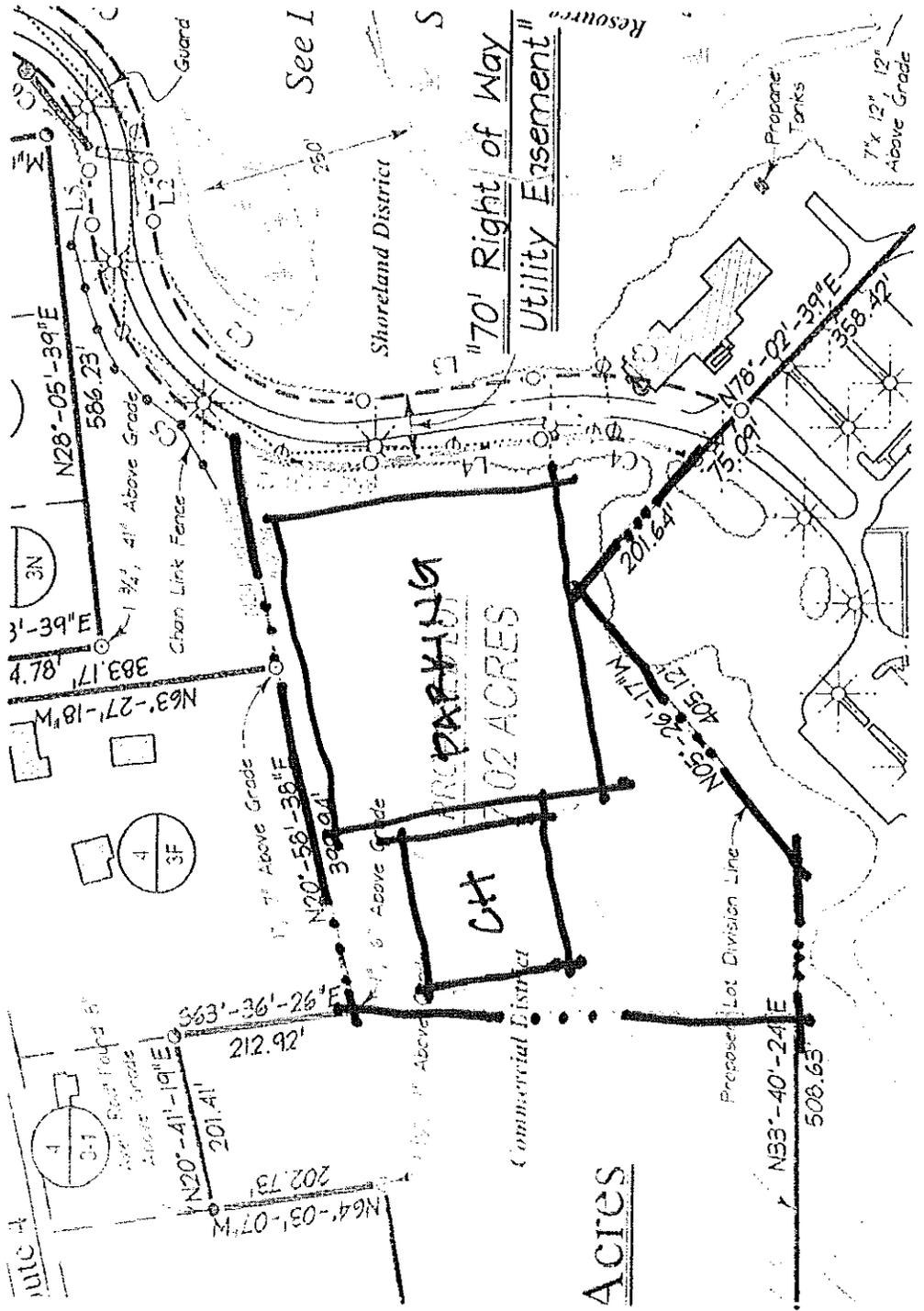
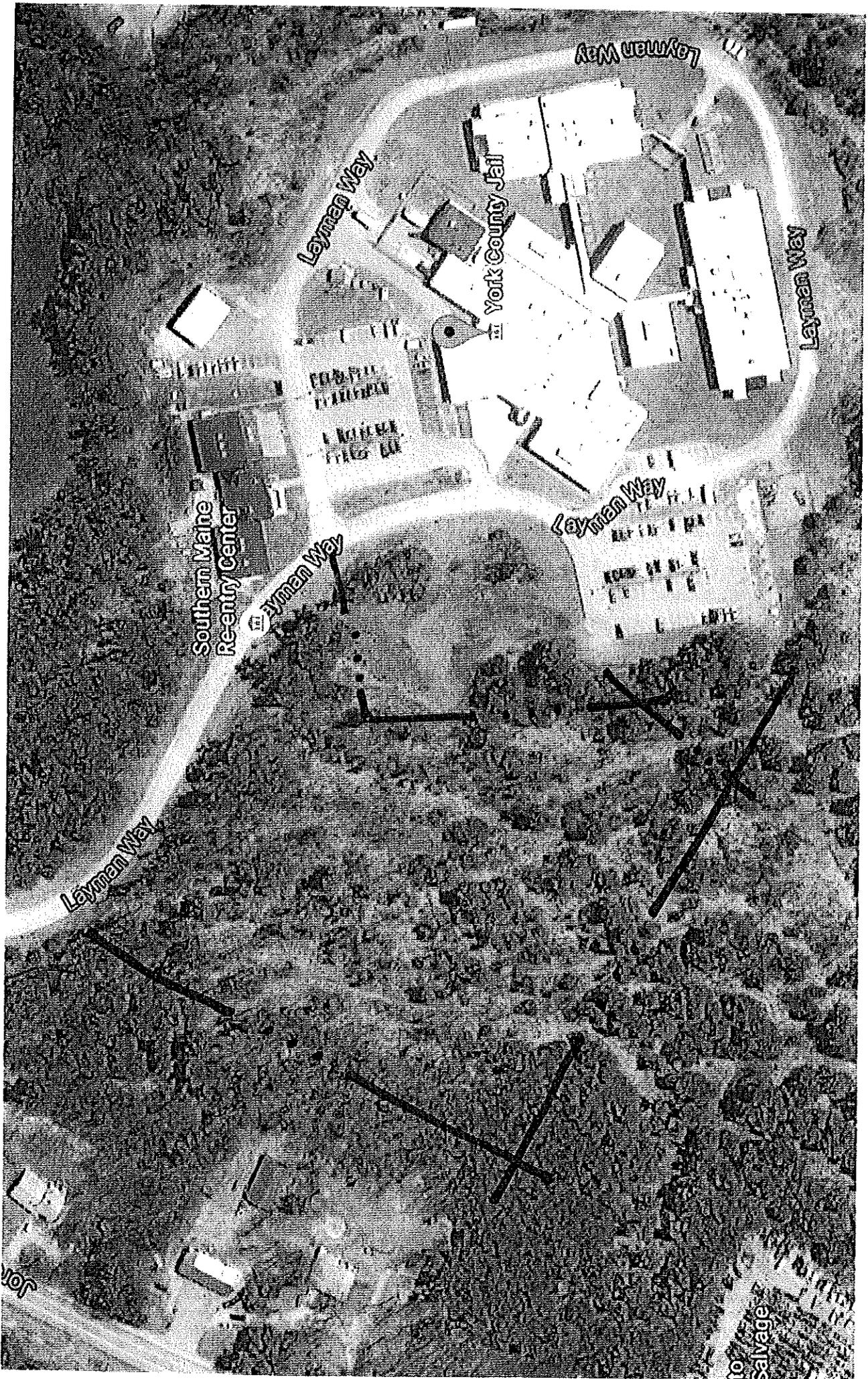


YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

9/16/16

		Importance	Rating	Score	Property 2
		3 Most 1 Least	3 Most 0 None		Layman Way and Route 4, Alfred (adjacent York County Jail)
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	12.7 miles to Biddeford, or Kennebunk Exchange
3	Requirements for offsite improvements (least impact scores most)	1		0	Unlikely, but need to investigate further, traffic light, sewer, gas
4	Availability to public transportation	1		0	Yes, within York County Community Action's public transportation routes.
5	Compatible with existing zoning	3		0	Probably
6	Courthouse use consistent with master plan	3		0	Probably
7	Proximity to jail	2		0	Adjacent to Jail
8	Proximity to geographic center of County	1		0	1.8 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	Yes, 7 acres within 100 acres owned by County
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	Unlikely, but need to investigate further for sewer, natural gas, traffic study
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	
5	Single land parcel	1		0	Can be subdivided from larger 100 acre parcel
6	Clear access to courthouse from public roads and parking	3		0	Not directly off Route 4, but off entrance drive (Layman Way) to Jail
7	Impression of site for courthouse	3		0	Immediately adjacent County Jail
8	Suitability of site for expansion	3		0	Likely
9	Natural environmental impacts (least impact scores most)	3		0	None known
10	Security risks (least impact scores most)	3		0	Due to adjacency to County Jail low security risk
11	Environmental hazards (least impact scores most)	3		0	None known
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	\$0 (excluding legal and transfer fees)
14	Availability for purchase	3		0	Yes
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	Yes
2	Sanitary sewer service	2		0	Negotiate hookup to existing jail sewer system or negotiate with Sanford Sewerage District short distance(?) away
3	Storm water	1		0	
4	Natural gas	3		0	Jail is serviced with propane, but natural gas is within a couple miles and may be available with jail, hospital, and courthouse request.
5	Telecommunications (fiber)	2		0	Yes
6	Domestic and fire protection water service	3		0	Yes, public
<b>D</b>	<b>TOTALS</b>			<b>0</b>	





YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

9/16/16

		Importance	Rating	Score	Property 4
		3 Most 1 Least	3 Most 0 None		100 Spencer Drive & Route 109, Wells
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	<1 mile to Wells Exchange
3	Requirements for offsite improvements (least impact scores most)	1		0	Unlikely, but need to investigate further for sewer, natural gas, fiber
4	Availability to public transportation	1		0	<1 mile Wells Transportation Center
5	Compatible with existing zoning	3		0	Probably
6	Courthouse use consistent with master plan	3		0	Probably
7	Proximity to jail	2		0	13.4 miles
8	Proximity to geographic center of County	1		0	14.6 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	29.96 total acres, but only 10.84 buildable acres in several small sections separated by wetlands
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	None known
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	Pond with numerous wetland areas
5	Single land parcel	1		0	Yes
6	Clear access to courthouse from public roads and parking	3		0	Yes
7	Impression of site for courthouse	3		0	Possible
8	Suitability of site for expansion	3		0	Unknown at the point in time
9	Natural environmental impacts (least impact scores most)	3		0	Development over, or adjacent to wetlands, will require appropriate approvals
10	Security risks (least impact scores most)	3		0	Remote wooded site
11	Environmental hazards (least impact scores most)	3		0	
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	\$799,000
14	Availability for purchase	3		0	Yes
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	Yes
2	Sanitary sewer service	2		0	220' from property line
3	Storm water	1		0	
4	Natural gas	3		0	Yes
5	Telecommunications (fiber)	2		0	Cable is available. There is dark fiber on Route 1 1.25 miles away.
6	Domestic and fire protection water service	3		0	Not yet, but would be required for municipal approval.
<b>D</b>	<b>TOTALS</b>			0	

4

From: **Roxane A. Cole** roxane@roxaneco.com  
Subject: **RE: York County Courthouse Site Selection Commission - 100 Spencer Drive Wells**  
Date: **September 14, 2016 at 10:38 AM**  
To: **Philip Johnston** philip.johnston@courts.maine.gov

Phil,

Commission members have permission from the owner of 100 Spencer Drive, Wells, to enter the property unattended Monday, September 19<sup>th</sup>.

I believe our emails crossed earlier this week and you have already received "*Plan - Existing Conditions 05.03.10.pdf*" that has dimensions, topo, etc., but I have attached it to this email just to be certain. If you would like I will provide full-sized prints of this plan for the site walk September 19<sup>th</sup> – so please let me know if you would like me to overnight those to you, or to drop those off somewhere, and if so, how many copies you would like.

Below is a summary of services to Spencer Drive:

**Sewer:** Wells Sanitary District, Contact is Nick Rico, Superintendent (207) 646-5906. Attached to this email is a map provided by Nick that depicts the Wells Sanitary District system in the area of 100 Spencer Drive. The map shows the gravity mains in green, manholes in yellow, and force mains in red. Nick highlighted the lot at 100 Spencer Drive with a blue "drop pin". The closest available sewer to the lot is the gravity main that crosses Tivoli Drive, and he confirmed there is adequate capacity at Tivoli Drive to service development at 100 Spencer Drive. Nick noted the sewer main is approximately 220 feet from the lot line by the intersection of Spencer Drive and Tivoli Drive. In addition, Nick shared that the Wells Sanitary District has purchased land for a future pump station across Route 109 from the 100 Spencer Drive lot. The future pump station was envisioned for development west of the Turnpike. Adequate service is available now at Tivoli Drive for development at 100 Spencer Drive so this fact is not necessarily relevant, but he mentioned that could happen in the future.

**Water:** Kennebunk, Kennebunkport & Wells Water District, Contact is Don Gobeil (207) 985-3385. Don said there is not service to the lot at 100 Spencer Drive presently. He confirmed there is service north of the lot in the park (I am assuming at or near Tivoli Drive) and he said a water main extension is required to bring water to 100 Spencer Drive – he noted that K, K, & W has easement rights over Spencer Drive, and mentioned that extending the line would be part of the municipal approval process for the project.

**Natural Gas:** Unutil, Contact is Mike Smith, Manager of Business Services (207) 541-2534. Mike confirmed Unutil already has gas service in the park and stated they have the ability by right to put gas at 100 Spencer Drive.

**3 Phase Electric Service:** Central Maine Power, contact the new service department (800)750-4000. The CMP representative checked and confirmed there is 3-phase power in the park.

**Cable:** Time Warner Cable checked and confirmed there is TWC service in use in the park by Wasco at 85 Spencer Drive, and noted there may be more users in the park as well.

**Dark Fiber:** Town Planner, Mike Livingston (207) 646-5187. Mike confirmed there is Dark Fiber currently in use on US Route 1, Wells – 100 Spencer Drive is approximately 1.25 miles to the intersection of US Route 1. He added the Town of Wells has had discussions about extending Dark Fiber along Route 109, although there is nothing concrete in that regard at the present time.

Please confirm receipt of this email and let me know if you require additional information pertaining to 100 Spencer Drive, Wells.

Roxane



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

**Roxane A. Cole, CCIM**

Managing Member/Commercial Broker  
P. O. Box 7432 Portland, Maine 04112-7432  
207.653.6702  
[rcole@roxanecole.com](mailto:rcole@roxanecole.com)

Visit my website

<http://www.roxanecole.com/>



**From:** Phillip Johnston [<mailto:philip.johnston@courts.maine.gov>]  
**Sent:** Monday, September 12, 2016 3:32 PM  
**To:** [rcole@roxanecole.com](mailto:rcole@roxanecole.com)  
**Subject:** Re: York County Courthouse Site Selection Commission - 100 Spencer Drive Wells

Roxane,

Please provide a more detailed plan with dimensions, if possible. Can you confirm the existence of 3-phase electrical service in the street, public water, public sewer, natural gas, cable (fiber)? Commission members wish to visit the property as a group and ask that we be given permission to enter the property unattended on September 19 in the afternoon.







Gold Star Memorial Hwy

Spencer Dr

Spencer Dr

Spencer Dr

Plymouth

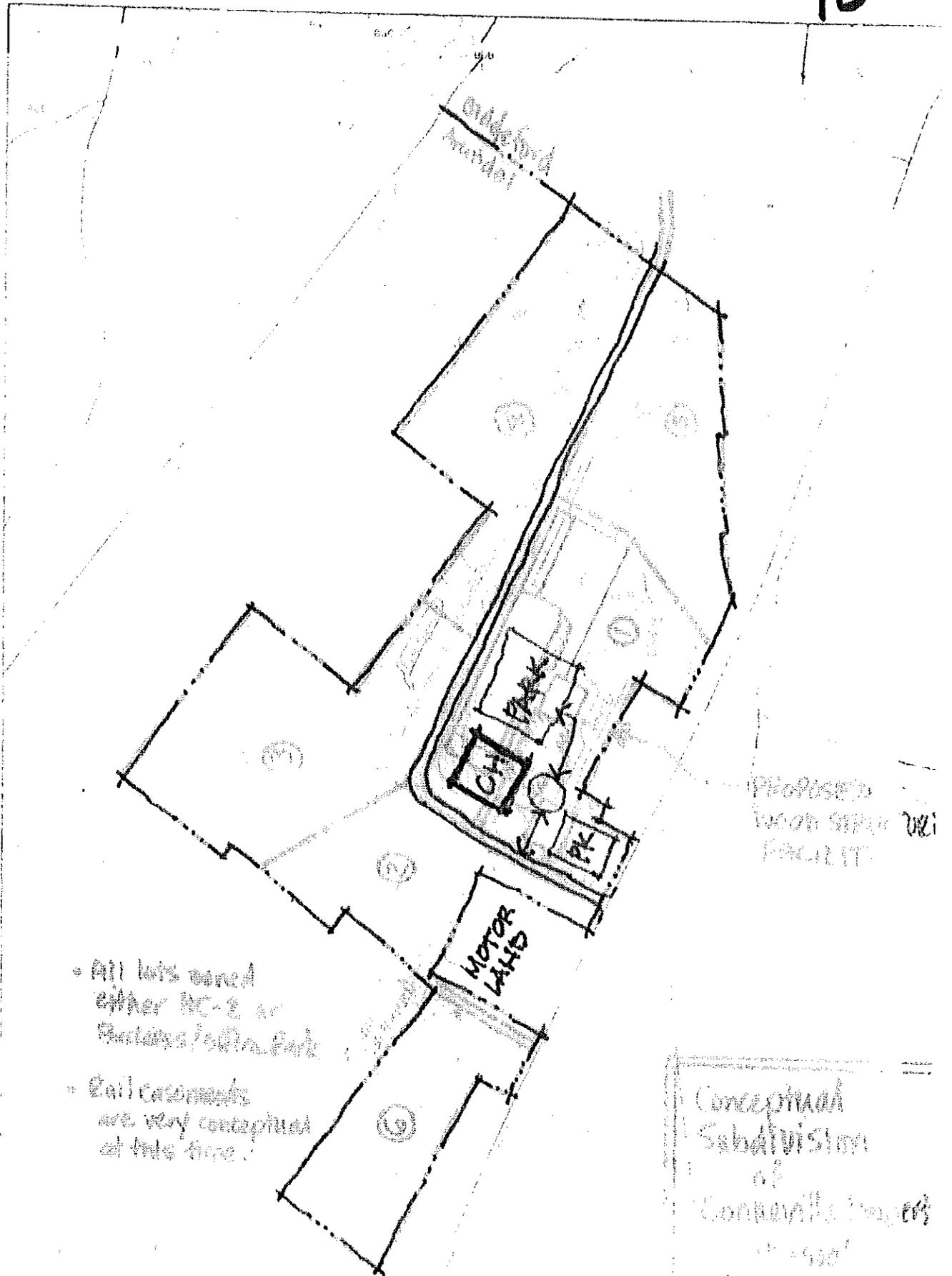
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YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

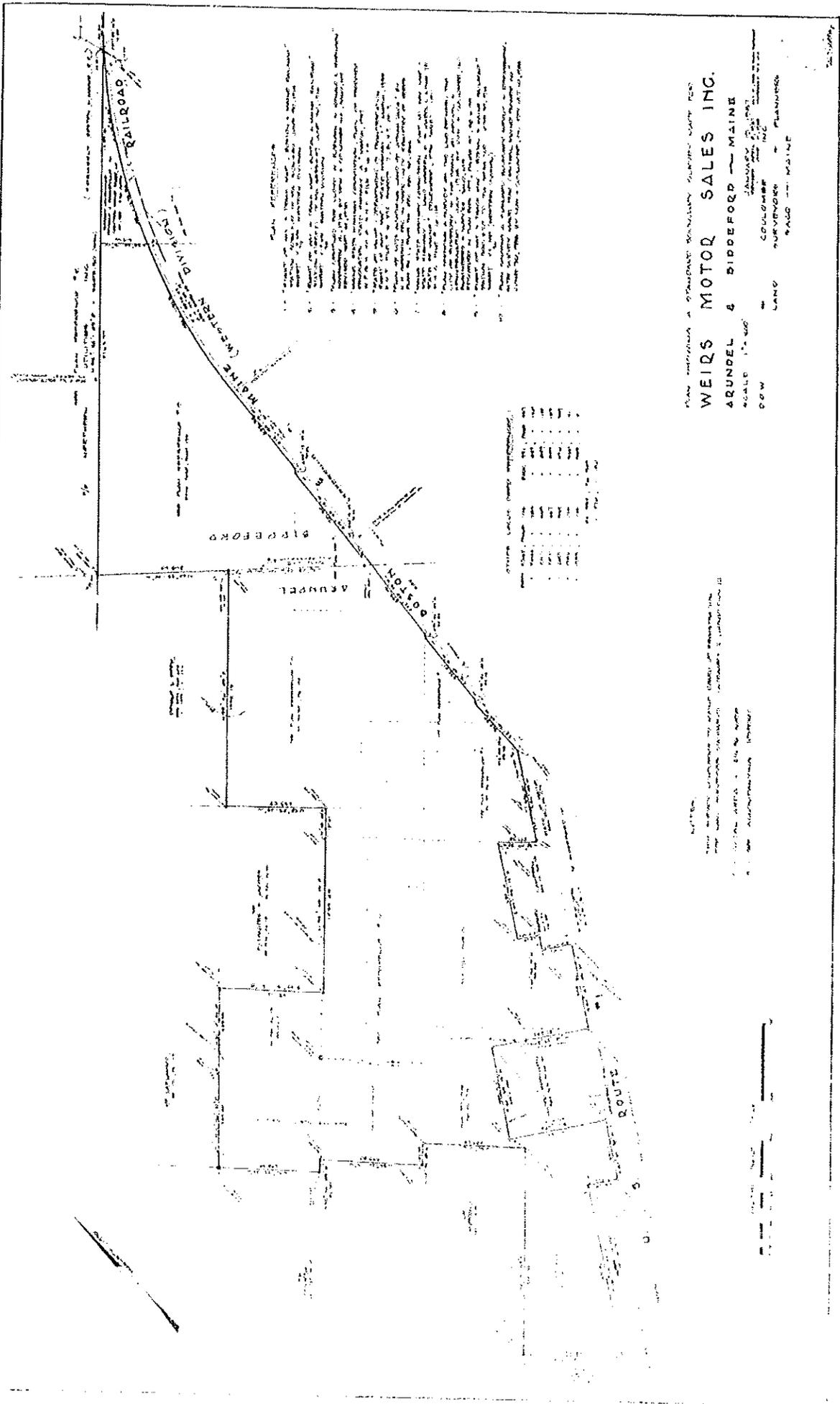
9/16/16

		Importance	Rating	Score	Property 10
		3 Most 1 Least	3 Most 0 None		Portland Road, Biddeford/Arundel
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	2.2 miles
3	Requirements for offsite improvements (least impact scores most)	1		0	Probable
4	Availability to public transportation	1		0	Probable
5	Compatible with existing zoning	3		0	Probable
6	Courthouse use consistent with master plan	3		0	Probable
7	Proximity to jail	2		0	14.8 miles
8	Proximity to geographic center of County	1		0	13.2 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	Yes, 7 acres subdivided from 201 acres parcel.
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	None known
3	Easements or rights of way (least impact scores most)	2		0	Probable
4	Distinct topographical or geological features (least impact scores most)	2		0	Some stated wetlands on property, unknown location
5	Single land parcel	1		0	
6	Clear access to courthouse from public roads and parking	3		0	Possible access at southern Arundel end.
7	Impression of site for courthouse	3		0	Possible, but remote
8	Suitability of site for expansion	3		0	Yes
9	Natural environmental impacts (least impact scores most)	3		0	
10	Security risks (least impact scores most)	3		0	
11	Environmental hazards (least impact scores most)	3		0	Industry and railroad nearby. Environmental impact study required.
12	Potential site development costs (least impact scores most)	2		0	Considerable, depending on location within larger parcel. Unknown subdivision.
13	Purchase price of site (least impact most)	2		0	Unknown, but negotiable
14	Availability for purchase	3		0	Yes
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	Probable, need to confirm
2	Sanitary sewer service	2		0	Septic in Arundel. Sewer in Biddeford
3	Storm water	1		0	
4	Natural gas	3		0	At northern Biddeford end
5	Telecommunications (fiber)	2		0	
6	Domestic and fire protection water service	3		0	Yes
<b>D</b>	<b>TOTALS</b>			<b>0</b>	



- All lots owned either NC-2 or Business/Office Park
- All easements are very conceptual at this time.

Conceptual Subdivision of Conveyed Property



PLAN PREPARED BY GEORGE W. COLLEMAN SURVEYOR MAINE 1937  
**WEIRS MOTOR SALES INC.**  
**ARUNDEL & BIDDEFORD - MAINE**  
 SCALE 1" = 40'  
 D.W.  
 L.A.M.  
 SURVEYOR  
 PLANNER  
 MAINE

10



Proctor Rd

Proctor Rd

Portland Rd

Old Post Rd

Old Post Rd

Coastal Car Buyers Inc

Champagne's Energy Inc

Kennebunkport Marina

Motorland

YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

9/16/16

		Importance	Rating	Score	Property 15
		3 Most 1 Least	3 Most 0 None		511-515 Elm Street, Biddeford
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	1.3 miles
3	Requirements for offsite improvements (least impact scores most)	1		0	
4	Availability to public transportation	1		0	
5	Compatible with existing zoning	3		0	
6	Courthouse use consistent with master plan	3		0	
7	Proximity to jail	2		0	13.9 miles
8	Proximity to geographic center of County	1		0	12.3 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	12.7 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	Unknown
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	
5	Single land parcel	1		0	Yes
6	Clear access to courthouse from public roads and parking	3		0	Yes
7	Impression of site for courthouse	3		0	
8	Suitability of site for expansion	3		0	Suitable
9	Natural environmental impacts (least impact scores most)	3		0	
10	Security risks (least impact scores most)	3		0	
11	Environmental hazards (least impact scores most)	3		0	Industry nearby
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	Unknown
14	Availability for purchase	3		0	Yes, owned by City
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	
2	Sanitary sewer service	2		0	Public
3	Storm water	1		0	Public
4	Natural gas	3		0	A few blocks away
5	Telecommunications (fiber)	2		0	
6	Domestic and fire protection water service	3		0	Public
<b>D</b>	<b>TOTALS</b>			<b>0</b>	

YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

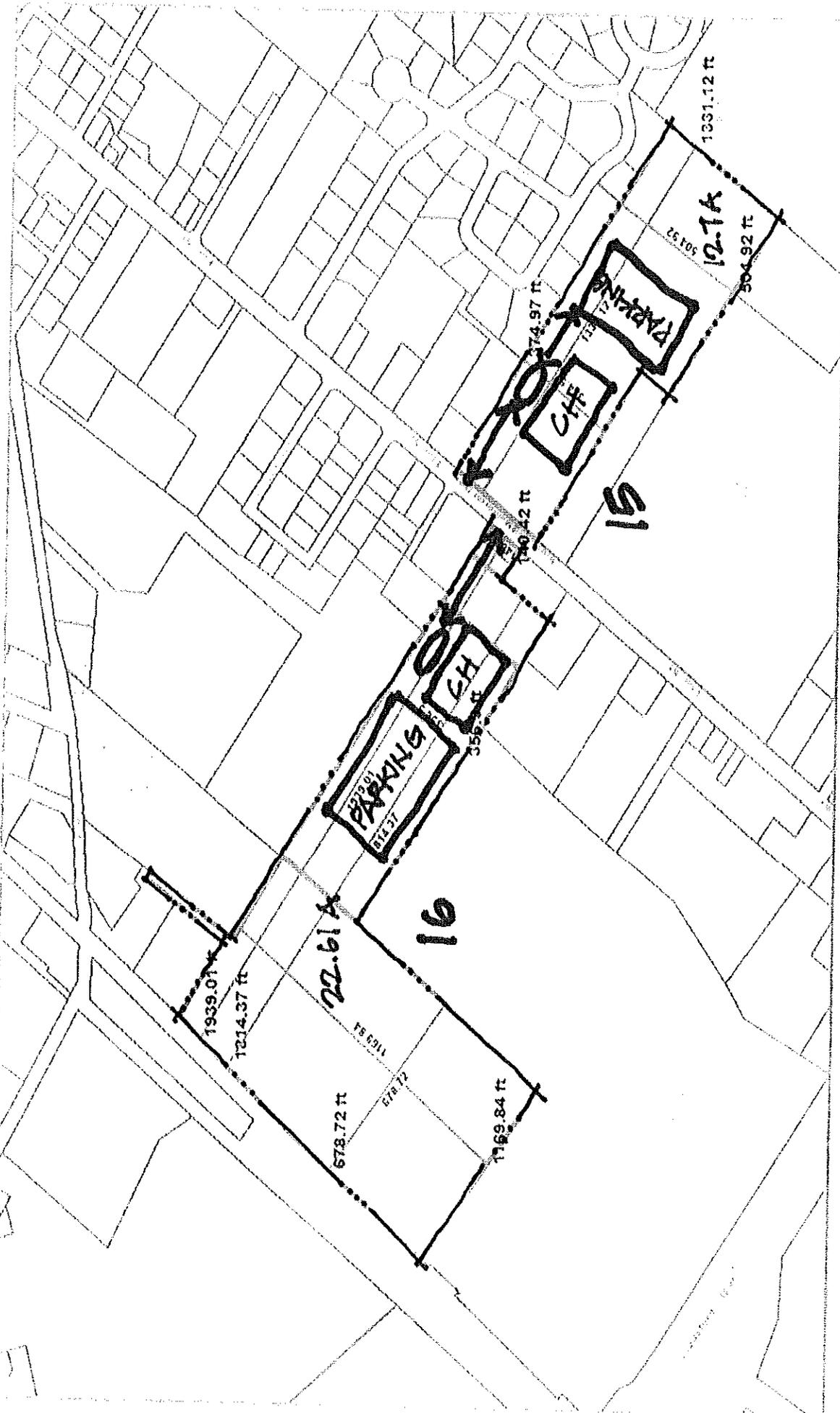
9/16/16

		Importance	Rating	Score	Property 16
		3 Most 1 Least	3 Most 0 None		516-222 Elm Street, Biddeford
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	1.3 miles
3	Requirements for offsite improvements (least impact scores most)	1		0	
4	Availability to public transportation	1		0	
5	Compatible with existing zoning	3		0	
6	Courthouse use consistent with master plan	3		0	
7	Proximity to jail	2		0	13.9 miles
8	Proximity to geographic center of County	1		0	12.3 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	22.61 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	Unknown
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	
5	Single land parcel	1		0	Yes
6	Clear access to courthouse from public roads and parking	3		0	Yes
7	Impression of site for courthouse	3		0	
8	Suitability of site for expansion	3		0	Suitable
9	Natural environmental impacts (least impact scores most)	3		0	
10	Security risks (least impact scores most)	3		0	
11	Environmental hazards (least impact scores most)	3		0	
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	Unknown
14	Availability for purchase	3		0	Yes, owned by City
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	
2	Sanitary sewer service	2		0	Public
3	Storm water	1		0	Public
4	Natural gas	3		0	A few blocks away
5	Telecommunications (fiber)	2		0	
6	Domestic and fire protection water service	3		0	Public
<b>D</b>	<b>TOTALS</b>			<b>0</b>	

15916



9/13/2016



# Property Map

1 inch = 559 feet

Data and scale shown on this map are provided for planning and informational purposes only. BIDDEFORD (ME) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

151  
16



15716



**Legend**

- Town Boundary
- Street Centerline
- Distribution Gas Main
- Granite State Transmission Line
- Railroad

**BIDDEFORD**  
**Gas Infrastructure Overview**  
 Pursuant to Title 23 § 3360-A (3-C)

Disclaimer: Urbit has prepared these maps based on best available information. The information provided is not warranted for accuracy and may be incomplete. Field verification is advised for all information shown on the maps.

YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

9/16/16

		Importance	Rating	Score	Property 22
		3 Most 1 Least	3 Most 0 None		Alfred Road and Alewife Road, Kennebunk
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	Adjacent Kennebunk Exchange
3	Requirements for offsite improvements (least impact scores most)	1		0	
4	Availability to public transportation	1		0	
5	Compatible with existing zoning	3		0	
6	Courthouse use consistent with master plan	3		0	
7	Proximity to jail	2		0	11.4 miles
8	Proximity to geographic center of County	1		0	10.6 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	N/A
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	Unknown
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	
5	Single land parcel	1		0	N/A
6	Clear access to courthouse from public roads and parking	3		0	
7	Impression of site for courthouse	3		0	
8	Suitability of site for expansion	3		0	N/A
9	Natural environmental impacts (least impact scores most)	3		0	
10	Security risks (least impact scores most)	3		0	
11	Environmental hazards (least impact scores most)	3		0	
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	N/A
14	Availability for purchase	3		0	N/A
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	
2	Sanitary sewer service	2		0	
3	Storm water	1		0	
4	Natural gas	3		0	
5	Telecommunications (fiber)	2		0	
6	Domestic and fire protection water service	3		0	
<b>D</b>	<b>TOTALS</b>			<b>0</b>	

From: Philip Johnston <philip.johnston@courts.maine.gov>  
Subject: Fwd: York County Courthouse Site Selection Commission - Maine Turnpike Authority Property Kennebunk  
Date: September 16, 2016 at 4:58 PM  
To:

Philip A. Johnston  
MC<sup>2</sup>JLC  
Maine Construction Coordinators  
555 Gardiner Road, Dresden, Maine 04342  
Cell (207) 615-4375  
[philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)

Begin forwarded message:

**From:** Peter Mills <[pmills@mainelegal.net](mailto:pmills@mainelegal.net)>  
**Subject:** Re: York County Courthouse Site Selection Commission - Maine Turnpike Authority Property Kennebunk  
**Date:** September 14, 2016 at 11:10:34 PM EDT  
**To:** Philip Johnston <[philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)>  
**Cc:** "MTA-Van Note Bruce A." <[bavn@maineturnpike.com](mailto:bavn@maineturnpike.com)>, James Glessner <[james.l.glessner@courts.maine.gov](mailto:james.l.glessner@courts.maine.gov)>, "Merfeld, Peter S." <[pmerfeld@maineturnpike.com](mailto:pmerfeld@maineturnpike.com)>

The northern parcel that we own is landlocked with no road frontage or utilities and with a wetland patch delineated on its south border. Nevertheless, the developable part of it has potential use to the Turnpike as an expansion lot for truck parking and other services incident to the adjoining service plaza that is presently under pressure.

As space for a court house, I would look to the vacant land or even the Safe Storage facility that front onto Alewife Road. As one proceeds north on Alewife Road, there is open land on either side of the road. There is a large elementary school further up on the right. I am not sure how it served by utilities.

Peter Mills  
207-858-6400 cell

On Sep 14, 2016, at 1:56 PM, Philip Johnston <[philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)> wrote:

Mr. Mills,

Thank you for your message. In light of this added information, can you provide us utility information, and any additional information, for the parcel to the north of the service plaza?

Phil

Philip A. Johnston  
MC<sup>2</sup>JLC  
Maine Construction Coordinators  
555 Gardiner Road, Dresden, Maine 04342  
Cell (207) 615-4375  
[philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)

On Sep 14, 2016, at 1:52 PM, Peter Mills <[pmills@mainelegal.net](mailto:pmills@mainelegal.net)> wrote:

Mr. Johnston,

This parcel is bounded by Route 35 on the south, by Alewife Road on the west, by the toll house on the north, and by the Turnpike on the east.

If the Turnpike is someday widened through this area, if the entrance and exit ramps to the turnpike are reconfigured, or if the intersection at Route 35 is amended, it could mean using significant portions of this small lot for transportation purposes.

For these reasons, commercial proposals for developing this parcel have historically been rejected. You are certainly welcome to look at the parcel but I think my board would be reluctant to let it go.

Peter Mills  
207-858-6400 cell

On Sep 14, 2016, at 12:25 PM, Philip Johnston <[philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)> wrote:

Bruce A Van Note,

I am a consultant working with the Maine Judicial Branch on its new court facility and am assisting with its work with the Site Selection Commission. As you may already know, the Commission has reviewed approximately 25 proposals and shortlisted seven sites for additional review. Commission members wish to visit your property as a group and ask that we be given permission to enter the property unattended on September 19 in the afternoon. In reviewing the two parcels, I am interested in focusing on the smaller southern parcel, just outside the toll booths at the corner of Alfred and Alewife Roads. The documentation sent previously to the Administrative Office of the Courts indicated that the parcel was 6-7 acres, but the marked-up aerial view indicated 4.8 acres. I did a quick measurement on Google Maps and came up with something over 6 acres, but topography and rights of way may greatly reduce the available land for parking and building structure.

Can you confirm the size of the parcel and provide us a more detailed plan of the site? Are there any known encumbrances on the size of the buildable area of the parcel? What utilities are available in the street: 3-phase electric, public water, public sewer, natural gas, fiber?

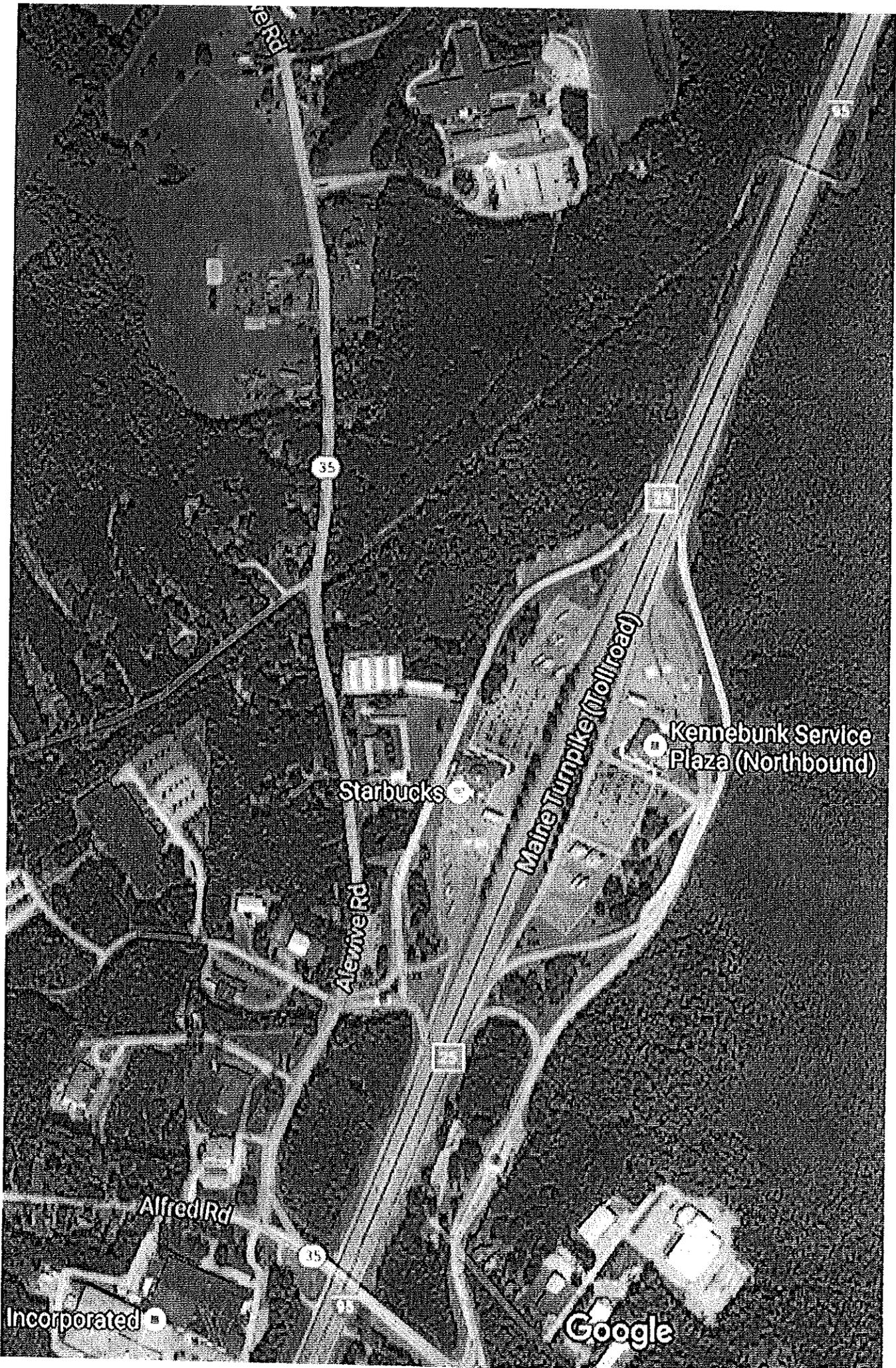
Thanks again for returning my call,

Phil

Philip A. Johnston  
MC<sup>2</sup>IJC  
Maine Construction Coordinators  
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YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION  
EVALUATION WORKSHEET

9/16/16

		Importance	Rating	Score	Property 24
		3 Most 1 Least	3 Most 0 None		Route 111 and Andrews Road, Biddeford
<b>A</b>	<b>Location</b>				
1	Accessibility to major roads	2		0	Yes
2	Accessibility to I-95	3		0	1.1 miles to Biddeford Exchange
3	Requirements for offsite improvements (least impact scores most)	1		0	
4	Availability to public transportation	1		0	
5	Compatible with existing zoning	3		0	
6	Courthouse use consistent with master plan	3		0	
7	Proximity to jail	2		0	11.7 miles
8	Proximity to geographic center of County	1		0	10.1 miles
9	Proximity to population center of the County	1		0	
10	Fiscal impact on County (least impact scores most)	2		0	
<b>B</b>	<b>Site Characteristics and Development</b>				
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3		0	7 - 15 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3		0	
3	Easements or rights of way (least impact scores most)	2		0	
4	Distinct topographical or geological features (least impact scores most)	2		0	Former gravel pit western portion of property
5	Single land parcel	1		0	Yes
6	Clear access to courthouse from public roads and parking	3		0	Yes
7	Impression of site for courthouse	3		0	Possible
8	Suitability of site for expansion	3		0	Probably
9	Natural environmental impacts (least impact scores most)	3		0	
10	Security risks (least impact scores most)	3		0	
11	Environmental hazards (least impact scores most)	3		0	Unknown, but study was completed and can be obtained.
12	Potential site development costs (least impact scores most)	2		0	
13	Purchase price of site (least impact most)	2		0	\$1,750,000 - \$2,500,000
14	Availability for purchase	3		0	Yes
<b>C</b>	<b>Proximity to public utilities</b>				
1	3-Phase electrical service	3		0	Yes
2	Sanitary sewer service	2		0	Public
3	Storm water	1		0	
4	Natural gas	3		0	No
5	Telecommunications (fiber)	2		0	
6	Domestic and fire protection water service	3		0	Public
<b>D</b>	<b>TOTALS</b>			<b>0</b>	

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From: [McCann1950@aol.com](mailto:McCann1950@aol.com)  
Subject: Fwd: Message from "RNP002673B6E9AF"  
Date: September 14, 2016 at 10:03 AM  
To: Philip Johnston [philip.johnston@courts.maine.gov](mailto:philip.johnston@courts.maine.gov)

Philip, is this info ok or do you need more?

Jim McCann  
207 671-5082

Sent from my iPhone

Begin forwarded message:

From: Jen Leech <[jen.leech@newlifemaine.org](mailto:jen.leech@newlifemaine.org)>  
Date: September 13, 2016 at 1:06:22 PM EDT  
To: Jim McCann <[McCann1950@aol.com](mailto:McCann1950@aol.com)>  
Subject: Fwd: Message from "RNP002673B6E9AF"

Dear Jim

Sorry for the delay in getting back to you. We had a longer than usual staff meeting this morning. I met briefly with Pastor Jeff. We reviewed some of the plans of the two pieces of property on Andrews Road. I am attaching a copy that can be forwarded electronically if you feel that it will meet Mr. Johnston's request.

In response to Mr. Johnston's email, we do have 3-phase electrical service in the street, public water, public sewer and cable (fiber). We do not have natural gas.

Pastor Jeff suggested that it would be helpful if we had more specifics about what exactly they are looking for by way of environmental studies.

Also, after reviewing the plan with Pastor Jeff it may be easier for commission members to park on the top of the hill next to the little white house. We will provide access and will unlock the fence on Andrews Road but the parcel which was included in the proposal (listed as Parcel 2) on the plan is to the right of the house if you are facing the property. Either way, Pastor Jeff is fine with them walking any part of the land that they wish. He indicated to me that he is willing to entertain their offers if they wish the land on (Parcel 1)

Please let me know how you wish to proceed with the environmental study.

Pastor Jeff left for the day but asked me to pass on to you that you are free to contact him directly on his cell if you need him. I trust you can contact me if I can assist you from my end.

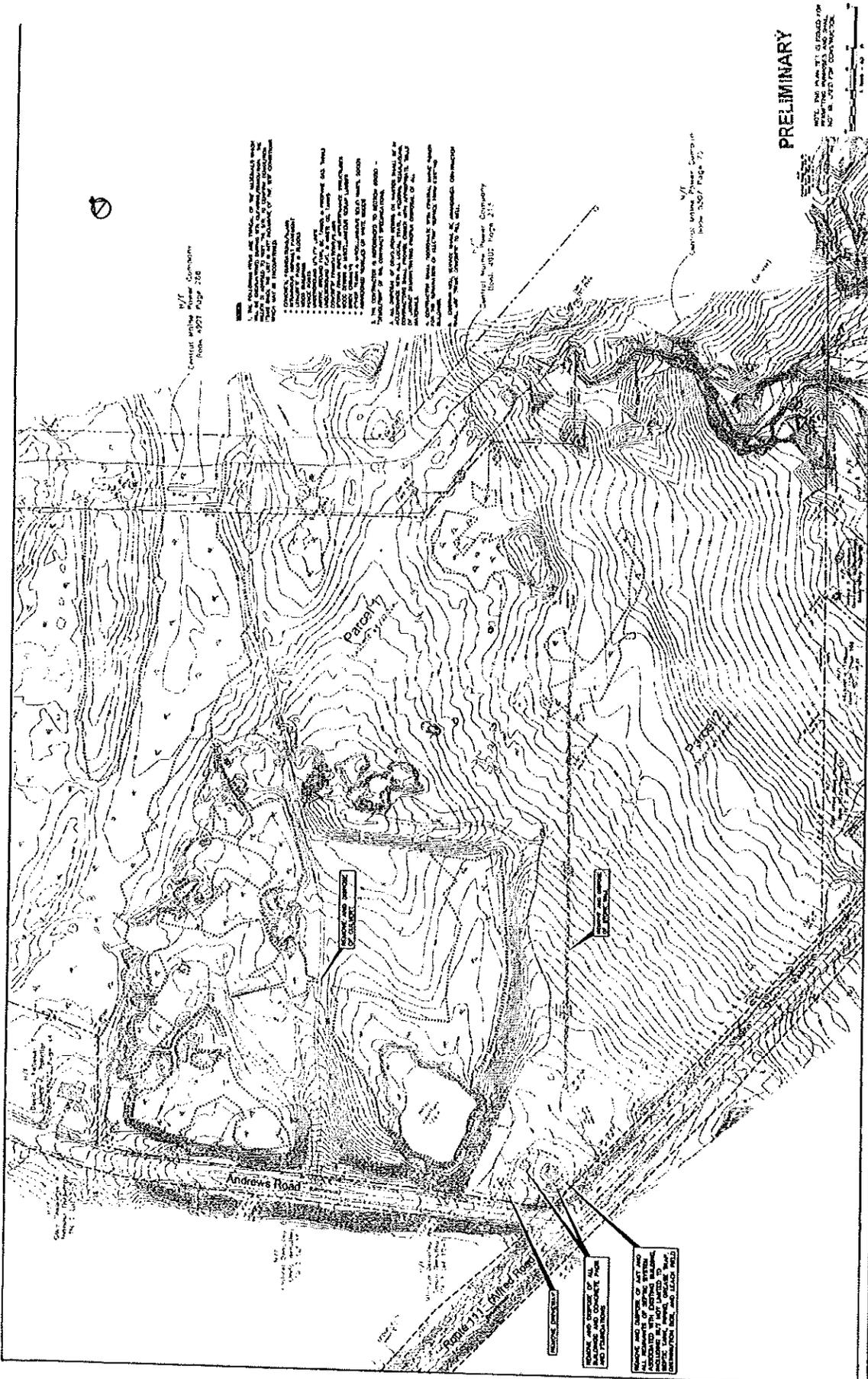
Thanks, Jenn

----- Forwarded message -----

From: [ricohscanner@newlifemaine.org](mailto:ricohscanner@newlifemaine.org)  
Date: Tue, Sep 13, 2016 at 12:46 PM  
Subject: Message from "RNP002673B6E9AF"  
To: Jen Leech <[jen.leech@newlifemaine.org](mailto:jen.leech@newlifemaine.org)>

This E-mail was sent from "RNP002673B6E9AF" (MP C5503).

Scan Date: 09.13.2016 12:46:08 (-0400)  
Queries to: [ricohscanner@newlifemaine.org](mailto:ricohscanner@newlifemaine.org)



PRELIMINARY

SEE THE PRELIMINARY REPORT FOR  
 THE PROJECT OF RECORD FOR  
 THE SITE FOR CONSTRUCTION

Sheet No. **D-1**

Demolition Plan  
**PROPOSED CHURCH/SCHOOL FACILITY**  
 Near Life Christian Fellowship  
 301 1/2 West Street, Frederick, MD 21701

**GP** Gerrill-Palmer Consulting Engineers, Inc.  
 20 West Hill Traffic and Civil Engineering Services  
 Frederick, MD 21701  
 Phone: 301-741-4912  
 Fax: 301-741-4912  
 E-mail: gpc@earthlink.net

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

VI/1  
 Contour and the Proposed  
 from 4/27/11 Page 258

- 1. THE FOLLOWING ARE THE NOTES OF THE CONTRACTOR TO BE OBSERVED AND NOTED BY THE CONTRACTOR:
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

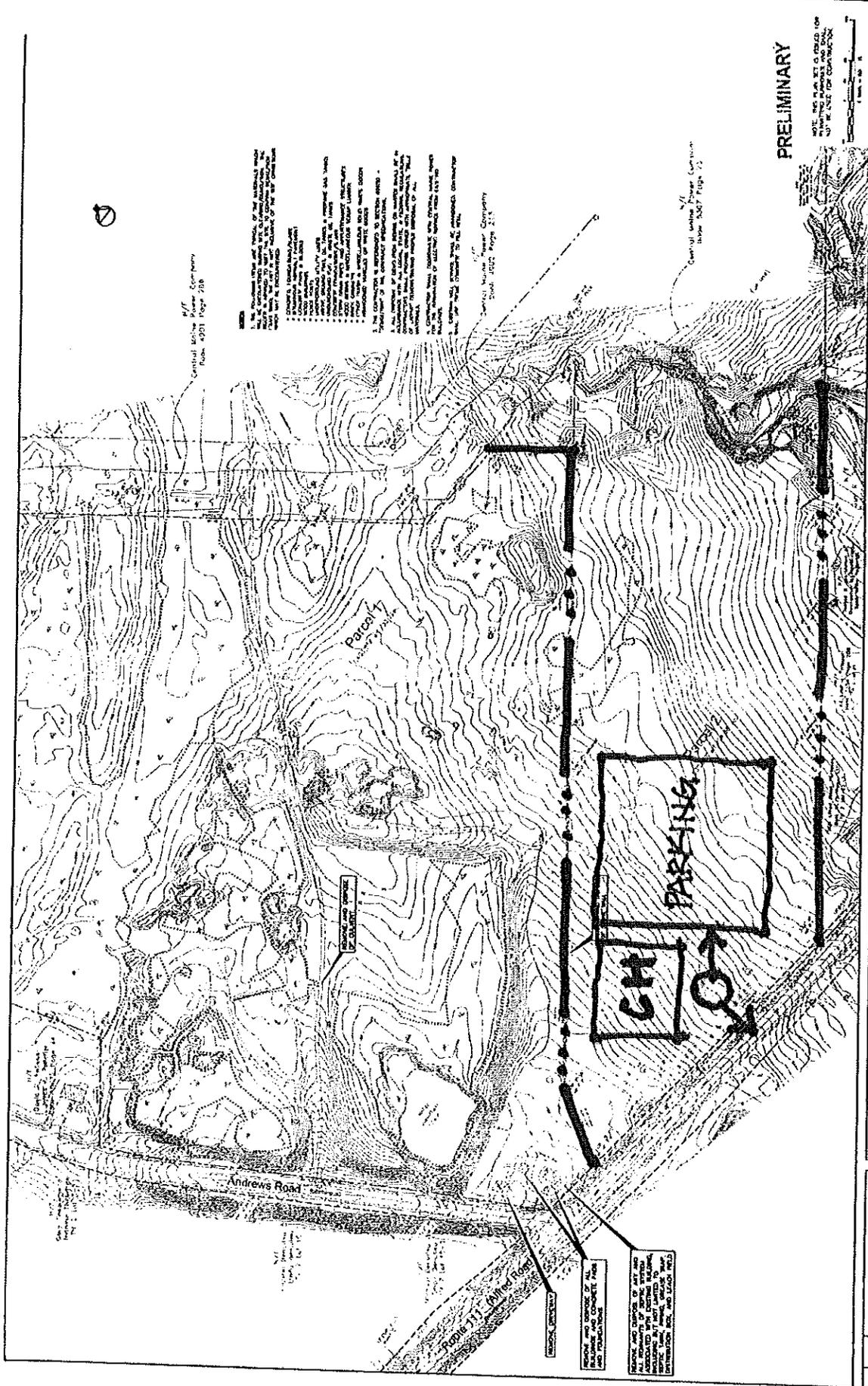
VI/1  
 Contour and the Proposed  
 from 4/27/11 Page 258

VI/1  
 Contour and the Proposed  
 from 4/27/11 Page 258

DEMOLITION SITE

DEMOLITION SITE

REMOVE AND REPLACE OF ALL  
 CONCRETE, BRICK AND  
 TERRAZZO  
 REMOVE AND REPLACE OF ALL  
 CONCRETE, BRICK AND  
 TERRAZZO  
 REMOVE AND REPLACE OF ALL  
 CONCRETE, BRICK AND  
 TERRAZZO



Central Machine Power Company  
 Plans 4201 Page 208

- 1. PROPOSED CHURCH AND SCHOOL FACILITY TO BE CONSTRUCTED ON THE SITE SHOWN ON THIS PLAN SET OF RECORDS.
- 2. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL CONDITIONS OF CONTRACT, P. 10.
- 3. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN SET OF RECORDS.
- 4. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS.
- 5. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS.
- 6. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL REGULATIONS.
- 7. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HISTORIC PRESERVATION REGULATIONS.
- 8. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL REGULATIONS.
- 9. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING REGULATIONS.
- 10. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ELECTRICAL REGULATIONS.
- 11. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MECHANICAL REGULATIONS.
- 12. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLUMBING REGULATIONS.
- 13. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HEATING REGULATIONS.
- 14. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COOLING REGULATIONS.
- 15. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VENTILATION REGULATIONS.
- 16. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LIGHTING REGULATIONS.
- 17. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUND REGULATIONS.
- 18. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VIBRATION REGULATIONS.
- 19. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SAFETY REGULATIONS.
- 20. THE PROPOSED CHURCH AND SCHOOL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SECURITY REGULATIONS.

**PRELIMINARY**

NOTE: THIS PLAN SET OF RECORDS FOR THE PROPOSED CHURCH AND SCHOOL FACILITY IS SUBJECT TO THE GENERAL CONDITIONS OF CONTRACT, P. 10.

Drawing No. **D-1**

Project: **PROPOSED CHURCH/SCHOOL FACILITY**

Client: **New Life Christian Fellowship**

Address: **111 A First Street, Rockland, ME 05866**

GP **Gerrill-Palmer Consulting Engineers, Inc.**

PO Box 1027, Portland, ME 04112

Telephone: (603) 875-1000

Fax: (603) 875-1002

City, ME 04103

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

FOUNDATIONS AND CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN SET OF RECORDS.

REVISIONS AND CORRECTIONS TO THIS PLAN SET OF RECORDS SHALL BE MADE BY THE ENGINEER AND SHALL BE INDICATED BY A CORRECTION TABLE ATTACHED TO THIS PLAN SET OF RECORDS.

