetype Architects

The front of the building on Summer Street would feature glass at the ground level to provide an open, active, and inviting frontage. Brick on the front of the building would connect with the historic masonry structures in downtown. The building would be three stories on Summer Street, consistent with the size of neighboring buildings, and step up to four stories above a setback, as shown.



Conceptual drawing courtesy of Archetype Architects

The building would face Summer Street and be situated on the upper pad level of the 26 Summer Street site, which provides a level building surface and would allow the upper floors of the building to have views of downtown and the Kennebec River. We feel that the size and scale of the building is consonant with other buildings in the neighborhood, especially the combined Moses and Columbia Block.



Conceptual drawing courtesy of Archetype Architects and Sitelines, PA

The building would also have access from Elm Street at the lower level, with a connection to the upper level via elevator and stairs. This would allow some parking, deliveries, trash pickup, and other functions from Elm Street while pedestrian access could be from either Summer Street or Elm Street. Note that this conceptual drawing does not account for all of the easements along the Moses Block and Columbia Building. We believe that there would be an opportunity to work with Sagadahock Real Estate Association on improvements that would have benefits for both properties, including adding shared landscaped spaces and increasing access to the Moses Block.

Part Four: Financing Narrative and Pro Forma

The project would be financed primarily through the Low Income Housing Tax Credit Program. These tax credits are competitively allocated by Maine State Housing Authority on an annual basis. MaineHousing plays a significant role in financing affordable housing across the entire state, and especially in areas where the rent levels are not enough to support construction costs for new apartments, such as Bath. MaineHousing's resources include tax credits and other subsidies; these resources are scarce and there is a strong competition to earn them. For example, in the past two years, MaineHousing has been able to fund eleven new projects out of a total of 30 applicants.

Expected financing sources are approximately as follows:

70%	\$6.9M	Affordable housing tax credits allocated by MaineHousing
7.7%	\$760k	MaineHousing subsidies
20%	\$1.9M	MaineHousing debt / mortgage
2.8%	\$275k	CDBG funds from State of Maine (via City of Bath)

While there is strong competition for its limited resources (tax credits and subsidies), MaineHousing has more flexibility to offer debt to support projects much like a commercial lender offers a mortgage for a real estate project. They get the most bang for the buck if they are able to spread their limited resources amongst as many projects as possible and use debt to help fill any financing gaps. They can offer more debt, and therefore support more projects, if other funding sources, such as grants or tax relief, are offered by the municipality to help displace the scarce tax credits and subsidies.

Therefore our proposal includes a request to the City of Bath to provide financial support in two forms:

- Tax relief in the form of a TIF / credit enhancement agreement that would refund to the project a portion of the new tax revenue for a period of time. This investment by the City allows the project to support more debt (mortgage), which displaces some of MaineHousing's scarce tax credits and subsidies, and therefore allows MaineHousing to support more apartments across the state. This is a significant investment by the City in a project with demonstrated need that is offset by the fact that (i) the site is currently off the tax rolls altogether; (ii) the project would be paying a percentage of the new taxes for the period of the TIF; and (iii) the project would pay full taxes after this period. Also, revenue from a TIF district is sheltered from calculations of state school funding, state revenue sharing, and county taxes. MaineHousing incentivizes this type of tax relief by awarding points in the highly competitive allocation process, so a TIF for 26 Summer Street would vastly increase the chances of getting the project built.
- An allocation of Community Development Block Grant and Brownfield funds that are funneled through the City. CDBG funding is from the US Department of Housing and Urban Development through the State Department of Economic and Community Development, while Brownfield funding is from the US Environmental Protection Agency through the State Department of Environmental Protection. Neither funding resource would place a demand on the City's general fund, but the City would be a partner and participant in the funding application process. This would also help our project score better on MaineHousing scorecard for affordable housing tax credits, as MaineHousing heavily rewards projects with outside sources of funding.

Part Five: The Szanton Company References and Past Performance

Biddeford

Bob Mills

City Councilor

207-25-7977

bmills@biddefordmaine.org

Greg Tansley

City Planner

207-284-9115

gtansley@biddefordmaine.org

Daniel Stevenson

Director of Economic and Community Development

207-282-7119

[dstevenson@biddefordmaine.org](mailto:d Stevenson@biddefordmaine.org)

Exeter, NH

Russell Dean

Town Manager

603-773-6102

rdean@exeternh.gov

Doug Eastman

Building Code Enforcement Officer

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deastman@exeternh.gov

Kennebunk (for Deb Keller)

Barry Tibbetts

Town Manager

207-604-1308

btibbetts@kennebunkmaine.us

Portland

Mary Davis

Director of Housing and Community Development

207-874-8711

mpd@portlandmaine.gov

Jill Duson

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Alex Jaegerman

Former Director of Planning Division

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ajaegerman@yarmouth.me.us

Nick Mavodones

City Councilor

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Lewiston

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City Administrator

207-513-3000 x3200

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David Hediger

Deputy Director / City Planner

207-513-3125

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Lincoln Jeffers

Director of Economic and Community Development

207-513-3014

ljeffers@lewistonmaine.gov

Financial References for The Szanton Company

Tom MacDonald

Chief Financial Officer

Northern New England Housing Investment Fund

207-772-8255

tmacdonald@nnehif.org

Laura Huddy

Vice President

Bangor Savings Bank

207-571-2127

laura.huddy@bangor.com

John Egan

Senior Vice President, Lending & Investment

Coastal Enterprises Inc.

207-504-5869

John.egan@ceimaine.org

Linda Tremblay

Senior Vice President, Commercial Real Estate Finance





People's United Bank

603-222-5912

linda.tremblay@peoples.com

Documentation of Past Performance


Szanton Company Buildings

Building Name and Location	Number of Apartments	Completed
 <p>Casco Terrace</p> <p>41 State St. Portland</p>	27	2004
 <p>Walker Terrace</p> <p>1 Walker St. Portland</p>	40	2006
 <p>The Squamscott Block</p> <p>130 Water St. Exeter, NH</p>	30	2007
 <p>53 Danforth</p> <p>53 Danforth St. Portland</p>	43	2009



Szanton Company Buildings (continued)

Building Name and Location	Number of Apartments	Completed
	<p>The Mill at Saco Falls</p> <p>100 Saco Falls Way Biddeford</p>	<p>66</p> <p>2010</p>
	<p>The Lofts at Bates Mill</p> <p>36 Chestnut St. Lewiston</p>	<p>48</p> <p>2012</p>
	<p>The Lofts at Saco Falls</p> <p>75 Saco Falls Way Biddeford</p>	<p>80</p> <p>2016</p>
	<p>Huse School Apartments</p> <p>39 Andrews Rd. Bath</p>	<p>59</p> <p>2017</p>

Bath Housing Buildings

Building Name and Location		Number of Apartments	Completed
	<p>Moorings</p> <p>125 Congress Ave. Bath</p>	<p>40</p>	<p>1979</p>
	<p>Anchorage</p> <p>100 Congress Ave. Bath</p>	<p>39</p>	<p>1978</p>
	<p>Dike's Landing</p> <p>20 Dike's Landing Rd. Bath</p>	<p>18</p>	<p>1984</p>

Bath Housing Buildings (continued)

Building Name and Location	Number of Apartments	Completed
	<p>Seaclyff Elderly-Disabled</p> <p>47 Floral St. Bath</p>	<p>40</p> <p>1982</p>
	<p>Seaclyff Family</p> <p>Shaw St. & Middle St. Bath</p>	<p>10</p> <p>1986</p>

Part Six: Evidence of Ability to Fund Project

This proposed project has not secured funding as of the date of this proposal. Based on our experience and track record with similar developments in Maine, we would pursue the following process to obtain financing for the project:

- Enter into contract with the City to purchase the property. The contract would include a limited two-year timeline for closing on the purchase, with the right of the City to extinguish the contract if we are not able to timely close.
- Gear up for the affordable housing tax credit allocation competition, for which there are generally one or two rounds of funding annually (solely determined by MaineHousing depending on the availability of their program resources).
- There are a number of steps that we can take (and that are incentivized by the MaineHousing competitive scorecard) to increase the chances of being awarded funding in the first possible round:
 - Complete the planning board process to ensure project readiness.
 - Develop detailed cost estimates to ensure that the project can be built within the planned budget.
 - Seek sources of below-market capital such as Community Development Block Grant funding or EPA Brownfield funding, which helps strengthen the project financials, and allows MaineHousing to use its scarce resources most effectively.
 - Seek project-based rental assistance vouchers, which deepen the affordability for a portion of the apartment units.
 - Seek a tax increment financing (TIF) and credit enhancement agreement with the City of Bath, which allows MaineHousing to spread their scarce subsidy resources to more projects across the state.

Since the Bath Area Housing Assessment has shown that there is a deep demand for this type of affordable housing, we do not see any market factors that could delay or stall completion of the project. This distinguishes our project from a market-rate rental or residential condo project, either of which would be very vulnerable to a downturn in the economy.



April 24, 2017

City Council Chair Mari Eosco
c/o City of Bath
55 Front Street
Bath, ME 04530

Re: Letter of support for the proposal by Bath Housing and their partners for the Old Y Site

Dear Chair Eosco,

The Kennebec Estuary Land Trust (KELT) is a non-profit organization founded in 1989 with a mission to protect the land, water, and wildlife of the Kennebec Estuary. I am writing, on behalf of KELT, to support the Bath Housing partnership proposal for housing at the Old Y site in Bath.

We have reviewed a summary of their proposal as submitted to the City, and we concluded that the proposal to create mixed income housing in a densely developed portion of the downtown, close to the bus line, Brackett's IGA, Patten Free Library, and other services would support small businesses and nonprofit entities. This type of smart-growth development is exactly what the City should be supporting, as it will increase the density of downtown Bath and help preserve open space from future development.

The need for affordable, quality housing continues to be an ongoing issue in many parts of our State. We know that Bath Housing's partner, The Szanton Company, is currently renovating and restoring the Huse School to bring much-needed quality housing to Bath. KELT has a long-standing relationship with Bath Housing having purchased 26 acres that abuts our Sewall Woods property in 2006. Currently we are working together to make fresh produce available for their residents through KELT's LOCAL Garden project. We value our ongoing partnership with Bath Housing and support their work in Bath.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Carrie".

Carrie Kinne
Executive Director



MAILING: P.O. BOX 1128 || OFFICE: 92 FRONT STREET, BATH, MAINE 04530
(207) 442-8400 || WWW.KENNEBECESTUARY.ORG

1. The first part of the document is a list of the names of the people who were present at the meeting. The names are listed in alphabetical order.

For a lifetime of caring



**MID COAST-PARKVIEW
HEALTH**

123 Medical Center Drive
Brunswick, Maine 04011
(207) 373-6000
www.midcoasthealth.com

April 12, 2017

Ms. Mari Eosco
Chair, City Council
City of Bath
55 Front Street
Bath, ME 04530

**Re: Proposal for mixed-income housing at Old Y site
by The Szanton Company and Bath Housing**

Dear Ms. Eosco:

I am writing to support the development of mixed-income rental housing at the Old Y site in Bath. This type of housing would support economic development in Bath by providing much-needed quality housing for people earning between \$25,000 and \$35,000 annual salary.

We have many workers at Mid Coast—CNAs and PCAs, clerks, custodial, food service workers, and many more—who struggle to find quality housing within their housing budgets. There are plenty of options for people at the higher end of the wage scale, but the housing stock in Bath and Brunswick becomes more and more distressed at the lower rent levels. A new construction apartment building featuring spacious, well-lit apartments, an elevator, fitness room, and other amenities would be very welcome for our staff in search of housing. I understand that The Szanton Company is working on redeveloping the Huse School into this type of housing, and I think this would be a great fit for Bath and our workers.

Mid Coast-Parkview Health and its patients rely on our staff to keep our operations running smoothly. Our staff needs quality housing at an affordable price. Therefore we support the proposed project. If we can provide any further info in support of this, please feel free to contact our VP for Human Resources Colleen Farrell at 373-6740

Sincerely,

Lois Skillings
President and CEO

LNS/ka



The NewHeight Group

www.newheightgroup.com

MEMORANDUM

TO: Chair Mari Eosco and Members of the City Council
City of Bath, Maine

FROM: NewHeight Group
Portland, Maine

DATE: April 24, 2017

RE: 26 Summer Street

Cc: William Giroux, City Manager
Andrew Deci, City Planner
Scott LaFlamme, Director of Community Development

Chair and Members of the City Council:

Thank you for the opportunity to provide additional detail in support of our proposal dated February 14, 2017, and presented in response to a City of Bath, Maine Request for Proposals: 26 Summer Street, Bath - Former YMCA Site Development. NewHeight Group remains excited about the property and its potential positive impact on the City of Bath.

NewHeight Group is proposing a mixed-use development on the site that will include market rate housing and commercial/retail space. According to the Bath Area Housing Assessment completed in November 2014 for the Bath Housing Development Corporation, the City of Bath needs new construction of smaller (one- or two-bedroom) units, both for rent and for sale, that are accessible and affordable. Understanding the need for newly constructed, smaller, and more energy efficient housing choices, NewHeight Group is proposing 20 to 30 residential condominiums above structured parking of one or two levels, with a commercial use fronting Summer Street, and another full level of commercial/recreational space in a single structure. The building will present an attractive three-story façade facing Summer Street, with step-backs at the fourth and fifth floors.

NewHeight Group expects the condominium units will range in size from approximately 700 square feet to approximately 1,200 square feet, and range in price from the mid \$200,000s to above \$400,000 with the majority of units at the lower price point. NewHeight Group continues to investigate potential uses for the commercial space, with a goal of creating an important community hub.

NewHeight Group intends to provide structured parking onsite. Access to the parking structure for one level of parking will be from Elm Street, with another level of parking accessed from Summer Street. NewHeight Group is targeting a destination commercial use

The NewHeight Group

www.newheightgroup.com

for the retail space fronting Summer Street, with the intention of drawing additional foot traffic to the Summer Street end of Front Street.

Subject to ongoing due diligence and economic modelling, NewHeight Group is proposing that the City transfer the property to NewHeight Group. This purchase price is intended to cover the City's transactional costs associated with the sale of the property. NewHeight Group can add value to the City in this location both by increasing the tax base and by bringing desired market rate housing options into this urban core. Further, NewHeight Group's intended development will bring excitement to the location both in the form of retail uses and potential recreational/commercial uses that could draw more feet to the street in Bath year around. NewHeight Group requests that the City use brownfields money or other resources available to it to complete the voluntary remediation action plan (VRAP) relating to contaminants on the site.

NewHeight Group will present concept plans, provide more detail and answer questions at the Bath City Council at the May 3, 2017 meeting.

Thank you for your consideration.

Sincerely,

NewHeight Group

Chip Newell, Susan Morris, Erin Cooperrider, and Tom Federle

*City of Bath, Maine
26 Summer Street – Former YMCA Site Redevelopment*

*Request for Proposals
February 14, 2017*

CITY of BATH, MAINE

**Request for Proposals
26 Summer Street – Former YMCA Site Redevelopment**

RFP Submission by:

**Community Housing of Maine
One City Center, 4th Floor
Portland, ME 04101
(207) 879-0347
www.chomhousing.org**

Submitted by:

**Erin Cooperrider
Development Director
Community Housing of Maine
(207) 720-0181
erin@chomhousing.org**

Due: Tuesday, February 14, 2017 prior to 12:00pm

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I. Development Approach

Community Housing of Maine (“CHOM”) and the NewHeight Group (“NHG”) propose to collaborate on redeveloping the Summer Street property into a mixed use residential project that may incorporate affordable, rental apartments and/or for sale units with associated and appropriate retail or small office uses and on-site parking.

The precise mix of unit types and sizes, and the desired price point, along with targeted associated commercial uses, will be finally determined based on conversations with the Bath Downtown Association, neighbors, and City staff, and on the results of a market study and feasibility analysis. The analysis will be necessary to support any application for financing, and to attract the necessary equity investment such a project will require. It will also inform the unit mix and price point, which will, in turn, influence design and construction approaches to the building or buildings. The community discussion is an important part of Place Making, and helpful in determining appropriate retail and office uses, design, and location, and can lead to beneficial collaboration and other development or redevelopment efforts in the community.

Both CHOM and NHG approach real estate development as a place making effort, with surrounding community support and involvement an integral part of the process. CHOM did this most recently with a 48-unit new construction project in Brewer, targeted to working families. Working in partnership with the City, CHOM was able to design, permit and construct a municipal parking lot, the City’s second sheltered bus stop, and a sidewalk connecting the City’s municipal recreation center to the new housing development, municipal lot and sheltered bus stop. These improvements, and the connectivity they offered the community, were identified in conversation with the school department, the City’s planning, economic development, and finance staff, and the developer of a nearby senior housing project. The project, known as Village Centre, was the first multifamily building in New England to be built to Passive House Institute US (PHIUS) standards, for which it has already won national awards and recognition, and focused the attention of green building proponents nationwide on the project, the City of Brewer, and the State of Maine. More information about Village Centre, and CHOM, is available on the CHOM website at chomhousing.org.

NHG’s most recent development project, a 24-unit condominium currently under construction in Portland, is also an important place making effort in the India Street Neighborhood, for a number of reasons. It will be the first major building constructed along Franklin Arterial between I-295 and the waterfront in decades, and the only one to face onto Franklin. The building’s form, including its height, massing, and orientation was influenced by the Form Based Code recently adopted by the City of Portland, which was called for in the India Street Sustainable Neighborhood Plan, adopted in 2015, to replace a patchwork of old zoning that made development in the area difficult. Luminato will be one of the tallest buildings in the downtown area, incorporating a construction type that is common in Boston, but less common in Maine, and will feature a green (living) roof that

serves multiple purposes, including stormwater retention, heat island reduction, and creation of a pleasant outdoor rooftop deck for inner city residents.

NewHeight Group Partner, Tom Federle, was a member of the India Street Neighborhood Advisory Committee, and its Form Based Code Working Group, which made recommendations to the City Council on the plan and the Form Based Code. Luminato was the first project to be permitted under the new Form Based Code, and will be the first to put into practice the goals established in the India Street Sustainable Neighborhood Plan, which, among other things establishes a plan to push density and height to the major arterials at the perimeter of the India Street Neighborhood.

Luminato also includes a package of amenities -- enclosed parking, bike and ski storage, a fitness center, guest room with ensuite bath, lounge, and rooftop deck – intended to make the building's one-bedroom units (12 of 24) attractive, and deliver new units in the downtown at a price point that is affordable to young professionals. As of this writing, 11 of these 12 units (and 21 of 24 total units) are under contract, and the building has not yet been completed. In spite of much public comment about the new "expensive, luxury" condominiums in Portland being purchased by older empty nesters moving to Maine, two of Luminato's buyers are in their 20s, two in their 30s and five in their 40s, and 14 buyers work in Maine.

The NewHeight Group's approach to place making also includes reaching out to the surrounding business community, both to understand what resources exist and where they are located, and to communicate this to potential new residents. These efforts resulted in the two tri-fold maps included with this proposal – one for the Munjoy Hill Neighborhood, and one for the India Street Neighborhood. These were distributed to the area businesses at no charge, and can be found on sitting on the counter, available to the public, in many of the establishments listed on those maps.

CHOM and NHG collaborated on the Luminato project in an innovative plan to deliver workforce housing units required under the City of Portland's new Inclusionary Zoning Ordinance. In this collaboration, NHG sold a building it had acquired as a part of the project to CHOM at a below-market cost. CHOM was then able to purchase and renovate the building using bank financing, and will operate the apartment building with rents capped at rates that are affordable for households making up to, but not more than, 100% of Area Median Income.

CHOM, the non-profit corporation, will qualify the tenants, determining that they are eligible to take advantage of the rent controlled unit, will provide annual reports to the City, as required by the ordinance, and ensure this housing is available for working households in this income bracket for decades to come. This arrangement benefits the non-profit by making possible the purchase of a building in a highly desirable, and increasingly expensive, in-town location.

The community benefits by getting the building into the hands of an organization whose mission is the creation of housing opportunity for people with low- and moderate-incomes,

Drawing on our collective experience of designing, permitting, and building new construction apartment buildings and condominiums of comparable size elsewhere in Maine, this building will cost between \$10 and \$15 million dollars to build. Both CHOM and NewHeight Group have existing banking relationships, a proven track record, and investor partners with a continuing interest in their projects. Letters of recommendation, resumes, and references are included in this proposal.

III. Development Timeline

The development team's desired approach would include engaging the public in a series of meetings, 3 or 4, to include City Council, City staff, the downtown association, and the neighborhood over a relatively short period of time, three to four weeks. The results of those meetings would inform a market study and feasibility analysis, for which a third party professional would be hired. We estimate it will take four to eight weeks for the study to be completed, depending upon the requirements of the assignment.

While the market study is in progress, the development team would complete its due diligence on the site, including but not limited to environmental and soils testing, preliminary title work, preliminary programming, and pro forma budgeting.

Following receipt of the market study, the development program and pro forma can be completed, the purchase price for the land established, and design development begun. Design development and permitting will take approximately six months, during which time financing plans for the project can be developed.

Submission of plans for Site Plan and Subdivision approval (if applicable could also be submitted in the fall of 2017, subject to the outcome of the public engagement process, and the complexity of the plans and sources of financing required to execute the redevelopment plan. Construction would likely start in 2018.

Any identified sources of public financing, which would be necessary to provide below market rate community benefits, would be subject to the timing and the rules of procurement for those sources. Competition for the Low Income Housing Tax Credit, for example, takes place once each year with an application deadline in the fall. Market rate debt would also be subject to regulatory requirements, such as the procurement of an as-built appraisal (which requires fully completed plans and specifications), which must be completed before construction can begin.

The development team has the experience, the resources, and the support from an array of third party professionals to deliver an excellent residential building in the City of Bath. Thank you for the opportunity to deliver this proposal.

and whose operations already include an understanding of and ability to accurately determine, monitor, and report on income eligibility under various government financing programs. It gives both the City and the developer a high level of confidence that the intent of the Inclusionary Zoning Ordinance, preservation of affordable, workforce housing, will be met over time. This particular arrangement also has the added benefit of helping to preserve the existing streetscape in a rapidly changing part of the City.

II. Development Concept

According to the Bath Area Housing Assessment completed in November 2014 for the Bath Housing Development Corporation, Bath needs new construction, smaller (one- or two-bedroom) units, both for rent and for sale, that are accessible and affordable. A preliminary analysis of site condition, topography, and applicable zoning for 26 Summer Street suggest that as many as 35 or 40 condominium units, or 50 apartments could be constructed on this site.

We arrived at this projected density based upon a preliminary analysis of the survey data available and the zoning in place. Assuming some setbacks, we project that a building with a footprint equal to about 10,000 square feet, with 85% efficiency, would yield approximately 8,500 square feet of leasable/rentable space per floor. Condos could average about 1100 to 1200 square feet, so 7 or 8 units per floor, and apartments could average 800 to 900 square feet per unit, or 10 +/- per floor. While the zoning will allow a very tall building, as a practical matter, it would have to be wood framed to remain cost effective. So we assume a new building in this location would be no taller than five residential floors on top of something – parking or retail. How much parking and where on the site it would be located depends upon the final unit mix and what type of retail.

Our goal would be redevelopment of the Summer Street property in a way that is economically feasible and enhances the neighborhood and its associated amenities, delivering the type(s) of housing that will best contribute to Bath's needs, using a design successful in blending new and existing neighborhood development in and around other urban areas in Maine. Should the need arise, Sutherland Conservation & Consulting will guide the team on any issues related to historic preservation, or the impact of a new building on this site and its relationship to surrounding historic structures.

Further due diligence is necessary to finally determine how many of which type of residential units can be built at 26 Summer Street, and for what price. Price is a factor of the cost of the land, engineering, design, and permitting, construction, marketing and sales, or leasing, and the cost of capital. The cost of construction is the largest part of the equation, and will be comparable to construction costs elsewhere in Maine. Likewise, the cost of capital will be affected by the Lender/Investor's confidence in the Developer's ability to deliver, and in the market for the product. If the desired outcome is affordable units, either for sale or rent, the sale price of the land will need to be nominal. We offer no specific purchase price here, but would arrive at one following establishment of a final unit mix and creation of a building pro forma.

ERIN COOPERRIDER
27 Mill Dam Road
East Boothbay, Maine 04544
(207) 720-0181

Community Housing of Maine, Inc. Portland, Maine
Development Director, 7/02 – Present

Direct and participate in all facets of real estate development activity for non-profit housing corporation, including grant writing, creation and management of development and operating pro formas, site selection, due diligence, hiring of design professionals, coordinating with collaborative partners, permitting, and construction management. Helped grow the organization's asset base from \$5 million to more than \$70 million using state and federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits, Tax Increment Financing, state and federal financing programs, foundation grants and private equity. Negotiated and closed a \$25 million purchase in 2009, made possible by an EQII investment in the organization.

EBW Associates, East Boothbay, Maine
Principal, 1/99 – Present

Provide industry research, business planning, fund raising, real estate development consulting, general operating and financial management services to businesses in asset management, real estate, and related service sectors.

Edgecomb Boat Works, Inc., Edgecomb, Maine
Treasurer, 1/99 – 10/15

Responsible for tax and payroll oversight of boat yard specializing in wooden boat restoration and on-going maintenance of more than 75 antique boats.

The Signal Group, Portland, Maine
Principal and Founder, 6/95 – 1/99

Co-founded real estate services company providing neutral, third-party development consulting, market and industry research, portfolio analysis, asset management, financial workout, and liquidation planning. Served as Vice President and as President, with primary responsibility for business development, asset management, and government consulting functions.

GAMEX Limited Liability Company (f.k.a. Gleichman Asset Management, Inc.), Portland, Maine
Vice President and Chief Operating Officer, 5/94 – 6/95

Responsible for day-to-day operations of asset management company providing third-party asset, property, and liquidation services to the Resolution Trust Corporation for a \$250 million portfolio of residential real estate assets nationwide. Identified, structured, and negotiated the acquisition of a large competitor which doubled monthly revenues and effected a 225% return on investment within the first eight months. Full financial reporting to client and stockholders, including budgeting and cash management functions. Prepared and executed a strategic plan to manage growth and increase profitability. Member of the Executive Committee and the Oversight Committee.

Director, 6/93 – 4/94

Supervised relocation and expansion of company, upgrade of telecommunications system, established in-house accounting functions, and positioned company for growth. Participated in

corporate policy-making, strategic planning, and cash management for a group of four affiliated real estate companies. Advised the Federal Deposit Insurance Corporation on implementation of affordable housing policy and testified before the Thrift Depositor Protection Oversight Board.

Portfolio Manager, 10/92 – 5/93

Managed marketing efforts and liquidation of \$40 million residential REO portfolio in New England. Oversaw negotiations with buyers, brokers, taxing authorities, tenants, housing inspectors. Collaborated with outside counsel on legal matters, including real estate closings, and supervised subcontractors.

Asset Manager, 3/92 – 9/92

Helped establish operating procedures for start-up company, defined criteria for subcontractor selection, developed job descriptions, hired and trained staff. Prepared asset management and disposition plans for corporate portfolio, staging two New England-wide sealed bid events.

Gorham International Inc., Gorham, Maine

Environmental Projects Director, 7/91 – 2/92

The Liberty Group, Portland, Maine

Assistant Project Manager, Commercial Real Estate Development 4/89 – 6/91

Sunset Magazine, Menlo Park and Los Angeles, California

Assistant Editor, 8/87 – 1/89

Staff Editor, 5/85 – 7/87

PROFESSIONAL AFFILIATIONS

Maine Affordable Housing Coalition, Portland, ME, Director 2002 – 2016, Vice President 2005 – 2010

Maine Real Estate and Development Assoc., Portland, ME, Member 1995 – 2016

Women in Housing and Finance, Washington DC, Member 1995 – 1999

Real Estate Capital Resources Association, Washington DC, Member 1993 -1996, Secretary 1994-1996

COMMUNITY SERVICE

Genesis Community Loan Fund, Brunswick, ME Director 2010 – 2015, President 2014 - 2016

CEI, Inc., Brunswick, ME Director 2010 – 2016, Bldg. Comm. Co-Chair 2015, VP 2015 - 2016

Boothbay Region YMCA, Boothbay Harbor, ME Trustee 2007 – 2013, Building Committee Chair

Harbor Schools of Maine, Inc., Brunswick, ME, Director 2004 – 2008, Treasurer 2004 – 2008

Salt Bay Chamberfest, Damariscotta, ME, Director 2002 – 2005, Treasurer 2002 – 2005

Town of Edgecomb Planning Board, Edgecomb, ME, Member 2001 – 2007, Chairman 2005 and 2007

Community Housing of Maine, Portland, ME, Director 2000 – 2002, Treasurer 2001 – 2002

Ram Island Dance Company, Portland, ME, Director 1997 – 2000, President 1999 – 2000

Governor's Task Force, Maine High School for the Visual and Performing Arts, Member 1994 – 1996

Duke University Alumni Admissions Advisory Committee, CA and ME, '85 – Present

EDUCATION

Stanford University, Stanford, California, M.A. Communications 1985, *print journalism concentration*

Duke University, Durham, North Carolina, A.B. History and Anthropology 1984, *magna cum laude*

CHOM Development Corporation Resume

CHOM Development Corporation was formed in 2003 and is the managing General Partner in eight (8) limited partnerships. Each partnership was formed for the purpose of owning affordable rental housing created, in part, by an allocation of Low Income Housing Tax Credits.

Stevens Green



2004 / Stevens Green Associates, L.P.

4% bond financing and tax credits / 26 family units, 24,871 Sq. Ft., 5 Lovejoy Street, Rockland, Maine
New construction, \$4.1 million total development cost

Delivered on time and slightly under budget / Benchmark as General Contractor by Select Bid
Initial occupancy December 2005

Architect: Ben Walter, CWS Architects

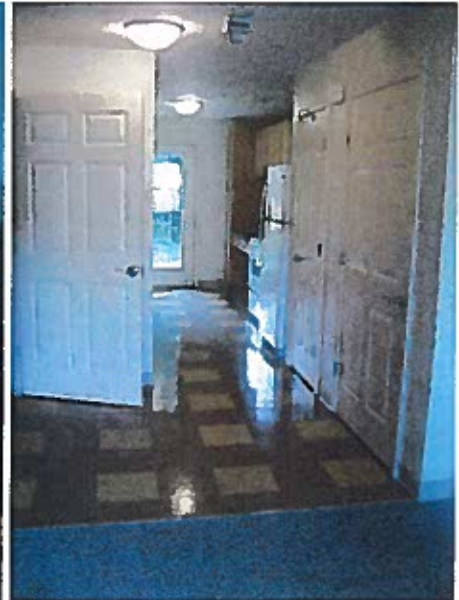
Construction Lender: Camden National Bank

Syndicator: Michael Associates, Ltd.

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

Townhouses at Davis Island



2006 / Davis Island Housing Partners, L.P.

9% tax credits / 26 family units, 27,376 Sq. Ft., 45 US Route 1, Edgecomb, Maine

New construction, \$5.5 million total development cost

Delivered early and on budget / Portland Builders as General Contractor by Select Bid

Initial occupancy October 2007

Architect: Ben Walter, CWS Architects

Construction Lender: Camden National Bank

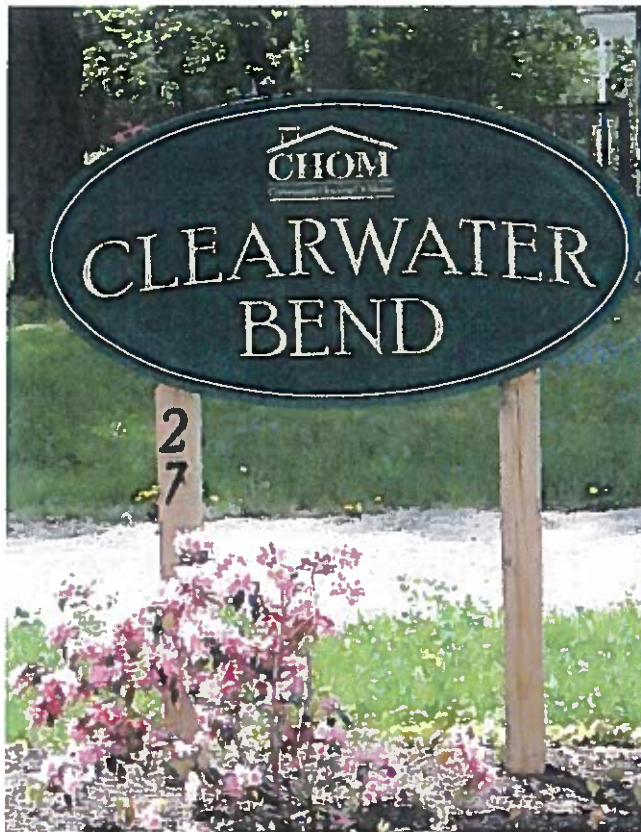
Syndicator: Boston Capital Corporation

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

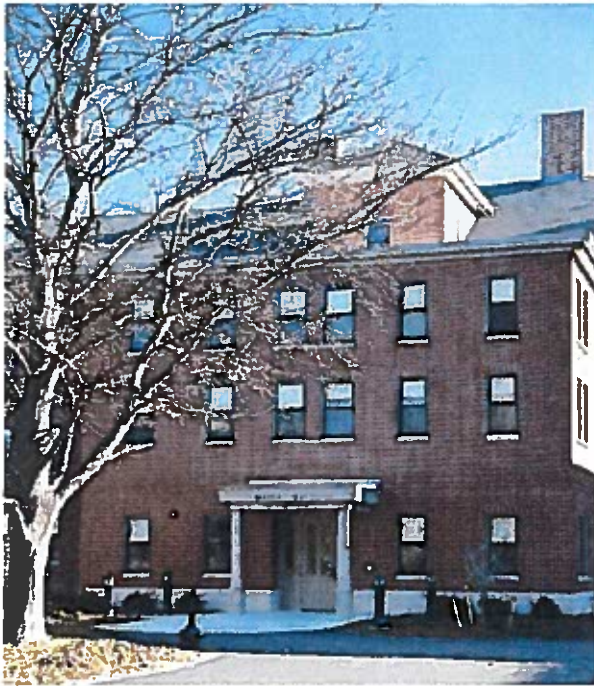
Meets MaineHousing's green design requirements

Clearwater Bend



2007 / Reed Street Neighborhood Housing, L.P.
9% tax credits / 23 family units, 26,190 Sq. Ft., 27 Reed Street, Westbrook, Maine
New construction, \$5.5 million total development cost
Delivered early and under budget / Benchmark as Construction Manager-at-Risk
Initial occupancy July 2008
Architect: Ben Walter, CWS Architects
Construction Lender: Camden National Bank
Syndicator: Boston Capital Corporation
Property Manager: Preservation Management, Inc.
Project Manager: Erin Cooperrider for CHOM Development Corporation
Meets MaineHousing's green design requirements

Maine Hall





2009 / Seminary Housing Partners, L.P.

9% tax credits / state and federal historic tax credits / 28 senior units, 25,350 Sq. Ft., 288 Union Street, Bangor, Maine

Acquisition and rehabilitation of historic brick building with new construction addition

\$6 million total development cost

Delivered on time and on budget / Nickerson O'Day as Construction Manager-at-Risk

Initial occupancy August 2011

Architect: Ben Walter, CWS Architects

Construction Lender: People's United Bank

Syndicator: Boston Capital Corporation

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

Certified by the U.S. Green Building Council (USGBC) and achieved Leadership in Energy and Environmental Design (LEED) Silver Certification

Elm Terrace



2010 / Children's Hospital Housing Partners, L.P.

9% tax credits / state and federal historic tax credits / 38 family units, 42,864 Sq. Ft., 68 High Street, Portland, Maine

Acquisition and rehabilitation of historic brick building with new construction addition

\$10.5 million total development cost

Delivered on time and on budget / Wright-Ryan as Construction Manager-at-Risk

Initial occupancy February 2013

Architect: Ben Walter, CWS Architects

Construction Lender: TD Bank

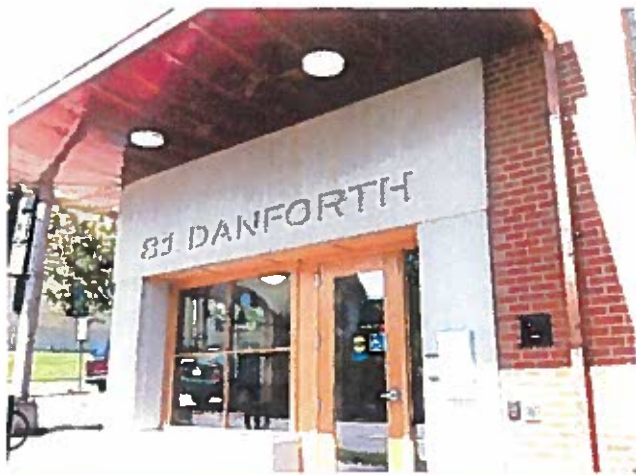
Syndicator: Boston Capital Corporation

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

Certified by the U.S. Green Building Council (USGBC) and achieved Leadership in Energy and Environmental Design (LEED) Platinum Certification

Danforth on High



An affiliate of Community Housing of Maine, Inc.

9/19/2016



2011 / Danforth on High, L.P.

4% bond deal / 30 senior units, 23,450 Sq. Ft., 81 Danforth Street, Portland, Maine

New construction, \$5.6 million total development cost

Delivered on time and under budget / Hebert Construction as General Contractor by Select Bid

Initial occupancy July 2013

Architect: David Lloyd, Archetype

Construction Lender: Gorham Savings Bank

Syndicator: Boston Capital Corporation

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

Meets MaineHousing's green design requirements

Campbell Creek Village (formerly Harbor Pines and West Harbor Pines)



2012 / Campbell Creek Housing Partners, L.P.

4% bond financing and tax credits / USDA Rural Development Multifamily Revitalization Program

16 family units and 20 senior units, 31,165 Sq. Ft., Andrea Lane, Boothbay Harbor, Maine

Acquisition and occupied rehabilitation; \$ 4.8 million total development cost

Delivered early and on budget / Great Falls Construction as General Contractor by Open Bid

Initial Occupancy September 2012 (occupied renovation)

Architect: Ben Walter, CWS Architects

Construction Lender: Maine State Housing Authority

Syndicator: Northern New England Housing Investment Fund

Property Manager: Preservation Management, Inc.

Project Manager: Erin Cooperrider for CHOM Development Corporation

Meets MaineHousing's green design requirements



An affiliate of Community Housing of Maine, Inc.

9/19/2016

Village Centre Family Apartments





2015 / Village Centre Housing Partners, L.P.
9% tax credits / 48 family units, 54,886 Sq. Ft., 266 Center Street, Brewer, Maine
New construction, \$9.5 million total development budget
Delivered on time and on budget / Wright-Ryan as Construction Manager-at-Risk
Initial occupancy April 2016
Architect: Ben Walter, CWS Architects
Construction Lender: TD Bank
Syndicator: Northern New England Housing Investment Fund
Architect: Ben Walter, CWS Architects
Property Manager: Preservation Management, Inc.
Project Manager: Erin Cooperrider for CHOM Development Corporation
Certified by the Passive House Institute US (PHIUS) achieving PHIUS+ 2015
Passive House certification.

Community Housing of Maine References

Primary Bank:

TD Bank
One Portland Square
Portland, ME 04112-9540
Contact: Jennifer E.H. Sirois
Vice President Relationship Manager
Email: Jennifer.Sirois@td.com
Telephone: 207.828.7162
*Primary banking relationship, also construction lender for
Elm Terrace and Campbell Creek Village*

**Construction
Lender:**

Camden National Bank
2 Elm Street
Camden, ME 04843
Contact: Vera Roberts
Senior Vice President and Regional Commercial Manager
Email: vroberts@camdennational.com
Telephone: 230.2170
*Multiple construction loans
Most recent project currently under construction in Bar Harbor*

**Construction
Lender:**

Gorham Savings Bank
63 Marginal Way, Suite 200
Portland, ME 04101
Contact: Matt Early
Senior Vice President
Email: mearly@gorhamsavingbank.com
Telephone: 222.1493
*Danforth on High Construction Lender (new construction in Portland)
Project completed 2013*

**Private
Equity:**

Boston Capital Corporation
One Boston Place
Boston, MA 02108-4406
Contact: Jeannine Ranaghan
Vice President
Email: jranaghan@bostoncapital.com
Telephone: 617.624.8876
*Purchased both LIHTC and federal Historic Rehabilitation Tax Credits for
Elm Terrace and Maine Hall, completed in 2013 and 2011, respectively*

**Social Service
Provider
Partner:**

Mercy Hospital
144 State Street
Portland, ME 04101
Contact: Melissa Skahan
Vice President of Mission Integration
Email: skahanm@emhs.org
Telephone: 879.3286
*McAuley House residential program run by Mercy Hospital is located at
Elm Terrace, completed 2013*

Boston Capital

Addendum 4

February 8, 2017

Mr. Scott LaFlamme
Economic Development Director
City of Bath
55 Front Street
Bath, ME 04530

Dear Mr. Flamme:

Boston Capital Corporation is pleased to provide this letter of recommendation for Community Housing of Maine. We have invested in the purchase of Low Income Housing Tax Credits providing equity in the amount of \$21.5 million for five affordable housing projects developed by Community Housing of Maine.

Boston Capital Corporation has been in business for 43 years and is one of the largest apartment owners in the U.S. Boston Capital has invested \$9.3 billion in more than 213,000 apartments in 3,385 communities nationwide. We are very select about our investments and carefully underwrite our developer partners. We have funded over 80 projects in Maine for a small number of partners, and we are very proud of the projects CHOM has produced in Maine.

CHOM consistently delivers good quality, professional work from start to finish. We are very pleased with the ongoing performance of the projects in which we have invested.

I have found the staff at CHOM to be knowledgeable, professional, and efficient. We have not encountered any difficulties, and CHOM has never failed to perform as required to deliver their tax credits as promised.

I am always happy to receive a financing application from CHOM, and I am happy to recommend them to you as an excellent non-profit developer. If you have any questions or require additional information, please call me directly at 617.624.8876.

Sincerely,


Jeannine Ranaghan
Vice President



Bank

America's Most Convenient Bank®

Addendum 5

TD Bank, N.A.
One Portland Square
P. O. Box 9540
Portland, ME 04112-9540
T: 207-761-8600 F: 207-761-8660
www.tdbank.com

February 10, 2017

Scott Laflamme
Economic Development Director
City of Bath
55 Front Street
Bath, ME 04530

RE: 26 Summer Street, Bath

Dear Mr. Laflamme,

Community Housing of Maine (CHOM) has had a banking relationship with TD Bank, N.A. in excess of 17 years. During that timeframe, the Bank has financed and/or reviewed several projects that were completed on time, within budget, and were repaid in a timely manner. Erin Cooperrider and the staff at CHOM are knowledgeable, professional and efficient.

TD Bank, N.A. financed \$6,000,000 in 2013 for the construction of the now the completed Elm Terrace in Portland, which involved the use of Low Income Housing Tax Credits and Historic Preservation Tax Credits for the purpose of creating affordable rental housing. This project was completed on time and within budget.

TD Bank, N.A. financed \$5,965,000 in 2015 for the construction of the now completed Village Centre project in Brewer, which involved the use of Low Income Housing Tax Credits, and built to Passive Housing Institute US (PHIUS) standards. TD Bank, N.A. also provided a Housing for Everyone Grant through the TD Charitable Foundation to support the project.

TD Bank, N.A. also provided an EQII investment of \$4,800,000 for the acquisition of Northfield Green in Portland in 2008.

We look forward to financing more projects for CHOM and we recommend them to you as an excellent non-profit developer. If you have questions or require additional information, please call me at (207) 828-7162 or email at Jennifer.Sirois@td.com.

Sincerely,

Jennifer E. H. Sirois, Relationship Manager
Vice President

Internal





261 Gorham Road. South Portland, ME 04106

phone: 207•774•0501 TDD: 800•437•1220 fax: 207•879•0901 www.presmgmt.com

Addendum 6

February 8, 2017

Scott LaFlamme, Economic Development Director
City of Bath
55 Front Street
Bath, Maine 04530

Subject: 26 Summer Street Bath Maine 04530

Dear Mr. LaFlamme,

Please accept this correspondence as a letter of reference for Community Housing of Maine, (CHOM). Preservation Management, Inc. (PMI) has been providing comprehensive multifamily property management services since 1980. PMI manages both affiliate deals as well as a large portfolio of fee managed properties which include several of CHOM's developments throughout the State of Maine.

PMI has been eager to continue our relationship with CHOM due to several factors, most importantly their business model and mission.

1. CHOM stands behind their vision of housing Maine's most vulnerable populations and advocates on their behalf.
2. CHOM is dedicated to our partnership and communicates often and effectively with our management team at PMI in order to ensure we are working closely together for the benefit of our shared resident population.
3. CHOM is fully dedicated to partnering with support services in the neighborhoods they serve in order to help all residents be successful in their housing.
4. CHOM is an efficient mission driven non-profit who continues to grow and develop successful, safe, affordable and decent housing to our state.

Preservation Management is pleased to provide this positive reference from Community Housing of Maine and look forward to continuing to work with them and their team and serving the residents of Maine.

I can be reached at kris.landry@presmgmt.com or 207-518-6952.

Respectfully,

A handwritten signature in black ink, appearing to read "Kris Landry", written over a horizontal line.

Kris Landry

Regional Vice President

Preservation Management, Inc.



This Institution is an Equal Opportunity Provider and Employer



S.P. "CHIP" NEWELL

118 Congress Street, #401
Portland, ME 04101
chip@newheightgroup.com
(202) 262-4567

EXPERIENCE

NewHeight Group, Portland, ME
Principal, 2004 – Present

Leads the NewHeight Group's practice in the areas of real estate development and acquisition consulting, including due diligence and feasibility studies, transaction negotiations and all aspects of the development process. In 2015, NewHeight completed 118 on Munjoy Hill, a 12-unit condominium project in Portland, and currently has Luminato, a 24-unit condominium, under construction in Portland.

Metropolis Development Company Washington, DC
Principal, 1997 - 2004

With a partner, formed a development company to create urban residential and retail mixed use projects, including four loft condominium projects with approximately 200 units in the 14th Street and Logan Circle neighborhoods. Contracted and master planned a \$160 million destination retail and resort housing project in San Juan, Puerto Rico.

Peebles Atlantic Development Company Miami, Florida and Washington, DC
Executive Vice President, 1997 - 1998

Created and implemented business strategy to develop full-service hotels with unique market, financial and competitive advantages. Won competition and negotiated ground lease for 422 room convention/resort hotel in South Beach, Miami. Formed and managed legal, design, financing and construction team for Miami Beach hotel. Successfully competed to develop 500-room convention center hotel and 300-room airport hotel.

The Donohoe Companies, Washington, DC
Executive Vice President and Chief Operating Officer
President, Donohoe Development Company, 1989 - 1997

Managed a development and construction company with 500+ employees and \$200+ million in revenue. Guided construction, development and management company through economic recession involving project redirection, strategic business shifts, debt restructuring, and downsizing. Implemented development strategy in an improving market and redirected company resources.

Moore & Associates / Berwind Property Group, Washington, DC
Partner and Vice President – Development 1987 – 1989

Responsible for 2 million square foot mixed use (office, retail, and hotel) project, including creating and managing design and pre-construction team, managing contentious municipal approval process working with elected officials and senior government staff, negotiating with supporting and opposing citizens groups toward a consensus and obtaining land use approvals.

The NewHeight Group, Denver, CO
Founder and Principal, 1977 -1987

Created and oversaw growth of commercial real estate firm that developed and redeveloped in excess of 1.5 million square feet of office, residential and retail space.

Samuel Gary Oil Producer, Denver, CO

Chief Investment and Financial Officer for independent energy producer, 1973 -1977

Peat Marwick & Company, Denver, CO

Various positions, tax and audit accountant for national CPA firm, 1969 - 1973

COMMUNITY SERVICE

Maine Center for Economic Development, Augusta, ME Director, 2011 to present, Treasurer and Executive Committee member

CEI, Inc., Brunswick, ME Director 2015 – present, Bldg. Comm. Co-Chair 2015, CEI Notes Director 2008 – 2016

Maine Community Foundation, Portland, ME – Cumberland County fund member, 2015 to present

Maine Initiatives, Portland, ME Investment Committee member, 2008 to present

Maine College Circle, Yarmouth, ME Director, 2008 to present

Boothbay Region YMCA, Boothbay Harbor, ME, Building Committee 2007 – 2013

EDUCATION

Bowdoin College, Brunswick, ME, A.B. Economics 1968

Rutgers University, Newark, NJ, M.B.A. Finance and Accounting 1969

NewHeight Group References

Primary Bank:

Bangor Savings Bank
180 Middle Street
Portland, ME 04101
Contact: Amy M. Keating
Vice President Relationship Manager
Email: amy.keating@bangor.com
Telephone: 207.541.2722

Construction Lender:

Saco & Biddeford Savings Institution
50 Industrial Park Road
Saco, ME 04072
Contact: James M. Whelan
Vice President
Email: whelanj@sbsavings.com
Telephone: 602.7652
Construction lender for Luminato Condominium, currently under construction in Portland

Construction Lender:

Camden National Bank
2 Canal Plaza
Portland, ME 04101
Contact: Mark Stasium
Vice President
Email: mstasium@camdennational.com
Telephone: 236.8821
Construction lender for 118 on Munjoy Hill, new construction in Portland. Project completed and sold out in 2015

Private Equity:

ReBeCo, LLC
c/o Caremi Investments, LLC
800 Westchester Avenue, Suite F
Rye Brook, NY 10573
Contact: Ophir Barone
Manager
Email: Ophir@hbayllc.com
Telephone: 914.305.3707
Investor partner in 118 on Munjoy Hill and Luminato Condominium

Listing Agent:

Vitalius Real Estate Group
306 Congress Street, Suite 3
Portland, ME 04101
Contact: Brit Vitalius
President
Email: brit@vitalius.com
Telephone: 541.3755
Listing Agent for Luminato Condominium, currently under construction in Portland; 21 of 24 units are currently under contract for sale



Addendum 9

MAILING ADDRESS • 50 Industrial Park Rd, Saco, ME 04072 • 1-877-SACO-BID

February 8, 2017

Scott LaFlamme
Economic Development Director
City of Bath
55 Front Street
Bath, ME 04530

Dear Scott;

I am writing this letter on behalf of NewHeight Group (NHG). Saco & Biddeford Savings Institution (SBSI) has an ongoing working relationship with NewHeight Group. SBSI is providing multi-million dollar construction financing to NHG on their current 24 unit condominium development in Portland, ME. NHG has been very easy to work with, knowledgeable and effective in all of their dealings with SBSI to date. They have made all required deposits and payments as agreed and have demonstrated that they are highly qualified and professional real estate developers.

SBSI looks forward to continuing our relationship with NHG and would be pleased to entertain future financing requests from them.

Should you have any questions, please contact me at (207) 602-7652.

Best Regards,

A handwritten signature in dark ink, appearing to read 'James M. Whelan', is written over the printed name.

James M. Whelan, Vice President
Commercial Loan Officer
Saco & Biddeford Savings Institution



BUILDING FLOOR PLANS + AMENITIES

Imagine living in the historic India Street neighborhood of Portland's East End – a place where you can enjoy the benefits of city living and the natural beauty of Maine. At Luminato, you can realize your dream...



AS SEEN FROM FRANKLIN STREET

- Fitness room, lounge, + shared outdoor deck
- Guest room for friends and family
- Views of Lincoln Park and sunsets
- Storage for skis, bikes and more
- Pets welcome
- Onsite enclosed garage parking available

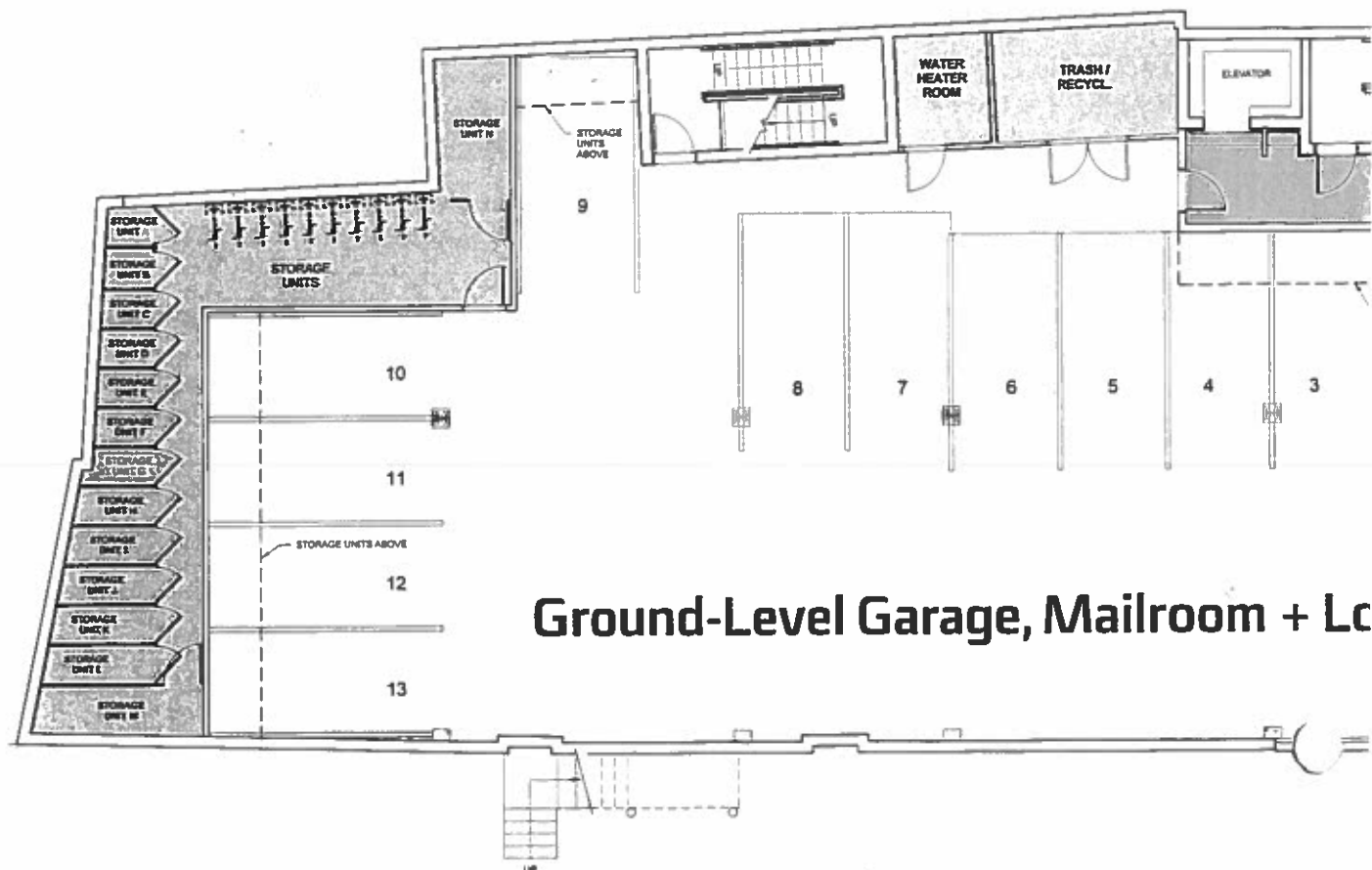
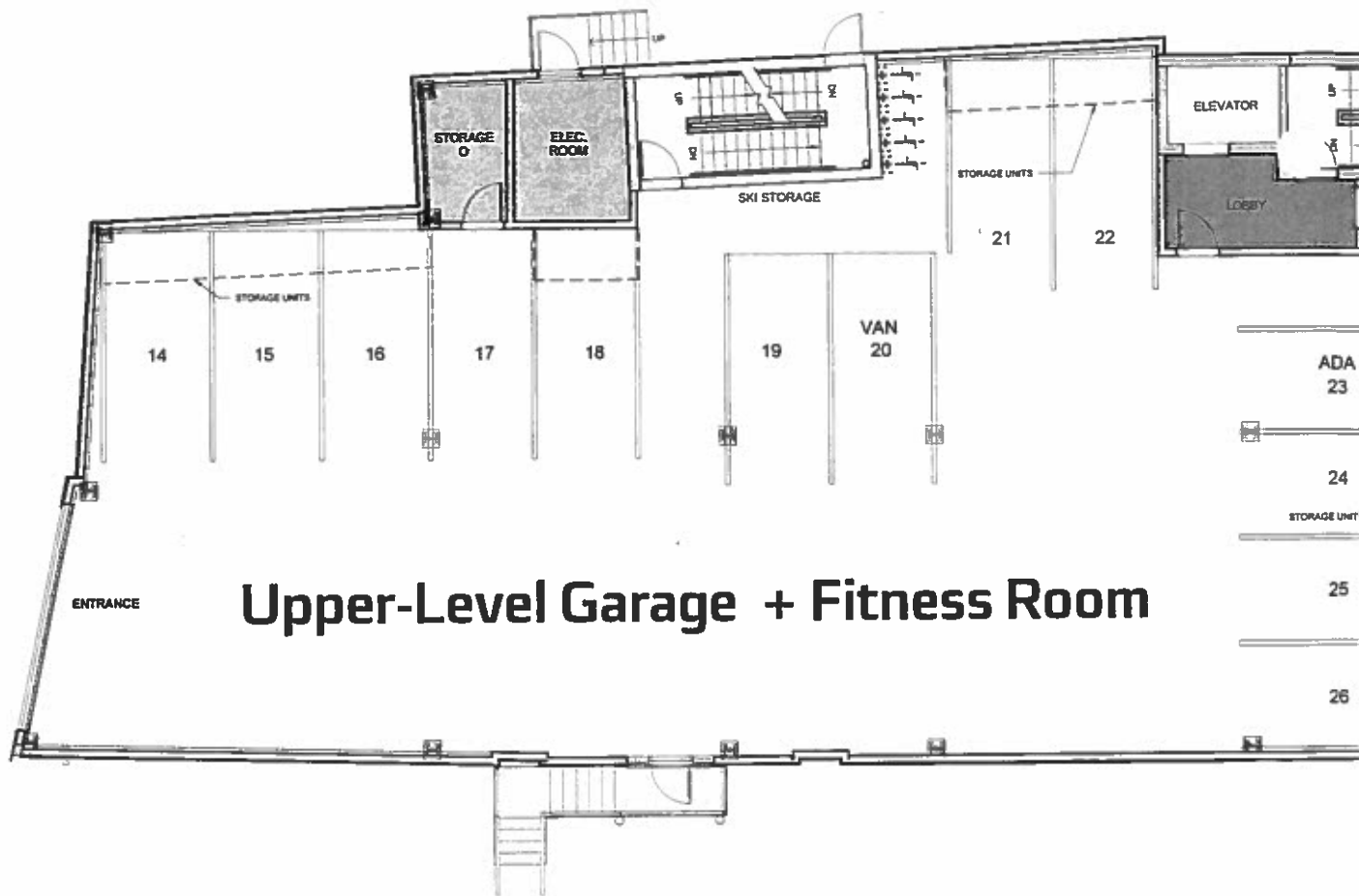


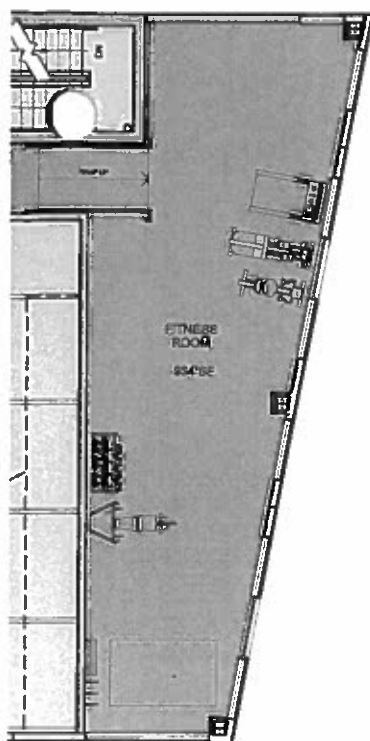
1-3 BR Condos
in Portland's East End

Visit LuminatoCondos.com
or call 536-0821

167 Newbury Street

Sales Center
42 Hampshire Street
Call for hours

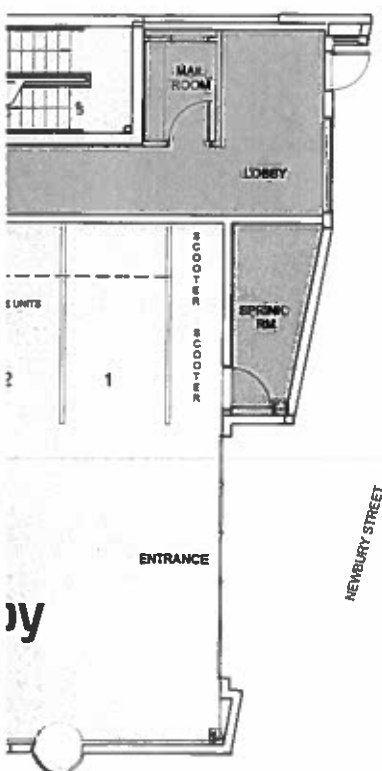




Upper-Level Garage + Fitness Room



The Luminato Fitness Room on the upper level means there's no excuse for skipping a workout, no matter the weather. It is equipped for cardio workouts, free weights, and offers an area for stretching and yoga. The views from the oversized windows across Newbury Street are of "restaurant row"—Hugo's, Eventide and The Honey Paw. Your mantra may become "I'll be there in one more mile."

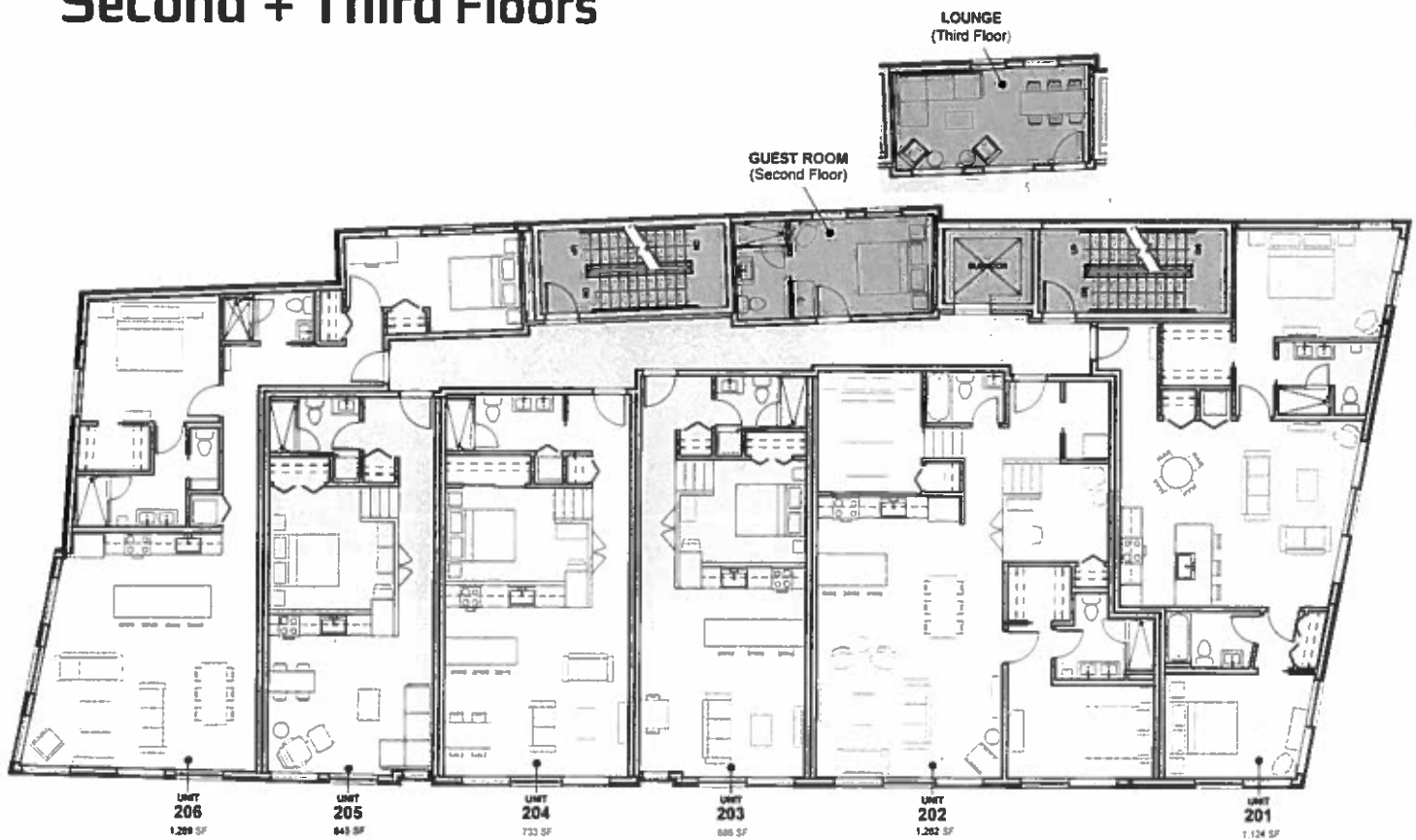


Ground-Level Garage, Mailroom + Lobby



A dedicated mailroom is an often-overlooked amenity, yet in today's world where so much shopping is done online, it's a necessity to have a room in which packages are safely stored and out of sight. FedEx and UPS are given codes to enter the building and deliver mail and packages. This is also a good spot for a community bulletin board with building news for residents as well as notices for happenings in the neighborhood. Parking spots in the fully-enclosed garage have the option of wall-mounted storage units for infrequently items such as off-season gear.

Second + Third Floors



Lounge



The shared lounge is the perfect place for a small meeting. It's much more private than a coffee shop, but not as intimate as inviting people into your home. It's a place to go to get a different view than the one from your home and to look at things from a new perspective. It is a "living room" for friends or family staying in the Luminato guest room if they get up earlier than you do!



Guest Room



The guest room is like having a hotel room in the building, for use only by friends and family visiting Luminato residents. It is as simple as reserving it online. The checkout date lets the property manager and cleaning crew know when to change it over. The homeowners' association will determine the fee and the exact policies on who may use it and for how long. (No one gets it on Thanksgiving for 5 years in a row.)

Munjoy Hill Neighborhood Map

In the East End of Portland, Maine



Visit LuminatoCondos.com to download this map of the Munjoy Hill neighborhood. You'll also find a map and photo tour of the adjacent India Street neighborhood.

118
ON MUNJOY HILL

Portland living at its peak. Completed 2015.

NEWHEIGHT GROUP

Development for Today's Lifestyles



LUMINATO

live light

Move in 2017.

Munjoy Hill Neighborhood Directory

In the East End of Portland, Maine

Coffee Houses, Bakeries & Markets

Coffee By Design
43 Washington Avenue
207-879-2233
coffeebydesign.com

Hilltop Coffee Shop
100 Congress Street
207-780-0025
hilltopcoffeeshop.com

Hilltop Superette
135 Congress Street
207-773-8000
hilltopsuperette.com

Katie Made Bakery
181 Congress Street
207-771-0994
katiemadebakery.com

Rosemont Market & Bakery
88 Congress Street
207-773-7888
rosemontmarket.com

Union Bagel
147 Cumberland Avenue
207-747-4400
unionbagelco.com

Restaurants, Breweries & Bars

Blue Spoon
89 Congress Street
207-773-1116
bluespoonme.com

Drifters Wife
63 Washington Avenue
207-805-1336
drifterswife.com

The Front Room
73 Congress Street
207-773-3366
thefrontroomrestaurant.com

Lolita
90 Congress Street
207-775-5652
lolita-portland.com

Maine Mead Works
51 Washington Avenue
207-773-6323
mainemeadworks.com

Visit LuminatoCondos.com for downloadable maps and directories of the Munjoy Hill and India Street neighborhoods.

Otto Pizza
225 Congress Street
207-358-7870
ottoportland.com

Oxbow Blending & Bottling
49 Washington Avenue
207-350-0025
oxbowbeer.com

Portland Pottery Café
118 Washington Avenue
207-772-4334
portlandpottery.com

Ramen Suzukiya
229 Congress Street
207-761-0905
ramensuzukiya.com

Roustabout
59 Washington Avenue
207-536-4008
roustabout.me

Silly's
40 Washington Avenue
207-772-0360
sillys.com

The Snug
223 Congress Street
207-772-6839
thesnugpub.com

Terlingua
52 Washington Avenue
207-808-8502
terlingua.me

Tu Casa
70 Washington Avenue
207-828-4971
tucasaportland.com

Shops, Boutiques & Galleries

Carlson & Turner Books
241 Congress Street
207-773-4200
carlsonturnerbooks.com

Circa Home & Vintage
247B Congress Street
207-899-0198
facebook.com/CircaHomeAnd-Vintage

Ferdinand Studio & Store-front
243 Congress Street
207-761-2151
ferdinandhomestore.com

Fraser Art Studio
81 Congress Street
207-650-3437
fraserartstudio.com

Homegrown Herb & Tea
195 Congress Street
207-774-3484
homegrownherbandtea.com

Jen Burrall Designs
253 Congress Street
207-370-5839
jenburralldesigns.com

KnitWit Yarn Shop
247A Congress Street
207-774-6444
yarnonthebrain.com

Maine & Loire
63 Washington Avenue
207-805-1336
maineandloire.com

Urban Dwellings
118 Congress Street, Ste C1
207-780-6136
urban-dwell.com

Willa Wirth Silver Design
99 Congress Street
207-232-5328
willawirth.com

Services

The Body Architect
34 Romasco Lane
207-774-2196
thebodyarchitect.com

Donatelli's Custom Tailor
109 Congress Street
207-774-3111

Envy Hair Salon
255 Congress Street
207-775-4959
envyportland.com

Gorham Savings Bank
118 Congress Street
207-773-4027
gorhamsavingsbank.com

J. Kelley Salon
243 Congress Street
207-879-9696
jkelleysalon.com

Lila East End Yoga
251 Congress Street
207-329-4604
livelila.com

Liliana's Laundry
111 Congress Street
207-772-3444

Arts & Historical Sites

Eastern Cemetery
224 Congress Street
portlandmaine.gov/603/Historic-Cemeteries

Good Theater
76 Congress Street
207-885-5883
goodtheater.com

Maine Jewish Museum
267 Congress Street
207-773-2339
mainejewishmuseum.org

Munjoy Hill Neighborhood Organization
92 Congress Street
207-775-3050
munjoyhill.org

Portland Observatory
138 Congress Street
207-774-5561
portlandlandmarks.org

Portland Pottery
118 Washington Avenue
207-772-4334
portlandpottery.com

St. Lawrence Arts Center
76 Congress Street
207-347-7177
stlawrencearts.org

Parks & Recreation

Eastern Promenade
Eastern Promenade
easternpromenade.org

Eastern Promenade Trail
Portland Trails
305 Commercial Street
207-775-2411
trails.org

Fort Allen Park
Eastern Promenade
maine.gov/civilwar/portlandfortallen.html

Portland Paddle
Eastern Promenade
207-370-9730
portlandpaddle.net

118
ON MUNJOY HILL

Portland living at its peak. Completed 2015.

NEW HEIGHT GROUP
Development for Today's Lifestyles

LUMINATO
Live Light
Move in 2017.