

WCLT is a 501c3
 nonprofit
 P.O. Box 1834
 Waterville, ME
 04903
 watervilleclt@gmail.com



**Winter
 2019-2020
 NEWSLETTER**

THREE MOOR STREET: An Affordable Home

WCLT has commenced working on its recently purchased home at 3 Moor Street in the South End. The home has, unfortunately, not had the benefit of quality maintenance over the years. The vinyl siding on one side was 'melted' by a fire of an adjacent house and remained with 'dripping' siding for over two decades. The original, commodious wrap around porch was partially removed and replaced with poorly built enclosed sheds and a rickety front deck.



Proposed Kitchen Remodel



3 Moor: current condition



Proposed restoration of porch and shed (upstairs dormers are not as depicted)

Our initial focus was to tear out extraneous layers throughout the house. The hot water furnace was inspected and repaired, just in time to maintain the house at a balmy 45 degrees. Our electricians, B.J. Willette Company, have disconnected a few unsafe fixtures and are rewiring a new service panel.

Once the 1500 Sq Ft house is clear of demolition debris, we will begin structural renovations by working on the three upstairs bedrooms. A room downstairs will be renovated as a mud room and laundry with a new outside access. Another room upstairs will serve as unheated attic space. There is also an attached, two-story shed at the rear of the home. We have not decided if it should be retained or removed. If we find a buyer interested in using it for storage or, perhaps, for a small home business or hobby space, we will consider retaining it. Insulation will be added when walls are opened to the studs. Because low maintenance is important for an affordable home, we anticipate applying new vinyl onto the house. A buyer under contract could pick the color!

WCLT expects to open the house for interested families to tour the house once we have completed renovating the kitchen, bathroom, and we hope, building a half-bath upstairs. Watch our website and Facebook page for announcements over the winter.

Buyers can find information about our application process on our website. You will also find "What ARE Community Land Trusts", a video presentation by our President, Ashley Pullen, about the work of community land trusts. **We are always looking for volunteers to help with the home renovations or to join our board or committees.** Write us at watervilleclt@gmail.com

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WCLT's Water Street Community Garden Park

On October 29th WCLT opened our garden and park on Water Street and dedicated a park bench to Charlie Poulin, a long time Waterville resident and friend of WCLT and the South End Neighborhood Association.

Before winter's first snow covered the ground, WCLT volunteers had completed the pavers, distributed grass seed, and planted three trees. Unfortunately, while the ground was still soft, a truck drove over the pavers and multiple times across the newly seeded ground. The Kennebec Messalonskee Trails has generously provided assistance to provide topsoil for the spring clean-up. We have also received a charitable donation that will permit us to complete a fence along our Water Street frontage.



Vandalism at the park

Thank you all for your offers to help! Spring WILL arrive again and we'll need your help!



Charlie Poulin and Mary Jane Poulin

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