



# Town of Kittery, Maine

## SEWER DEPARTMENT

200 Rogers Road, Kittery, ME 03904

Telephone: 207-439-4646 / Fax: 207-439-6806

January 4, 2016

### **Re: Sewer Betterment Assessments Relating to Sewer Expansion Construction Project**

As you know, the Town of Kittery is moving toward the completion of the Sewer Expansion Construction Project (the Project) covering Route 236, Dana Avenue, Manson Road, Stevenson Road, and Martin Road. The process that will be followed upon completion of the Project with regard to sewer betterment assessments was previously outlined in a letter sent to you this past June<sup>1</sup>.

As explained, Kittery's Town Ordinance allows up to one-half of the total construction cost of the Project be distributed among all property owners serviced by the new sewer line. The remaining 50% of the sewer line construction costs is financed from the Sewer Department's annual budget. Until the Project is completed and all expenses of construction have been calculated, the Town cannot determine the exact amount to be financed through individual sewer betterment assessments. We are, however, able to provide a fairly close estimate of the Project cost at this time.

The formula followed by the Town in prior sewer construction projects utilized a percentage calculation based on (1) the total lot size, (2) the total frontage of each lot on the public way, and (3) a standard, equal amount for each parcel. On April 14, 2014, the Kittery Town Council adopted a formula for assessment utilizing the same factors as used in earlier sewer construction projects.

- 25% will be based on the square footage of the individual lot,
- 25% will be based on the frontage of each lot on the public way, and
- 50% will be a standard, equal amount applied to each parcel or lot involved in the Project.

These applied percentages will create the total betterment assessment for each lot. The combined lot totals will meet the required 50% of Project costs to be financed through the betterment process.

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<sup>1</sup> Letter may be viewed on the Town of Kittery website, [www.kitteryme.org](http://www.kitteryme.org). On the home page, go to Projects: Sewer Infrastructure & Expansion Projects, click on Sewer Betterment Assessment Information, click on folder "Sewer Betterment Assessment Information June 2015".

We presently know that 50% of the total construction costs may not exceed \$3,793,262.50. This figure represents one-half of the \$7,586,525 bond issue passed by the Town in 2013 to finance this Project. There are approximately 160 properties that will be assessed a sewer betterment fee to meet the required 50% cost of \$3,793,262.50. Utilizing the formulas noted above for determining individual sewer betterment assessment fees, the attached schedule provides a close estimate of the final costs to each property owner. This amount may vary slightly when the final sewer betterment assessments are determined, but appreciable changes to the attached schedule are not anticipated. Final sewer betterment assessments will be determined in April or May, 2016. Please refer to the June 2015 letter regarding the process once the final Project cost is presented to the Town Council and the individual assessments are finally determined.

Each individual assessment attaches to the property until it is fully paid. In the event that you transfer title to this property before the betterment assessment is fully paid, it is recommended that you discuss this matter with a real estate broker or purchaser of the property as it may have a bearing on who will be responsible for any remaining assessment payments.

Should you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



George Kathios  
Superintendent  
Kittery Sewer Department  
207-439-4646  
gkathios@kitteryme.org

**\*NOTE\***

*The sewer project is expected to be completed in May of this year and **no** connections may be made until you receive a **connection notice** from the Superintendent of the Sewer Department. This is to assure that all pump stations are functional and able to transport sewage flows to the treatment plant.*

Kittery Sewer Extension Betterments

Parcel Data						ASSESSED BETTERMENT
Map-Lot	Owner	Num	Address	Area (Sq.Ft)	Frontage (LF)	
30-22A	AMSDEN, NATHAN C	27	MANSON ROAD	21,681	122	\$17,921.22
30-38	AVERY, JACOB	61	MANSON ROAD	19,210	145	\$18,586.92
11-37	BASSETT, JENNIFER A	14	MARTIN ROAD	8,480	72	\$15,200.11
20-03	BEAN, BARBARA E	87	MARTIN ROAD	49,083	100	\$19,002.00
20-20	BEDARD, KIMBERLY B	100	MARTIN ROAD	33,421	143	\$19,489.05
20-18	BURBANK, KAREN C	122	MARTIN ROAD	28,148	168	\$20,035.17
20-02-9	BUSSING, JAMES G	14	RIDGEWOOD DRIVE	244,594	130	\$33,502.44
29-02	CALDWELL, VIOLA F	140	MARTIN ROAD	45,041	170	\$21,266.60
29-38	CARSON INVESTMENTS LLC	2	STEVENSON ROAD	19,771	90	\$16,628.26
11-06	CAVANAUGH, JASON	7	MARTIN ROAD	28,361	144	\$19,178.30
20-04	CENTRAL MAINE POWER CO	91	MARTIN ROAD	20,330	160	\$19,208.39
20-24	CENTRAL MAINE POWER CO	92	MARTIN ROAD	22,700	100	\$17,192.27
30-28	CERCONE, ANTONIO	53	MANSON ROAD	14,826	102	\$16,724.76
30-11	CERCONE, MICHAEL K	48	MANSON ROAD	72,896	107	\$20,889.67
30-39	CLARK, SHARON A	63	MANSON ROAD	364,174	105	\$40,797.23
29-16	COOK, MICHELE A	7	STEVENSON ROAD	55,313	337	\$28,035.23
11-23	CORLISS, ROSE E	64	MARTIN ROAD	29,469	146	\$19,326.96
21-06	CRESSEY, STUART R	12	DANA AVENUE	54,832	234	\$24,262.14
13-04	CULLEN, WILLIAM J	31	GROVER AVENUE	225,328	511	\$46,015.61
19-02	CUMMINGS, PATRICIA J	71	MARTIN ROAD	22,471	208	\$21,098.23
11-28B	DEL GROSSO, CONSTANCE L	52	MARTIN ROAD	16,317	78	\$15,955.56
20-38	DELLAPIANA, RICHARD E	72	MARTIN ROAD	51,319	235	\$24,057.48
30-12	DENAULT, ROBERT L F	46	MANSON ROAD	6,674	70	\$15,003.58
12-03-1	DENNETT, MARY D	98	DENNETT ROAD	3,555,108	692	\$280,994.30
11-31	DEROSIA, THOMAS K	26	MARTIN ROAD	19,763	105	\$17,172.39
20-05A	DICKSON, SUSAN J	95	MARTIN ROAD	12,709	101	\$16,543.25
11-08	DINSMORE, MICHELLE L	17	MARTIN ROAD	24,551	93	\$17,065.03
20-02C	DIXON, FRED W	7	RIDGEWOOD DRIVE	44,058	250	\$24,104.09
30-06	DODGE, DAVID A	15	DANA AVENUE	23,176	98	\$17,152.31
29-19	DONOVAN, LAURA	9	STEVENSON ROAD	5,481	60	\$14,558.64
21-03	DOW HIGHWAY PROPERTIES LLC	5	DANA AVENUE	131,907	751	\$48,322.20
21-07	DOW HIGHWAY PROPERTIES LLC	2-4	DANA AVENUE	127,933	769	\$48,703.23
11-19	DUFFY, GAIL L	57	MARTIN ROAD	19,305	157	\$19,029.15
20-14	DUMAS, ARTHUR P	31	ROUTE 236	54,701	200	\$23,018.56
29-08	ELDRIDGE, KATHLEEN C	131	MARTIN ROAD	159,943	14	\$23,483.67
30-22	ESTES, ALAN W	29	MANSON ROAD	61,406	75	\$18,939.49
11-27	FIFIELD, PETER Y	54	MARTIN ROAD	27,827	165	\$19,904.23
30-29	FLETCHER, SHAWN M	55	MANSON ROAD	13,606	249	\$21,978.93
29-31	FLOWER COMPANY PROPERTIES INC	483	HAROLD L DOW HIGHWAY	1,293,844	91	\$104,059.58
29-31A	FLOWER COMPANY PROPERTIES INC	22	STEVENSON ROAD	47,554	233	\$23,726.59
20-22	FLYNN, STEPHEN M	96	MARTIN ROAD	22,095	98	\$17,078.11
11-38	FORD, RYAN L	158	DENNETT ROAD EXTENSION	7,029	175	\$18,840.71
19-01	FREDERICKS, JACQUELINE	65	MARTIN ROAD	52,608	153	\$21,168.35
21-19	GAGNE REALTY HOLDINGS LLC	15	ROUTE 236	125,238	338	\$32,868.02
21-21	GAGNE REALTY HOLDINGS LLC	21	ROUTE 236	26,954	183	\$20,497.93
29-06	GALLO, JAMES	124	MARTIN ROAD	40,982	131	\$19,572.01
30-10	GARDNER, ETHEL V	50	MANSON ROAD	16,497	117	\$17,384.06
30-08	GARDNER, SCOTT T	19	DANA AVENUE	21,766	101	\$17,164.55
21-18	GERASIN FAMILY REALTY LLC	1	ROUTE 236	597,008	317	\$64,466.53
20-13	GERRY, WALLACE W	27	ROUTE 236	41,718	93	\$18,242.60
30-14	GILL, BARBARA A	38	MANSON ROAD	75,896	379	\$30,972.21
11-07	GOODSON, WILLIE T	15	MARTIN ROAD	13,349	111	\$16,950.28
20-23	GOWEN, MARK	94	MARTIN ROAD	22,664	103	\$17,298.72
11-26	GREENE, CAROL J	58	MARTIN ROAD	17,059	87	\$16,333.25
30-25	GREENWOOD, MEGAN D F	2	APPLEGATE LANE	141,726	368	\$35,088.42
29-22	GRIFFIN, NOLAN D	27	STEVENSON ROAD	40,569	142	\$19,943.10
11-36	GUAY, KATHY JANE	16	MARTIN ROAD	17,056	101	\$16,841.42
29-22A	HABERMAN, BRYAN	25	STEVENSON ROAD	10,126	64	\$15,022.54

Kittery Sewer Extension Betterments

Map-Lot	Owner	Parcel Data				ASSESSED BETTERMENT
		Num	Address	Area (Sq.Ft)	Frontage (LF)	
29-29	HANNIGAN, HARRY J	28	STEVENSON ROAD	29,401	102	\$17,724.55
29-30	HANNIGAN, HARRY J	26	STEVENSON ROAD	20,912	126	\$18,013.70
29-33	HAWKES, KATHRYN M	16	STEVENSON ROAD	29,348	144	\$19,245.97
30-27	HEDRICK, DALE C	51	MANSON ROAD	26,126	116	\$18,008.25
11-15	HODGKINS, DAVID M	43	MARTIN ROAD	10,745	76	\$15,500.74
29-20	HOLT, SUSAN C	15	STEVENSON ROAD	148,956	341	\$34,603.92
21-04	HOWLAND JR, THOMAS H	11	DANA AVENUE	37,282	181	\$21,133.79
30-37	HUTCHINS, RONALD D	59	MANSON ROAD	13,085	110	\$16,895.85
11-10	INHABITANTS OF KITTEERY	200	ROGERS ROAD	537,973	23	\$49,741.44
20-21B	INHABITANTS OF KITTEERY		MARTIN ROAD	11,493	50	\$14,607.95
29-24	INHABITANTS OF KITTEERY		FIELD next to Shapleigh School	346,265	294	\$46,431.69
29-05	JENKINS, JAMES C	130	MARTIN ROAD	21,765	141	\$18,616.94
11-29	JOHNSON, JAMES P	32	MARTIN ROAD	279,717	219	\$39,143.41
20-08	JOHNSTON, ELIOT	111A	MARTIN ROAD	11,573	94	\$16,211.16
30-01-2	KAGILIERY, NANCY P	62	MANSON ROAD	24,309	100	\$17,302.66
11-35	KENNEDY, JOSEPH M	20	MARTIN ROAD	24,551	124	\$18,190.71
29-04	KING, VINCENT E	132	MARTIN ROAD	46,441	150	\$20,636.38
11-28A	KITES, JEREMY A	46	MARTIN ROAD	20,202	185	\$20,107.43
19-03	KOTERBA, JEAN M	75	MARTIN ROAD	14,305	158	\$18,722.48
30-21	LACLAIR, THELMA J	25	MANSON ROAD	32,758	138	\$19,262.04
20-17	LADY SLIPPER LLC	37	ROUTE 236	31,635	240	\$22,888.81
29-01	LAPIERRE PROPERTIES LLC	41	ROUTE 236	229,368	487	\$45,421.30
29-44	LAPIERRE PROPERTIES LLC	32	ROUTE 236	175,776	630	\$46,937.73
29-07	LEGER, RAYMOND	129	MARTIN ROAD	28,743	206	\$21,455.83
30-16	LEONTAKIANAKOS, LOUIS P	28	MANSON ROAD	6,238	85	\$15,518.39
20-26	LEWIS, KENNETH E	86A	MARTIN ROAD	21,022	98	\$17,004.56
29-26	LEWIS, KENNETH E	36	STEVENSON ROAD	12,115	88	\$16,030.42
30-17	LINSCOTT, DAVID H	24	MANSON ROAD	44,479	117	\$19,303.48
30-18	LINSCOTT, DAVID H	42	STEVENSON ROAD	17,254	143	\$18,380.12
11-12	MACKIE, SARA ANN	29	MARTIN ROAD	31,172	203	\$21,513.50
30-36	MARINO, ADAM	57	MANSON ROAD	20,548	312	\$24,742.72
30-02	MARTELL, JEFFREY J	24	DANA AVENUE	46,942	440	\$31,201.12
29-27	MASON, ROBERT	34	STEVENSON ROAD	17,281	102	\$16,893.18
30-19	MC NALLY, JAMES C.	21	MANSON ROAD	79,414	0	\$17,451.39
29-08A	MEROSOLA, PATRICIA S	139	MARTIN ROAD	16,931	90	\$16,433.40
29-08B	MEROSOLA, PATRICIA S	135	MARTIN ROAD	41,871	188	\$21,702.73
29-25	MERRILL, STUART	38	STEVENSON ROAD	16,748	0	\$13,152.82
20-37	MILLER, DOROTHY M	80	MARTIN ROAD	43,221	104	\$18,745.17
20-36	MILLER, LINN G	6	ARMOUR DRIVE	22,462	98	\$17,103.33
20-02-13	MOORE, WILLIAM T	6	RIDGEWOOD DRIVE	91,747	287	\$28,718.85
30-09	MOULTON, SHERRILL K	21	DANA AVENUE	11,280	209	\$20,366.89
11-18	NELSON, MARK A	55	MARTIN ROAD	88,318	141	\$23,182.11
29-32	NOONEY, JACQUELYN	18	STEVENSON ROAD	40,321	212	\$22,467.90
11-13	NORTON, VIOLET A	33	MARTIN ROAD	28,603	203	\$21,337.28
20-02B	O'BRIEN, THERESA L	83	MARTIN ROAD	26,367	174	\$20,130.86
11-14	OSWALD, NICOLE E	41	MARTIN ROAD	30,331	223	\$22,182.08
21-02	PATTEN TR, SUZANNE R	22	ROUTE 236	177,643	185	\$30,907.07
20-07	PENNEY, DON G	107	MARTIN ROAD	44,870	278	\$25,176.50
30-01-1	PEREZ, AARON	64	MANSON ROAD	12,451	92	\$16,198.75
11-28	PEVERLY, MARCIA	48	MARTIN ROAD	12,661	61	\$15,087.49
11-16	PHILBRICK, EDWARD E	45	MARTIN ROAD	7,062	50	\$14,304.03
11-33	PHILBRICK, JOSHUA	24	MARTIN ROAD	16,907	90	\$16,431.80
30-07	PIERCE, PATRICK B	17	DANA AVENUE	22,178	101	\$17,192.80
29-28A	POMERLEAU SR, BRIAN O	32	STEVENSON ROAD	16,446	101	\$16,799.61
29-15	PORTER, MELISSA TURNER	3	STEVENSON ROAD	39,633	201	\$22,021.28
29-28	PRESTON, DAVID A & JENNIFER L	30	STEVENSON ROAD	34,877	93	\$17,773.38
20-05	PROCTOR, LOUIS R	99	MARTIN ROAD	11,904	96	\$16,306.46
29-37A	PROVENCAL, RONALD D	8	STEVENSON ROAD	11,513	104	\$16,570.12
29-13A	PUGLISI, JOSEPH C	1	STEVENSON ROAD	38,458	127	\$19,253.59

Kittery Sewer Extension Betterments

Map-Lot	Owner	Parcel Data				ASSESSED BETTERMENT
		Num	Address	Area (Sq.Ft)	Frontage (LF)	
20-08A	RACINE, MICHAEL E	111	MARTIN ROAD	31,135	100	\$17,770.84
20-09	RICHARD II, GERALD C	117	MARTIN ROAD	17,793	96	\$16,710.40
30-13	RICHARDSON, BURTON J	42	MANSON ROAD	131,465	331	\$33,041.03
20-06	ROBERGE, CHARLES J	101	MARTIN ROAD	15,953	128	\$17,746.16
29-37	ROBINSON, CARLA J	4	STEVENSON ROAD	75,293	232	\$25,593.00
11-11	ROSE, DEBORAH J	23	MARTIN ROAD	3,979	24	\$13,148.43
20-10	RUSSELL, HENRY W	121	MARTIN ROAD	24,190	174	\$19,981.51
30-12A	SANBORN, KIMBERLY	44	MANSON ROAD	167,619	51	\$25,353.69
30-03	SAWTELLE TR, ERWIN M	22	DANA AVENUE	30,092	114	\$18,207.69
11-09	SEARS, JOHN	19	MARTIN ROAD	16,153	136	\$18,050.37
20-25	SEVERANCE, DONALD P & GLORIA M	88	MARTIN ROAD	23,205	108	\$17,517.42
20-02A	SHAFFER, JOSEPH L	5	RIDGEWOOD DRIVE	9,035	134	\$17,489.54
37-03	SHAPLEIGH SCHOOL	20	MANSON ROAD	209,838	374	\$39,978.41
30-04	SHARP, JARED M	18	DANA AVENUE	51,038	200	\$22,767.29
21-18A	SHELL OIL	7	ROUTE 236	142,678	325	\$33,592.30
29-34A	SMITH, STEPHEN M	12	STEVENSON ROAD	16,659	103	\$16,886.83
29-35	SMITH, STEPHEN M	10	STEVENSON ROAD	12,441	95	\$16,307.00
11-30	SOUTHERN MAINE FISH & GAME INC	30	MARTIN ROAD	136,829	252	\$30,540.31
30-26	SPINNEY, IRENE J	49	MANSON ROAD	70,295	35	\$18,096.81
29-34	STACY, AARON J	14	STEVENSON ROAD	17,631	97	\$16,735.62
29-21	STARKEY, PATRICIA R	23	STEVENSON ROAD	45,396	174	\$21,436.19
11-26A	STARKEY, RICHARD A	60	MARTIN ROAD	50,625	38	\$16,856.43
30-05	STOODLEY JR, ROBERT P	13	DANA AVENUE	28,069	116	\$18,141.54
20-12	SUNLILY APARTMENTS LLC	25	ROUTE 236	76,699	55	\$19,262.33
11-22	SYLVESTER, GORDON B	66	MARTIN ROAD	36,033	138	\$19,486.68
20-41A	TAPLEY, MICHAEL H	2	COMMANDERS WAY	58,301	140	\$21,086.78
20-41	TAPLEY, STEPHEN W	108	MARTIN ROAD	44,961	150	\$20,534.84
20-41	TAPLEY, STEPHEN W	108	MARTIN ROAD	83,372	150	\$23,169.63
11-17	THAYER, RICKEY G	47	MARTIN ROAD	96,378	158	\$24,352.31
29-11	THEBERGE, DIANA L	143	MARTIN ROAD	9,601	32	\$13,824.56
30-20	WALDRON, MEGAN T	23	MANSON ROAD	12,808	88	\$16,078.01
20-01	WALKER, ERIC	77	MARTIN ROAD	7,431	74	\$15,200.75
20-39	WEBB, LEOLA M	70	MARTIN ROAD	74,532	107	\$21,001.89
30-23	WENCK, ALFRED J	33	MANSON ROAD	33,394	141	\$19,414.60
30-24	WENDT, MARTIN J	35	MANSON ROAD	43,095	115	\$19,135.95
21-05	WENTWORTH, DAVID A	16	DANA AVENUE	28,187	115	\$18,113.35
21-19A	WILSON, DAVID W	11	ROUTE 236	45,532	205	\$22,571.12
29-03	WOJER, ELAINE	136	MARTIN ROAD	34,879	117	\$18,645.00
21-01	WRIGHT, GLENNIS A	26	ROUTE 236	21,289	207	\$20,980.81
30-15	YOUNG, ALFRED S	32	MANSON ROAD	50,105	190	\$22,340.15
29-23	ZANGARI TR, DOMINIC M	29	STEVENSON ROAD	19,191	125	\$17,859.37