

AGENDA

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, June 17, 2019

5:00 P.M. Executive Session

6:15 P.M. Workshop with the Lands & Conservation Commission

7:00 P.M. Call to Order

I. EXECUTIVE SESSION pursuant to 1 M.R.S.A., § 405(6)(C) re: real property

II. CALL TO ORDER

III. APPROVAL OF MINUTES

June 3, 2019

IV. MANAGER'S REPORT

V. PUBLIC DISCUSSION

VI. LEGISLATION AND POLICY

19 – 079 To swear in newly elected Town Councilors.

19 – 080 Election of Town Council Chair and Vice-Chair.

19 – 081 To hold a Public Hearing to consider and act on closing the brush and compost facility.

19 – 082 To hold a Public Hearing to authorize the Town Manager to execute a Purchase and Sale Agreement to relocate the sand/salt building to 215 Middle Road.

19 – 083 To hold a Public Hearing to authorize the Town Manager to develop a bond schedule for improvements to Town facilities and the purchase of a new fire truck.

19 – 084 To consider and act on Commercial Hauler's license renewals for FY'20.

19 – 085 To hold a Public Hearing to consider and act on approval of annual Victualer's Licenses for non-profit organizations for the period of July 1, 2019 – June 30, 2020.

19 – 086 FY'20 Town Council committee assignments.

- 19 – 087** To set a Public Hearing date of July 8th to hear a report from the Town Manager and to consider and act on authorizing a purchase and sale agreement for the sale of a portion of Twin Brook Recreation Area on Greely Road to Jeff Storey.

Public discussion continued if necessary

VII. NEW BUSINESS

Joint meeting with North Yarmouth on June 26th at 6:00 p.m. at Cumberland Town Hall

VIII. BUDGET REPORT

IX. ADJOURNMENT

MINUTES

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, June 3, 2019

**6:00 P.M. Finance Committee Meeting with Full Council re:
Fire Truck, Contract Zone Agreement & End of Year Transfers**

7:00 P.M. Call to Order

Present: Councilors Bingham, Copp, Edes, Gruber, Stiles, Storey-King and Turner

I. APPROVAL OF MINUTES

Motion by Councilor Bingham, seconded by Councilor Gruber, to accept the May 13, 2019 meeting minutes as presented.

VOTE: 6-0-1 (Edes abstained) MOTION PASSES

II. MANAGER'S REPORT

There has been some cracking in the Knight's Pond dam that will have to be addressed. They are not structural cracks and Sevee & Mahar Engineers has suggested that we have a concrete company do the repair and inspect the dam annually.

Councilor Bingham was presented a Town lamp for his service on the Town Council. He will not seek re-election to the Town Council as he will be running for School Board instead.

III. PUBLIC DISCUSSION

Lowell Smith of Wyman Way asked when the new railroad tracks are going to be fixed. They are very rough on vehicles, especially the tracks on Route 9.

Town Manager Shane said that they should be fixed this summer. They are temporary rail crossings now and will be dug up and repaved for permanency.

IV. LEGISLATION AND POLICY

19 – 071 To hold a Public Hearing to consider and act on amendments to the Contract Zone Agreement with Heritage Village, as recommended by the Planning Board.

Town Planner, Carla Nixon presented an overview of the plan below for Heritage Village, which is on Route One near the Falmouth town line.



This property has been available to develop for 20 years and commercial projects just aren't happening. She feels that this is an opportunity to create a neighborhood community in this part of Town that does not currently exist. The buildings on the right side of the concept above are small scale office buildings which would be designed to look like large, Cumberland homes. The yellow buildings in the middle would be mixed use buildings, such as a small retail shops below with apartments above. The orange buildings on the left would be multiplex residential units. The contract zone agreement has restrictions on what the buildings could look like and we feel that this would be a very attractive development.

Town Manager Shane added that once this area is built out, will add close to \$1,200,000 in tax revenue.

Chairman Copp opened the Public Hearing.

Public discussion: Josh Houghton of 99 Bruce Hill Road said that the Town Council used to have business introductions at the beginning of Council meetings. He suggested that maybe instead, that time could be turned into a time for entrepreneurs to present their business ideas, letting them voice their ideas, their business plan, ask for mentors, etc. which could help populate these new business locations.

Susan McKinney of 21 Nautical Drive said that this plan is exactly what the abutting neighborhood was asking for. Well done. She thanked Carla Nixon and Bill Shane for their hard work on this. She appreciates all the effort.

Jen Grasso of 10 Clipper Street echoed Susan's comments. She also appreciates Carla Nixon and Bill Shane's efforts. The neighbors really love this new contract zone agreement and it would be great to have amenities such as a coffee shop to walk to.

Marli Knowles of 97 Bruce Hill Road said that with the proposal of multiplexes and the school system currently busting at the seams and the need for portable classrooms, what do we see as the impact on the school system?

Councilor Bingham responded that the 96 units that abut this parcel have resulted in 8 to 10 students and the 52 single family homes have only resulted in 12 students. It will not be a significant impact based on our experience with the recent development that had happened there.

Kim Young of 25 Clipper Street said thank you. She is so happy to see this plan and it would be a definite plus for the neighbors.

Chairman Copp closed the Public Hearing.

Councilor Bingham said that we have become convinced, after talking to several very knowledgeable commercial real estate brokers that no project like this is going to be economically feasible unless there is some portion of residential development. Most likely the first part of this will be residential and they will be able to build the infrastructure, making it economically feasible to put the commercial portion in.

Councilor Turner said that as a Council, they listen to a lot of emotional arguments about why certain things should not be done. Sometimes those arguments have tremendous merit and sometimes they do not. As a Town Councilor, his decisions are ultimately based on the answer to the question, will a particular project adversely affect property values? It is important that we do not put things in areas where we are going to diminish property values in neighborhoods. This is a perfect example. This plan will enhance the value of the condos across the street as well as homes and apartments that abut this property. This is a perfect example of the right way to do things.

Councilor Storey-King said that it is not personal, but she will not support this. She feels that this development is too residentially dense. She likes the middle portion of the proposal for lot 8, but is fearful that lot 7 will get developed and all of a sudden we won't have a market for lot 8 and will be looking at putting in another 100 residential homes there. Suddenly, we will go from 270 residences in this 1 mile piece of property to 370 residences. This is not a developer making a proposal, it is the seller of the property making this proposal. It is not our job to be in the real estate advertising business.

Councilor Edes agreed with Councilor Storey-King. He thinks that this is a short-sighted, short-range business proposal in which the Town is doing the sellers bidding. He thinks the right side of the proposal (with the businesses) is a great plan. We need more tax base from businesses. This is one of the last pieces of business real estate in Town. He cannot support this.

Motion by Councilor Bingham, seconded by Councilor Gruber, to amend to the Contract Zone Agreement with Heritage Village, as recommended by the Planning Board.

VOTE: 5-2 (Edes and Storey-King opposed) MOTION PASSES

19 – 072 To hear an update from the Town Manager re: relocating the brush/compost pad at the Fairgrounds and reconsidering brush and composting services.

Town Manager Shane said that after a meeting with the Finance Committee last week, he realized that moving the brush/compost pad to the fairgrounds might not make financial sense. If we spend \$200, 000 to \$250,000 to develop the area for the composting operation, we are at the will of the Farmer's Club as to how long we stay there. Although we have always had a great relationship with the Farmer's Club, they are unable to give us a definitive answer as of this evening. The response from their meeting was *"if the Town requires a response prior to June 3rd the answer is no. Should the Town like us to consider their proposal, we would be willing to compile and provide a list of our (CFC) initial considerations prior to July 15th, with the understanding that if the Town is interested in moving forward after reviewing our list, we would not anticipate being able to make a presentation to our membership any earlier than the Cumberland Farmer's Club annual meeting held the first Tuesday in December"*. He feels that it may be time to put this to referendum to see if the people of Cumberland want a brush and compost facility. If they do, should we relocate it to a place that is closer to the center of Town, which is where we started? The Town purchased 34 acres on Tuttle Road, next to the Town Forest and this could be a possible relocation spot at about the same cost as moving it to the fairgrounds. No matter where we propose to put this, we are going to receive opposition. We have never asked the townspeople if they want to continue this service. If the residents vote not to keep it, come Thanksgiving weekend it will be closed forever. After that, residents will have to contract to have their brush and leaves removed from their property.

Councilor Stiles said that the Finance Committee spoke about this for some time. He is frustrated that everybody that does not want the brush dump shows up at Council meetings, but nobody that does want it shows up to speak in favor of it. He thought that the fairgrounds was an excellent site. We would be taking the horse manure, which if left there will contaminate the ground water, and mix it with leaves and grass to make a product that will be used by residents. It is only open 2 days a week so traffic will be minimal. We have looked all over Town and he recommended to the Finance Committee that maybe the Town should not be in the composting at all. The Finance Committee supports a referendum.

Councilor Gruber said that he feels that it is time to end the fairgrounds discussion. This is not a direction that we want to go in. He wants to hear from the people that use the brush dump.

Councilor Storey-King reminded everyone that they can go to Riverside without a contract to dump their yard waste. Her fear is that if the Council chooses another path for the brush dump, that we give people the correct information with their options.

Chairman Copp asked for any public comment on this item.

Beth Waldman and Terry Philbrick of Village Green read the following statement:

The residents of Village Green have prepared this statement. We are asking the Cumberland Town Council to vote tonight to shut down the compost and brush dump operations at the Town Public Works site.

Background

Many Cumberland residents believe that a hot shot developer bought up land, built houses, persons from away bought houses, and the buyers now want to move the brush and compost piles and salt shed because they are “eye sores”. Nothing could be further from the truth. The Town of Cumberland owned the land on which Village Green was built. The Town recognized the land was valuable and could generate significant revenue for the Town.

While we have some lovely families with school age children living in Village Green, the majority of residents qualify (or will soon qualify) for Cumberland’s aging in place program. That is not an accident. Minutes of Town Council meetings reflect that the Town did not want to develop homes with large lots, attractive to younger families. Some reasons for this include a developer would pay less for the land; the Town would not receive high tax revenues; children who attend Cumberland schools cost the Town money. In contrast, older people in cluster homes use fewer Town resources. A developer would pay more for the land, and cluster homes generate significant tax revenue. To that end, the Town formulated a four-phase Drowne Property Revitalization Project.

Pursuant to Phase 1 of the Project, the Town sought bids and interviewed developers to build the Village Green houses. Phase 2 called for the Town to move the entire Town Public Works site to another location. Phase 3 called for the building of a park, and some small shops and restaurants on the Public Works site. Under Phase 4, the Drowne Road School would be converted to senior apartments. The Town created billboards advertising the 4 phases, and these were placed in prominent locations throughout the development, and discussed at several town meetings that were documented in the Forecaster. The Town sold property to Bateman Partners for \$425,000 to complete all Village Green Phases. There are now over 60 houses in 2018; the homes were purchased in reliance that the Town Public Works would be removed and there would be parks, restaurants or shops behind Village Green. Village Green residents pay significant taxes each year; over \$500,000 was paid Cumberland on 2018. Phase 1 is essentially complete. The Town negotiated a 99-year lease for the Drowne Road School, received an initial payment of \$480,000 and \$23,000 annually (adjusted with tax revenue increases) so Phase 4 is essentially complete. The Town has taken no action to complete Phase 2 and 3. It has incited older residents to move in on each side of the Town dump (let’s call it what it is), taken their money, and not kept a single promise. Village Green residents and residents in the Senior apartments have been patiently waiting and pleading with the town council for over five years to remove the health hazard known as the Brush Dump.

The Compost and Brush Dump are Health and Environmental Hazards

The compost and brush dumps have been criticized as an eye sore. Yes, it is true that they look awful, particularly to Town residents who were told they would be looking out over a park. However, it is not just a visual problem. The compost smells. The dust from the compost and brush pile blows over the lawns of Village Green residents. In winter, the snow is gray. In the warmer months, we can’t open windows. The materials are not clean and contain harmful chemicals such as pesticides and fertilizers. The piles have attracted flies, rats, and other potentially disease-infested vermin, which creep onto our properties. It is noisy – there are back hoes and other equipment operating constantly even on weekends. When it rains, all of the toxins flow downhill into the Village Green pond. The wildlife that inhabited the capped brush area have fled.

Last fall, we discovered that there was a methane gas issue. According to Matt Young, Project Manager, Landfill Closure and Remediation Program, Maine DEP, we have a methane problem because the Town did not properly

close the landfill. The cover put over the landfill was not permeable. When methane gas can't rise up it goes sideways. The methane level reading was at 130% of the reading necessary for an explosion. Methane gas was found in the homes of Village Green residents. Despite the finding of methane gas and the dangers it presents, the Town of Cumberland is piling tons of compost materials (a heat producing material) and brush on top of the landfill, increasing the risk of explosion. Although vents have been dug near the landfill to release methane gas, the compost and brush blow over and cover vents. The Town has not taken the issue seriously. Please note that one wrongful death lawsuit will cost the Town more than moving the complete Town works many times over.

The State of Maine has issued standards for operating a compost facility. In the Guide to Recovering and Composting Organics in Maine, Mark King writes:

"Nuisance problems are the number one complaint about compost facilities. Engineering and technology to correct these problems can often be expensive and ineffectual prolonged nuisance conditions can lead to facility shutdowns. Complaints should be met with an immediate response Good siting can help avoid potential nuisances by ensure that you have adequate buffers to neighboring residents. ... Valley and gullies should be avoided where possible, as they can carry nuisance odors to neighboring residents. Access roads should be located away from residence, maximizing the use of visual screens (tree buffers). However, there is no substitute for property management."

The compost and brush piles maintained by the Town of Cumberland violate every tenant of good management. They don't satisfy a single criteria cited by Mark King. We note that the Council has looked at 13 alternative sites. The alternate sites would have been further from the road and houses with buffers than Village Green has now. They were not located immediately next to a neighborhood of 60 homes. No other site has a methane gas issue. Each time potential neighbors complained, the Council refused to take action to move the dump. Village Green is a much worse location for a brush and dump site -- closer proximity to the piles, no buffers, and methane gas. Yet, for some reason the Council sees fit to leave it in place for over 5 years.

The Council cast this issue as Village Green problem, instead of a Town problem. They have pitted neighborhood against neighborhood in Cumberland. The Council has looked at 13 locations. No neighborhood wants the compost and brush pile. We in Village Green greatly appreciate their concerns -- we have lived with them and more for over five years. No one wants pesticides, rats, flies, manure, odors and noise. And we don't want that inflicted on any Cumberland neighbors.

License for the Compost and Brush Dump

It is illegal under Maine law to locate a compost and brush pile on top of a landfill, although you can apply for a variance. The Town of Cumberland operated the compost operation illegally for years. Whether this was purposeful or negligent (perhaps the Town was unaware of the law), it demonstrates that the Town is not qualified to operate these facilities. When it was discovered that the Town did not have a proper license, it applied for a new application variance in 2017. In the application, the Town of Cumberland made several misrepresentations to the DEP. For example, it said that operating the facilities would have no impact on traffic flow to the facility. Last weekend, there was a parade of trucks carrying brush and compost materials through the Village Green neighborhood (they don't enter from Tuttle Road, instead coming from Rt9). Second, the Town stated that the construction of the proposed gravel compost pad would not duly disturbed the integrity or function of the landfill cover system (enter methane gas). Third, the Town said there were no "significant alteration to the scenic /visual character of the area (What? 60 houses in VG live with this, some are fewer than 100 feet from the piles). Fourth, (it is hard to believe the Town would lie so blatantly), the Town stated in the application that the proposed compost pad location was in the same site as the former compost facility **"which operated for 8 years without complaint from abutters."** Really? The Town didn't mention that (i) 8 years ago there were no abutters because Village Green hadn't been built, (ii) 60 houses had since been built abutting the dump, and (iii) Village Green and the senior apartment residents have been complaining vigorously about the compost and brush dump and urging its removal for years.

The license granted to the Town of Cumberland by DEP did not permit the dumping and composting of manure at the site. It permitted only wood, leaf waste, and yard waste. Yet, the Town was having thousands of pounds of

manure dumped at the site. The Town violated the terms of its license; what it was doing was illegal. We don't know which is worse – the Town intentionally violated its license and subjected us to the smell of manure and infection, or it didn't read its own license. Either way, the license violations by the Town demonstrate that it is unfit to run a compost and brush dump facility.

We have reviewed the DEP's rules for revoking the Town's license with the DEP. Several criteria are easily satisfied according to The DEP's rules for revoking the Town's license:

- The licensee has violated any condition of the license (check);*
- The license has obtained a license by misrepresenting or failing to disclose fully all relevant facts (check);*
- The licensed discharge or activity poses a threat to human health or the environment (check); and*
- There has been a change in any condition or circumstance stand that requires revocation of a license (check).*

Practical Consideration

*We understand from Bill Shane that the Town loses money on compost and brush dump operations. The Town doesn't use the compost; it sells it on Craig's list. We don't want to hear that the Town has granted licenses or that residents will be upset if the Drowne Road compost and brush sites are closed down. Residents can haul brush materials to another compost facility and pay their fees, such as Yarmouth or Portland. The town can refund prorated license fees that residents have paid for the Cumberland Brush Dump. It is admirable that Cumberland supports the recycle of natural materials however no one in Cumberland wants it badly enough to have it located near him or her. Asking town residents for their opinion on keeping the dump open on Drowne is a bad idea. If asked, Residents may turn out to support keeping the dump open in the current site - these people have no skin in the game, and most don't care about the impact to Village Green or the health hazards and license violations. This approach will pit neighbor against neighbor, a divisive and cowardly strategy. If the Town choses, it may offer brush pick up 2-3 times per year for residents. This would likely be a less costly option than moving the compost and brush dump to a new location. Or if the feeling is that Cumberland must have a brush dump, close the Drowne Rd site now - and continue the search for the new location. Put a new site and cost to a referendum - **don't ask if Drowne Rd should stay open because it should NOT.***

For all of the reasons set forth above, we ask the Council to vote tonight to shut down the compost and brush dump and have all materials removed by June 30, 2019. Village Green has been patient for over five years. We are no longer patient. This is a health hazard and nuisance to our neighborhood and it's time for the Council to do the right thing. Shut the dump down now.

Laura Huddy of 5 Ridge Drive said that she has a lot of respect for what the Town Council has done and will continue to do for this community, and she knows that it is not always an easy job, with many stakeholders and a never ending diversity of opinions and priorities. Her property would be one of the most affected by the proposal to relocate the brush dump to the fairgrounds, but she will not appeal to the Council on those grounds. She spoke about the many financial implications of moving to the fairgrounds. She would like to see an upfront thorough analysis of the financial impacts and she feels the numbers will speak for themselves and that the brush dump just doesn't make financial sense.

Rob Varrier of Tuttle Road said that he is an abutter to the other proposed site next to the Town Forest. He realizes that this is difficult for the Town because no site seems to work out. He does agree that it is time to close the dump as soon as possible. Most people are not aware of this property. It is beautiful open land that abuts the Town Forest that he wishes more people would use. This is a valuable piece of property for everybody in Town.

Lowell Smith said that he does not think this should go to referendum. As soon as people see the price tag, it will be dead on arrival. It should be closed.

Brendan O'Brien of 6 Ridge Drive said that he was excited to learn that a potential issue in his neighborhood is being resolved. The Town has lots of options including working with other Towns. That option would not be presented to voters, so it is on the Town Council to think about those other options. A referendum only considers two options: either move it adjacent to the Town Forest or not.

Josh Houghton of 99 Bruce Hill Road said that our schools are busting at the seams and we have a dam that is busting at the seams. Watch the pennies and the dollars will take care of themselves. This is a luxury for a very small percentage of the Town. Shut it down now so the residents of Village Green can open their windows this summer and enjoy some fresh air.

Catherine Pelletreau of Village Green said that she appreciates that the Town has started to move toward a referendum. She said that the Town ought to close the dump now and then think about the options.

Joanne Fryer of Bruce Hill Road said that she is thrilled that the fairgrounds is off the table, she feels badly for the Village Green neighborhood. If the brush dump license is revoked, there will be no choice in shutting it down. This is something that the Town should be prepared for. We need to take a step back and keep the public informed as to what all the options are. We don't know enough to vote on it.

KC Putnam of 341 Main Street said that he does use and values the Town having facilities to recycle and having a brush dump. The Town has been working very hard on everybody's behalf to try to find the best location. If we suddenly decide that our mantra is "not in my back yard" and discontinue composting, what is that saying to our children and our neighbors? Is that a good message to send? There are plenty of reasons to continue composting and he hopes that the process moves forward to find some way to continue it.

Chairman Copp closed the Public Hearing.

Councilor Stiles said that he has listened to everybody speak this evening and what is missing from this discussion is testimony from people who are in favor of keeping the brush dump (other than KC Putnam). He understands that nobody wants it in their back yard. The Council has discussed a lot of different options. In his opinion, we cannot shut it down immediately because there are too many people that have to make other arrangements to dispose of their yard waste.

Motion by Councilor Stiles, seconded by Councilor Gruber, to authorize the Town Manager to develop a plan for a brush and compost pad adjacent to the Town Forest and to work with the Town Attorney to develop language for a Town wide advisory referendum on this matter.

Further moved to set a Public Hearing date of July 22nd to consider and act on the Town wide advisory referendum.

Further moved to send this item to the Lands and Conservation Commission for their recommendation.

Before the vote on Councilor Stiles motion, Councilor Bingham said that we have attempted numerous times to work with our neighboring Towns on various items and have heard time and time again, especially from Falmouth and Yarmouth, that they like doing things the way that they do them and do not want to consolidate. He guarantees that if we reach out to those two communities about this, just like every other time, the door will get slammed in our face. He thinks it is a wonderful idea, but it just will not happen. The silent majority needs to weigh in on this issue.

Councilor Edes agrees with a lot of the comments this evening. What is the difference if we shut it down now or shut it down in November? The Council was elected to make decisions, not send items to referendum. He would be in favor of shutting it down now.

Councilor Turner agrees with Councilor Edes completely. We have failed to differentiate the fact that the present brush dump along with the site that is on has basically experienced a chain of events that has turned the place into a nightmare for that neighborhood. As far as he is concerned, if anything that we propose doing interferes with property values, we should refuse to do it. It should shut down as soon as possible, but the referendum should still take place. The proposal for relocating it adjacent to the Town Forest is problematic in his mind.

Councilor Storey-King said that she is also in favor of closing the brush dump now, but it must have a Public Hearing. It cannot be done tonight.

Chairman Copp said that he does not use the brush dump, but realizes that a lot of people in Town do use it. He also realizes that it is currently in the wrong location, but where is the right location? He thinks the right location is the dump on Riverside Street in Portland. But there will be consequences in closing it. People will leave their grass clippings on the roadside and we will have to go pick it up. We should put closing the brush dump on the next agenda.

Councilor Stiles agreed with Councilor Copp. The Council should hold a Public Hearing at their next meeting.

Councilor Stiles withdrew his motion. Councilor Gruber withdrew his second.

Motion by Councilor Storey-King, seconded by Councilor Edes, to set a Public Hearing date of June 17th to consider and act on closing the brush and compost facility.

VOTE: 7-0 UNANIMOUS

19 – 073 To set a Public Hearing date of June 17th to authorize the Town Manager to execute a Purchase and Sale Agreement to relocate the sand/salt building to 215 Middle Road (Storey Brothers).

Town Manager Shane said that after several years of looking for a new location for the sand/salt shed at Public Works, we have come to an informal agreement with Storey Brothers to relocate it to their location, which is in an industrial zone on Middle Road. Access to the site would be through Storey Brothers driveway and it would house approximately 2,000 yards of sand and 1,000 yards of salt. Details of the agreement will be available on June 17th if the Council decides to move forward on this.

Chairman Copp asked for any public comment on this item.

Katherine Pelletreau of Drowne Road said to please move forward on this. This is a great solution for this part of the issues at Public Works.

Curtis Ingram of 55 Greely Road read the following:

I'm neither for nor against this relocation idea at this point. As there appears to be a Purchase and Sale Agreement underway, I'd like to share some concerns that might be considered with the project.

- 1. This is not a centralized location. My operations research training suggests being in a far corner (of town) is logically quite inefficient for the diametrically opposed end of town. EX: on a winter night when police or fire call for an emergency sanding of Morrison's Hill for tractor/trailers sliding down it sideways, we've now added another ~3 miles and 10 minutes on a Winter night.*

2. *Are we premature drafting a Purchase and Sale Agreement now when there could be issues coming out of the Planning Board and public hearings? Is there also an environmental concern process as well?*
3. *Is the added noise of front end loaders, backup alarms, added DPW employee traffic, fueling, dump trucks, sand/salt deliveries being considered?*
4. *The junction of Greely and Middle contains a private commercial drive. While the Storey Brothers are generally very respectful of public traffic, this may not be so as more people use this proposed location. What are the traffic management control enhancements planned?*
5. *Greely Road is getting very busy. This speed limit is 45MPH from Middle to Hillside. This means 55+MPH for many. As a resident in this section, we will not walk or ride bicycles on Greely Road. Hillside development, Walnut Hill new residences, and Ocean View salivating to get completely through Tuttle to Greely are adding traffic. This is a winter "loads-limited" posted road. Repetitive traffic from DPW will increase. The speed limit needs to be reduced regardless if it is state controlled.*
6. *Greely Road is a charming road in part because, it's narrow, soft shouldered, bucolic, and hilly. This road has fog lines (white lines at the edges) that contain more liquid tar patch than white paint. The asphalt is broken at its edges. It's a double-yellow lined road for most of its length. If we're adding more traffic, consider fixing the road to support this. CMP did a nice job fixing Greely Road from the Middle Road intersection to Raven Substation.*

We hope to hear from other neighbors as this unfolds.

Wayne Curtis of 183 Middle Road said that he knows this area very well. He is concerned about putting 1,000 yards of salt within 300 feet of wells. Every house in that area has a well. He is not sure where Storey Brothers well is located, but it has to be within 300 feet of the salt shed, as does the new well that New England stone just put in. Directly behind where the sand/salt shed proposed location is a wet area. The runoff will contaminate every well on his side of Tuttle Road.

Lowell Smith said that the Town trucks do a good job of loading up prior to a snowstorm and keeping their trucks at the Town garage ready to go.

John Chandler of Tuttle Road said that having this in the extreme north east corner of the Town does not make a lot of sense. His concern is the increased truck traffic on Greely and Tuttle Roads.

Heather Burr of 228 Middle Road said that she is not very keen in having this in her neighborhood and she is very concerned about her well. She feels like a location that is centrally located makes more sense.

Josh Houghton of 99 Bruce Hill Road said that if you look at Google Earth and overlay the acquirers and the residential and commercial zones, there are very few locations to put this. He feels that at its surface, this location makes sense and it would be helpful to make the townspeople understand how the salt is contained and what kind of technology exists to make sure it does not get into wells.

Chairman Copp closed the Public Hearing.

Councilor Bingham reminded everyone that this would still have to go before the Planning Board and go through site plan review. That is 17 conditions of approval and one of those conditions looks at wetlands, ground water, traffic, etc. There are a lot of safeguards built into this process.

Motion by Councilor Bingham, seconded by Councilor Stiles, to set a Public Hearing date of June 17th to authorize the Town Manager to execute a Purchase and Sale Agreement to relocate the sand/salt building to 215 Middle Road (Storey Brothers), and to send to the proposal to the Lands & Conservation Commission for a recommendation.

19 – 074 To hold a Public Hearing to authorize the Town Manager to transfer inter-departmental operating funds for FY'19, as recommended by the Finance Committee.

Town Manager Shane explained that the Finance Committee met last week and authorized the transfer of excess revenues to cover over budget expenses of almost \$130,000.00. We are tracking nearly \$225,000 to \$250,000 in excess revenues for FY19.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Stiles, seconded by Councilor Turner, to authorize the Town Manager to transfer excess end of year operating revenues and interdepartmental operating balances to close-out all departmental budgets for FY 2019, as recommended by the Finance Committee.

Motion by Councilor Stiles, seconded by Councilor Turner, to authorize the Town Manager to transfer up to \$184,000 from end of year excess revenues for projects approved by the Finance Committee and that any additional excess revenues be applied to end of year Fund Balance.

VOTE: 7-0 UNANIMOUS

19 – 075 To hold a Public Hearing to consider and act on a Mass Gathering Permit for Binnie Media's Ultimate Yard Sale to be held at the Cumberland Fairgrounds on June 8th from 9:00 a.m. to 2:00 p.m.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Edes, seconded by Councilor Storey-King, to approve the Mass Gathering Permit for Binnie Media's Ultimate Yard Sale to be held at the Cumberland Fairgrounds on June 8th from 9:00 a.m. to 2:00 p.m.

VOTE: 7-0 UNANIMOUS

19 – 076 To accept the proposal from Scott Simons Architects for \$14,500.00 for design services related to the Library/Historical Society project.

Town Manager Shane said that the building committee has met and has interviewed 4 architects. Scott Simons Architects was chosen for the first phase of this project. They will develop a rendering and a plan that will be presented to the Council at the end of August.

Chairman Copp asked for any public comment on this item.

No public comment.

Motion by Councilor Gruber, seconded by Councilor Bingham, to accept the proposal from Scott Simons Architects for \$14,500.00 for design services related to the Library/Historical Society project.

VOTE: 7-0 UNANIMOUS

19 – 077 To set a Public Hearing date of June 17th to authorize the Town Manager to develop a bond schedule for improvements to Town facilities and the purchase of a new fire truck.

Chairman Copp asked for any comment on this item.

No public comment.

Motion by Councilor Bingham, seconded by Councilor Stiles, to set a Public Hearing date of June 17th to authorize the Town Manager to develop a bond schedule for improvements to Town facilities and the purchase of a new fire truck, up to \$5,000,000.00.

VOTE: 7-0 UNANIMOUS

19 – 078 To appoint a member to the Cumberland Housing Authority.

Chairman Copp asked for any comment on this item.

No public comment.

Motion by Councilor Bingham, seconded by Councilor Gruber, to appoint Meredith Burgess to the Cumberland Housing Authority.

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Bingham – none

Councilor Gruber – he attended Meet the Candidates Night at the Performing Arts Center. It was very professionally done and it was nice to hear all the candidates speak.

He wished Councilor Bingham well. He will be missed.

Councilor Edes – he said that it has been an honor serving on the Town Council with Councilor Bingham.

Councilor Storey-King – she also thanked Councilor Bingham for his service to the Town adding that they have served on many committees together over the years.

The Historical Society is well underway with their fundraising. They have some very nice Cumberland swag available for sale.

Congratulations to the Class of 2019. They are a great group of kids.

Chairman Copp – tomorrow will be the first car show of the season in West Cumberland. It is a very fun social activity that is free to the public.

He also wished Councilor Bingham well.

Councilor Stiles – he said that it has been a pleasure serving with Councilor Bingham and he wished him well.

He thanked Councilor Copp for his donation to the 4-H auction to benefit the food pantry and reminded the public that his efforts continue to collect \$10 from 1,000 residents of Cumberland and North Yarmouth for this worthy cause.

Councilor Turner – he said that he will miss Councilor Bingham and he wished him well.

Town Manager Shane – he too will miss Councilor Bingham. He has brought a lot of wisdom and financial expertise to our Finance Committee.

This past spring, we had a rash of unfortunate police cruiser accidents. He thanked Councilor Copp for his assistance with the repairs of the vehicles that saved the Town a lot of money.

The Election is on June 11th.

The Town Council will hold a workshop on June 17th with the Lands & Conservation Commission and followed by an Executive Session regarding land acquisition.

On July 8th, there will be a workshop with the Assessor regarding the property audit.

The Town of North Yarmouth has requested a meeting with their Select Board and our Town Council to discuss the next steps in regard to moving the school buses as well as the dam structure at Knight's Pond.

VI. ADJOURNMENT

Motion by Councilor Bingham, seconded by Councilor Gruber, to adjourn.

VOTE: 7-0 UNANIMOUS

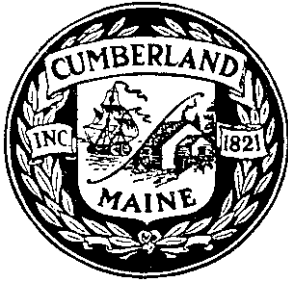
TIME: 9:33 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary

ITEM 19-081

To hold a Public Hearing to consider and act on closing the brush and
compost facility



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Town Council
From: William R. Shane, Town Manager
Date: June 13, 2019
Re: **Future Compost Brush Pad**

On Monday evening we will be discussing multiple scenarios for the Compost & Brush facility.

Scenario 1 – Close the Service

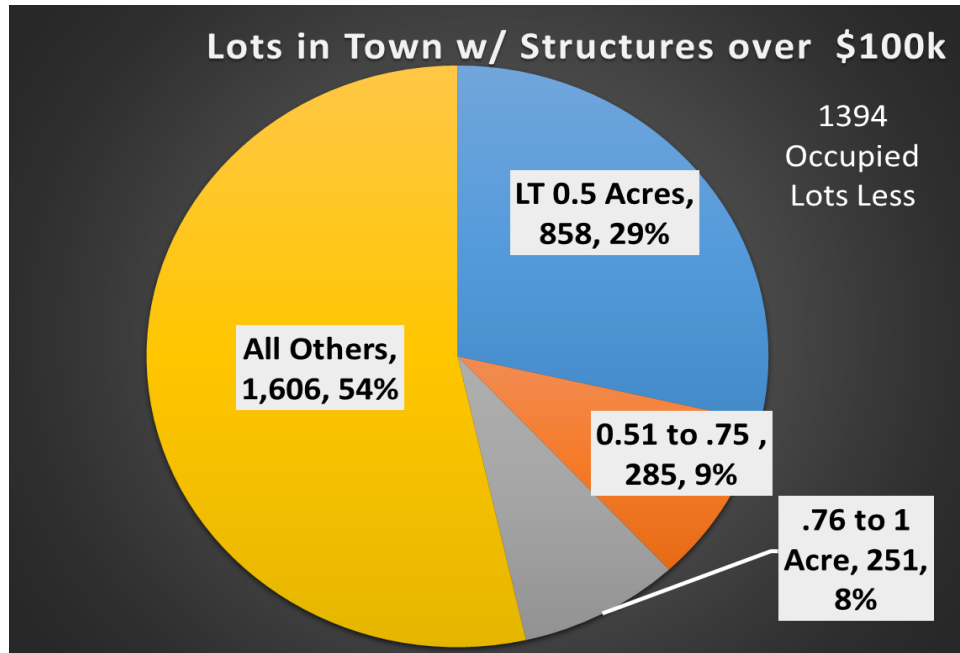
I have reached out to Yarmouth and Falmouth to see if either or both would allow us to send residents to their facilities. The costs would need to be negotiated, but I assume they would be at least 5X residential fees and be comparable to Riverside. Falmouth said they could not accept the additional residential traffic and Yarmouth said it would be doubtful as their facility is very busy and also serves as their municipal transfer station.

That leaves Riverside Recycling in Portland. Here are their fees:

Brush	\$54 per Ton
Grass & Leaves	\$20 per Ton
Minimum Charge	\$13 per Ton

This is a well- run facility and many residents use this now for the disposal of many other types of household and construction items. It is more than 2.5 X the cost of disposal that our resident enjoy today.

I have attached a copy of the land coverage of Cumberland. For the most part e are heavily forested and have a lot of open fields. We have over 3,000 developed properties. ***46% of all properties with a structure are built on lots less than 1 acre in size.***

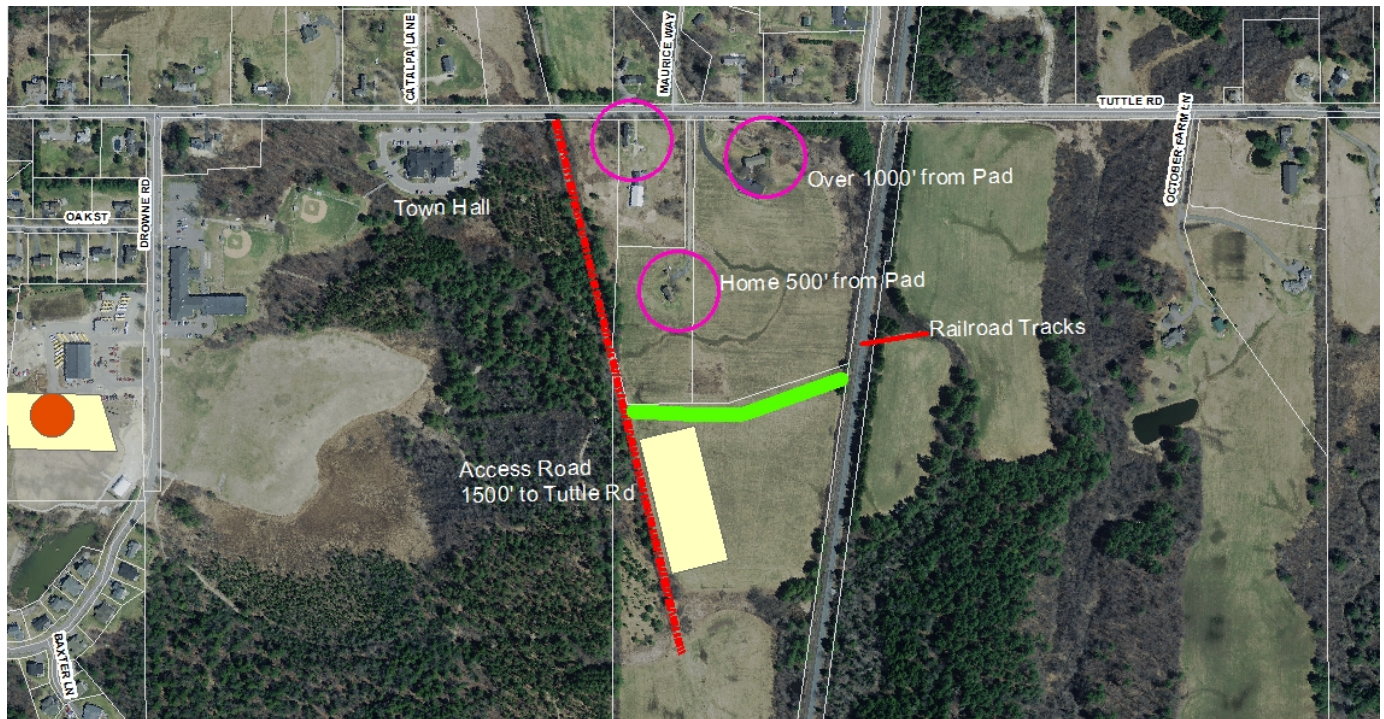


In 2009, the Town began composting. Prior to that, we were paying \$300 per container to haul leaves and grass to Yarmouth for composting. Odors and housekeeping were big challenges as well as keeping non-compatible's out of the roll-off containers. At the time we average about 3 containers per month. Over the course of 7 months that was about \$6,300 ten years ago.

Today we generate about 3,000 cubic yards of finished compost materials annually. Finished compost has been cooked at 140-160 degree Fahrenheit for 3-6 months and resulting in a volume reduction of nearly 70%. So, the 3,000 cubic yards of finished product represents about 10,000 cubic yards of raw product. Today, that would be about 333 containers at \$150 per trip or \$48,950 for transportation and at 3 Tons each or 1,000 tons total @ \$20 = \$20,000 for disposal. That does not include how we would deal with the brush. closing this service down will cost the Town or its residents over \$100,000 annually.

Scenario 2 – Move to the area outside the Town Forest

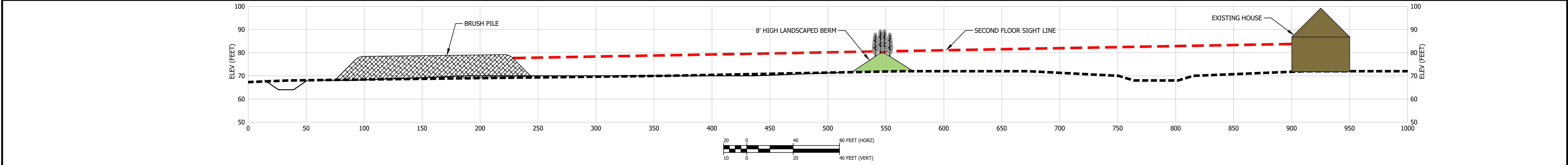
Building a new compost and brush pad next to the Town Forest makes the most sense.



The Operation opens in early April and ends on Thanksgiving weekend each year. It is environmentally responsible, reduces yard waste volumes by over 70% and takes care of brush effectively and at minimal costs to the Town. Each year nearly 3,000 cubic yards of compost are utilized by contractors, residents and others as a soil amendment or ground cover essentially having a net zero impact on this once problematic category of waste being unnecessarily landfilled.

The cost for the development of the road, pad and permitting are close to \$225,000.

I will have additional information for your meeting Monday evening.



COMPOST PAD RELOCATION
TUTTLE ROAD
CUMBERLAND, MAINE

SME
Sevee & Maher Engineers, Inc.

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
Phone: 207.829.5016 • Fax: 207.829.5692 • www.smemaine.com

ITEM 19-082

To hold a Public Hearing to authorize the Town Manager to execute a
Purchase and Sale Agreement to relocate the sand/salt building to
215 Middle Road

Materials to be presented at Town Council Meeting

ITEM 19-083

To hold a Public Hearing to authorize the Town Manager to develop a bond schedule for improvements to Town facilities and the purchase of a new fire truck



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Town Council
From: William R. Shane, Town Manager
Date: June 13, 2019
Re: 19-083 Bonds 2019

A very preliminary number and schedule for Bond Issuance for late 2019:

Bond: \$5,000,000

Interest Rate: 2.5%

Council Vote: July 2019

				Order	Design	Build	Completion
Fire Ladder Truck		\$1,500,000		Aug '19			Jan 2021
Public Works- Drowne Road		\$2,850,000			Fall 2019	Sum '20	Fall 2021
Wash Bay							
Locker Room							
Lunch Room							
Sand Salt Shed							
Lot Restoration							
Senior Center - Food Pantry		\$125,000			Fall 2019	Sum 2020	Sum 2020
Interior Walls for Elections		\$125,000			Fall 2019	Sum 2020	
Police Space Renovations		\$400,000			Fall 2019	Sum 2020	Fall 2020
		\$5,000,000					

I will present additional details as part of a public presentation.

ITEM 19-084

To consider and act on Commercial Hauler's license renewals for FY'20

FY'20 Commercial Haulers Licenses						
Business Name	Address	City	State	Zip	Date App.Fee Paid	License #
Reynolds & Sons Disposal Service	P.O. Box 1092	Portland	ME	04104	5-14-19	2019-20/01
Waste Management of Maine, Inc.	2000 Forest Avenue	Portland	ME	04103	5-20-19	2019-20/02
Troiano Waste Services	P.O. Box 3541	Portland	ME	04104	5-20-19	2019-20/03
Casella Waste Services (Pine Tree Waste & BBI)	87 Pleasant Hill Road	Scarborough	ME	04074	5-20-19	2019-20/04
BBI Waste Industries	P.O. Box 221	Old Orchard Beach	ME	04064	5-14-19	2019-20/05
Garbage to Garden	57 Industrial Way	Portland	ME	04103	6-4-19	2019-20/06

ITEM 19-085

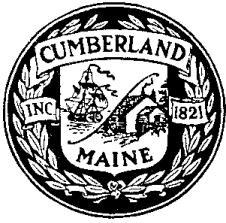
To hold a Public Hearing to consider and act on approval of annual
Victualer's Licenses for non-profit organizations for the period of
July 1, 2019 – June 30, 2020

FY 2019-2020 TEMPORARY NON-PROFIT VICTULAR'S LICENSES

BUSINESS		ADDRESS	TOWN	STATE
<u>Non-Profits:</u>				
✓ Cumberland/No. Yarmouth Lions Club	Darla Hamlin	P.O. Box 24	Cumberland	ME
✓ Cumberland Soccer Club	Todd Dominski	P.O. Box 352	Cumberland	ME
✓ Greely Football Boosters	C/O Steve Cary	21 Mill Ridge Road	Cumberland	ME
✓ Suburban Little League	C/O Heath MacArthur	9 Shady Run Lane	Cumberland	ME
✓ West Cumberland United Methodist Church	C/O Carol Myers	268 Gray Road	Cumberland	ME
✓ 4-H (William Stiles)		226 Range Road	Cumberland	ME
✓ Tuttle Road Methodist Church	C/O Carrie Jowett	52 Tuttle Road	Cumberland	ME
✓ Cumberland Boys Lacrosse Boosters	C/O Jonathan Becker	66 Schooner Ridge Rd	Cumberland	Fsde. ME
✓ Cumberland Girls Lacrosse Boosters	C/O Jonathan Becker	66 Schooner Ridge Rd	Cumberland	Fsde. ME
✓ Gray First Congregational Church	C/O Fran Hutchins	9 George Perley Rd.	Gray	Me
✓ Cumberland Congregational Church	C/O Brenda Novak	282 Main Street P.O. Box 247	Cumberland	Me

ITEM 19-086

FY'20 Town Council committee assignments



Memorandum

Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021
Phone 829-2205 • Fax 829-2224

To: Town Council
From: Brenda Moore
Date: June 17, 2019
Re: 2019-2020 Council Assignment

AD HOC COMMITTEES:

Aging In Place Committee
Board of Appeals
Coastal Waters Commission
Historical Society Building Committee
Housing Authority
Lands & Conservation Commission
~~Ocean Access Committee~~ SUNSET
Planning Board
Prince Memorial Library Advisory Board
Recreation/Community Education Advisory Board
Shellfish Conservation Commission

Councilors Gruber and Bingham
Councilor Turner
Councilors Gruber, Turner and Vail
Councilors Gruber and Stiles
Councilor Stiles and Gruber
Councilors Gruber and Bingham
~~Councilors Gruber and Turner~~
Councilor Gruber and Turner
Councilor Stiles
Councilor Storey-King
Councilor Gruber

COUNCIL COMMITTEES:

Board/Committee Nominating Committee
Senior Property Tax Committee
Cumberland/No. Yarmouth Joint Standing Comm.
Falmouth/Cumberland Chamber of Commerce
Finance Committee
Ordinance Committee
TIF Committee

Councilor Copp, Gruber, and Turner
Councilors Stiles, Copp and Storey-King
Councilors Edes, Stiles and Turner
Councilor Vail, Alternate Lieutenant Dave Young
Councilors Gruber, Stiles and Vail
Councilors Edes, Storey-King, and Turner
Councilors Gruber, Turner and Stiles

ECOMAIN (RWS)
ECOMAIN – Alternate

Manager Shane
Assistant Manager Bolduc

Greater Portland Council of Government

Councilors Storey-King and Vail

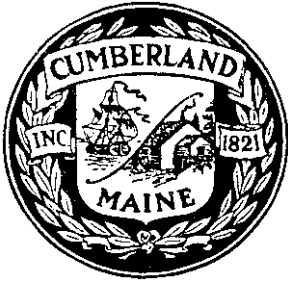
PACTS Policy Committee
PACTS Policy Committee – Alternate

Manager Shane
Councilor Gruber

ITEM

19-087

To set a Public Hearing date of July 8th to hear a report from the Town Manager and to consider and act on authorizing a purchase and sale agreement for the sale of a portion of Twin Brook Recreation Area on Greely Road to Jeff Storey



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Town Council
From: William R. Shane, Town Manager
Date: June 11, 2019
Re: 19-087 Twinbrook Sale to Farm

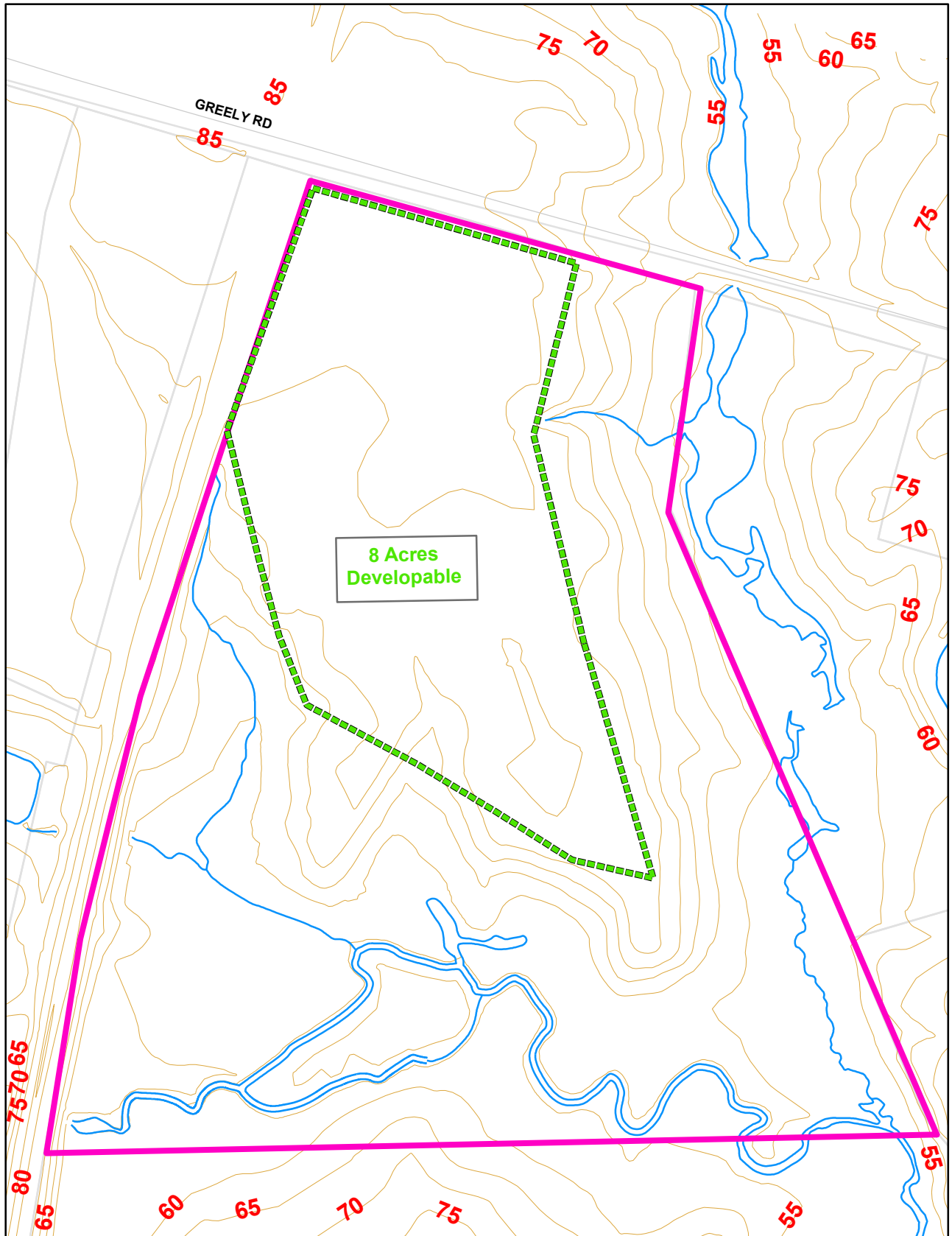
In 1996, under Order # 96-117, the Town Council authorized the purchase of 100 acres of the Springbrook Farm for \$390,000 and a gift letter of \$135,000. The Total Appraised Value of the property was \$525,000 or actual cost of \$3,900 per acre.

I have asked for the appraisal of 25.7 Acres of land near the railroad tracks (see attached photos) and received an appraised value of \$225,000 for the 25.7 Acres or \$8,755 per acre. The developable piece of this property is approximately 8 acres or 2 house lots. Subtracting the cost of developing two lots for setbacks, driveway, etc., I believe this is a fair price for the property.

I have met with Land Trust and Chris Cabot of Mainland Farm Trust who are actively working on raising funds for a perpetual farming easement to be placed on the property to absorb possibly up to 80% of the cost of purchase. I'd recommend we place a second mortgage on the property to be paid over 5 years on July 1 each year to allow for an easier transition to farming for Jeff Storey.

Best Guess:

Grant for Easement: $\$225,000 \times .8 = \$175,000$ (Maine Farmland Trust \$135K CCLT \$40k)
Balance: $\$50,000 @ 5\%$ interest annually
5 Annual Payments of \$11,549

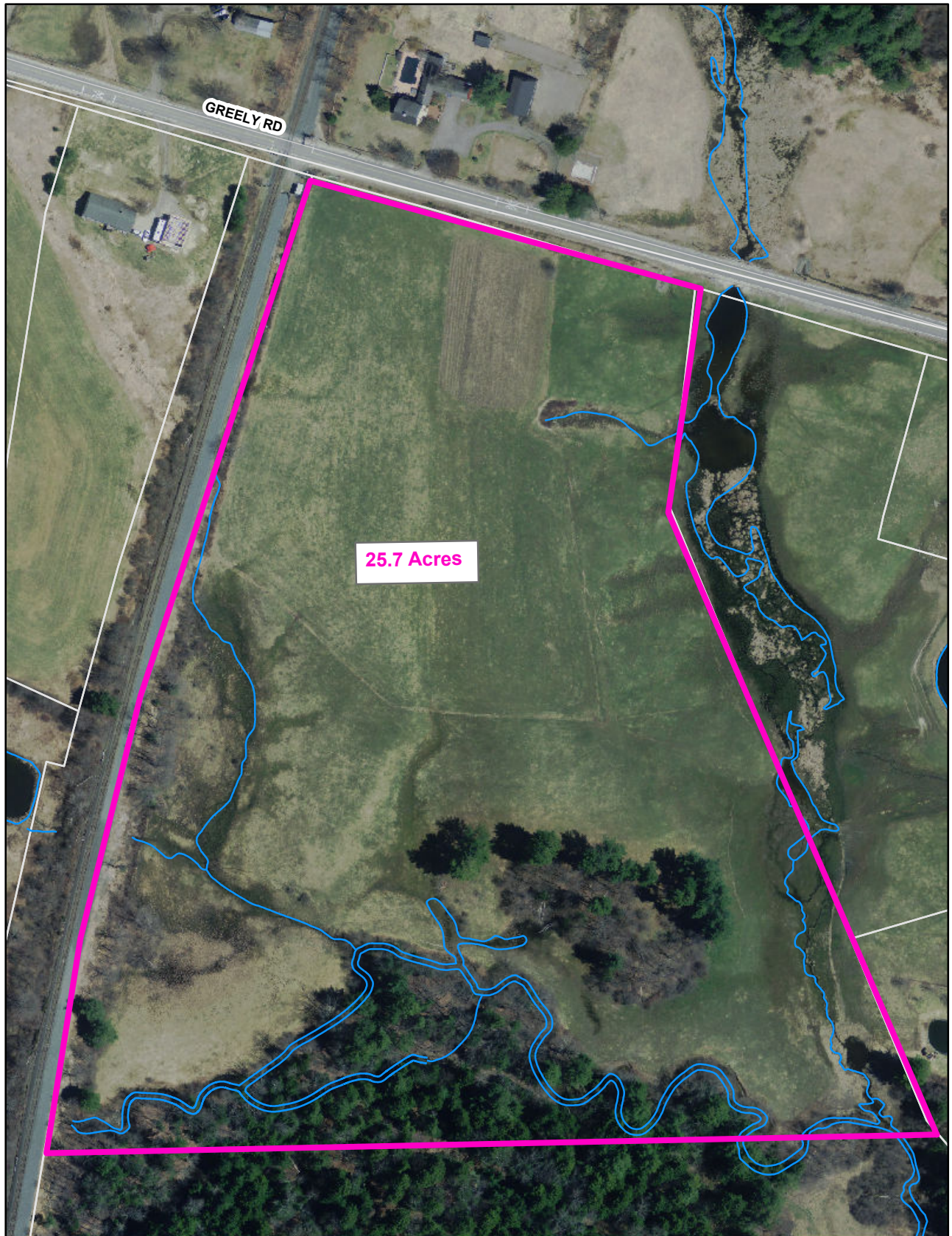


Town of Cumberland Land - 25.7 Acres - 8 developable



200 100 0 200 Feet

1 inch = 200 feet



Town of Cumberland Land - 25.7 Acres



200 100 0 200 Feet



1 inch = 200 feet

APPRAISAL OF



LOCATED AT:

PO 185 Tuttle Road
Cumberland, ME 04021

FOR:

CLIENT: Town of Cumberland
via email

BORROWER:

N/A

AS OF:

May 22, 2019

BY:

Elizabeth C. McFadden
Elizabeth McFadden Appraisal LLC

May 24, 2019

CLIENT: Town of Cumberland
via email

File Number: 2019-033L

Dear Mr. Shane:

In accordance with your request, I have appraised the real property at:

PO 185 Tuttle Road
Cumberland, ME 04021

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 22, 2019 is:

\$225,000
Two Hundred Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity to be of service.



Elizabeth C. McFadden
Elizabeth McFadden Appraisal LLC
Yarmouth, ME 04096

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: PO 185 Tuttle Road

City: Cumberland

State: ME

Zip: 04021

Borrower: N/A

Owner of Public Record: Cumberland

County: Cumberland

Legal Description: Book: 1837 Page: 99 Cumberland County Registry of Deeds

Assessor's Parcel #: PO M: R04 L: 13

Tax Year: 2019

R.E Taxes: See Below

Neighborhood Name: Cumberland Center

Map Reference: DeLorme

Census Tract: 0042.00

Special Assessments: None Known

PUD ☐ Yes ☒ No

HOA: \$ ☐ Per Year ☐ Per Month

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Marketing Decisions

Lender/Client: CLIENT: Town of Cumberland

Address: via email

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

N/A

Contract Price \$:

Date of Contract:

Is the property seller the owner of public record? ☐ Yes ☐ No

Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid. \$

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	78% %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	200 Low	New	Multi-Family	%
Neighborhood Boundaries: Town of North Yarmouth north; Middle Road east; Harris Road south and Main Street west.								900 High	200	Commercial	%
								350 Pred. 15-85		Other Vacant	22 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: The Town of Cumberland is located seven miles north of Portland (Maine's largest city as well as its financial and cultural center). Cumberland consists of 23 square miles and is considered one of Portland's premier suburbs with Casco Bay frontage and a well-ranked school system which is shared with the adjacent Town of North Yarmouth. The subject is located on Greely Road in Cumberland Center however, it is currently part of a larger parcel known as 185 Tuttle Road. See additional comments...

Market Conditions (including support for the above conclusions): It is the appraiser's conclusion that values are stable. There were a total of eight sales (in this exceptionally limited submarket) over the last three years; however, this was after expansion of the locational parameter into adjacent North Yarmouth. Currently, there are no competitive properties for sale; however, the appraiser interviewed the Listing Broker of an expired listing which consists of 25+/- acres. The original list price was \$300,000: after two partial listing periods, the price was reduced to \$250,000. It then expired after an additional 140 days-on-market. The Listing Broker believes it was still overpriced at \$250,000 as the Seller requires the potential Buyer to pay for the survey and also to pay for removal from Tree Growth status; the latter is a substantial monetary sum.

SITE DESCRIPTION

Dimensions: Irregular per Town Maps

Area: 25.7+/-

☒ Acres ☐ Sq.Ft.

Shape: Irregular

View: Neighborhood/Woods

Zoning Classification: RR1

Zoning Description: Residential - 4 acres minimum

Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Uses permitted under current zoning regulations: Residential

Highest & Best Use: Appraiser's determination is: two estate-sized lots (approximately four acres per homesite).

Describe any improvements: None

Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements

If No, explain: N/A

Present use of subject site: Recreational/Farm

Current or proposed ground rent? ☐ Yes ☒ No

If Yes, \$

Topography: Level/Sloping

Size: Significantly above Average

Drainage: Appears Adequate

Corner Lot: ☐ Yes ☒ No

Underground Utilities: ☐ Yes ☒ No

Fenced: ☒ Yes ☐ No

If Yes, type: Minimal Barbed Wire

Special Flood Hazard Area ☐ Yes ☒ No

FEMA Flood Zone: X

FEMA Map #: 2301620015B

FEMA Map Date: 05-19-1981

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Surface		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bottled	Street Type/Influence	Residential/Railroad Tracks		
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private	Curb/Gutter		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private	Sidewalk		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No

If No, describe:

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No

If Yes, describe:

None known.

Site Comments: The subject site consists of 25.7+/- acres. Beginning at the northern boundary (along Greely Road), this site is initially level and an open field, the lot then slopes below street grade and becomes marshy; further south it then becomes heavily wooded with active streams. No adverse easements were observed at inspection or were disclosed by Owner's Representative William Shane. See additional comments...

Elizabeth McFadden Appraisal LLC

LAND APPRAISAL REPORT

File No. 2019-033L

There are 0 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 150,000 to \$ 300,000 .									
There are 1 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 150,000 to \$ 300,000 .									
COMPARABLE SALES									
FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address PO 185 Tuttle Road				113 Orchard Road M:R08/L:54		S/S Orchard Road M:R08/L:59		Apple Blossom M:R08/L:C39	
City/St/Zip Cumberland, ME 04021				Cumberland, ME 04021		Cumberland, ME 04021		Cumberland, ME 04021	
Proximity to Subject				4.47 miles NW		4.41 miles NW		4.39 miles NW	
Data Source(s)		Inspection/Plan		Matrix/Assessor		Matrix/Assessor		Matrix/Assessor	
Verification Source(s)		Manager/CEO		Buyer's Broker		Buyer's Broker		Buyer's Broker	
Sale Price		\$		\$ 200,000		\$ 270,000		\$ 205,000	
Price/ Acre		\$ 0		\$ 200000		\$ 270000		\$ 205000	
Date of Sale (MO/DAY/YR)		As of 05/22/2019		May, 2017		July, 2017		April, 2019	
Days on Market		N/A		5		696		0	
Financing Type		Assumed Typical		Cash		Cash		Cash	
Concessions		N/A		None Known		None Known		None Known	
Location		Average+		Similar		Similar		Similar	
Property Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site Size Acres		25.7+/-		24.66+/-		24.97+/-		17.88+/-	
				Nom.		Nom.		16,000	
View		Nature/Nhborhd		Nature/Nhborhd		Nature/Nhborhd		Nature/Nhborhd	
Topography		Level/Rolling		Level/Rolling		Level/Rolling		Level/Rolling	
Available Utilities		None		None		None		None	
Street Frontage		Ample		Inferior		10,000		Ample	
Street Type		Asphalt/Public		Gravel/Private		20,000		Asphalt/Public	
								Gravel/Private	
								20,000	
Water Influence		N/A		N/A		N/A		N/A	
Fencing		N/A		N/A		N/A		N/A	
Improvements		None		None		None		None	
Subdiv. Potential		Limited		Limited		Superior		-70,000	
								Sl. Superior	
								-20,000	
Net Adjustment (Total, in \$)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 70,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 16,000	
Adjusted sales price of the Comparable Sales (in \$)				Net Adj. 15.0%		Net Adj. 0.0%		Net Adj. 7.8%	
				Gross Adj. 15.0% \$ 230,000		Gross Adj. 0.0% \$ 200,000		Gross Adj. 27.3% \$ 221,000	
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.									
The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.									
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.									
Data Sources: Assessor, Owner's Representative									
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.									
Data Sources: Assessor, Buyer's Representative									
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.									
Data Sources: Flex - the local multiple listing service.									
Listing/Transfer History		Transfer/Sale (ONLY) of the Subject in past 36 months:		Listing and Transfer history of Comp 1 in past 12 months:		Listing and Transfer history of Comp 2 in past 12 months:		Listing and Transfer history of Comp 3 in past 12 months:	
(if more than two, use comments section or an addendum.)		\$		\$		\$		\$	
		\$		\$		\$		\$	
Subject Property Is Currently Listed For Sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: Owner's Representative and Flex									
Current Listing History		List Date		List Price		Days on Market		Data Source	
				\$					
Subject Property has been listed within the last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source:									
12 Month Listing History		List Date		List Price		Days on Market		Data Source	
				\$					
				\$					
Comments on Prior Sales/Transfers and Current and Prior Listings: See additional comments...									
Summary of the Sales Comparison Approach: More weight given to Sales #1 and #3. No time adjustments were applied. Site size adjustment applied to Sale #3 only; no adjustment warranted for less than two acre differential. See additional comments...									
Reconciliation Comments: See additional comments...									
This appraisal is made <input type="checkbox"/> "as is", or <input checked="" type="checkbox"/> subject to the following conditions or inspections: The appraiser assumes no liens or encumbrances. See attached Statement of Contingent and Limiting Conditions. Again, this appraisal utilizes an Extraordinary Assumption of successful subdivision.									
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:									
Opinion of Market Value: \$ 225,000 , as of: May 22, 2019 , which is the date of inspection and the effective date of this appraisal.									

Produced using ACI software, 800.234.8727 www.aciweb.com

Page 2 of 4

Elizabeth McFadden Appraisal LLC

LAND_10 11122014

Elizabeth McFadden Appraisal LLC

LAND APPRAISAL REPORT

File No. 2019-033L

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?

☐ Yes

☐ No

Unit type(s):

☐ Detached

☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____

Total number of phases: _____

Total number of units: _____

Total number of units sold: _____

Total number of units rented: _____

Total number of units for sale: _____

Data source(s): _____

Was the project created by the conversion of existing building(s) into a PUD?

☐ Yes

☐ No

If Yes, date of conversion: _____

Does the project contain any multi-dwelling units?

☐ Yes

☐ No

Data Source: _____

Are the units, common elements, and recreation facilities complete?

☐ Yes

☐ No

If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining multiple transactions into reported sales

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

Produced using ACI software, 800.234.8727 www.aciweb.com

Page 3 of 4

LAND_10 11122014

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

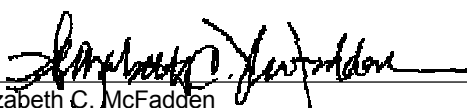
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
Name Elizabeth C. McFadden
Company Name Elizabeth McFadden Appraisal LLC
Company Address 765 US Route One
Yarmouth, ME 04096
Telephone Number 207 773-8987
Email Address emcfadden7@yahoo.com
Date of Signature and Report May 24, 2019
Effective Date of Appraisal May 22, 2019
State Certification # CR #347
or State License # _____
or Other (describe) _____ State # _____
State ME
Expiration Date of Certification or License 12/31/2019

ADDRESS OF PROPERTY APPRAISED
PO 185 Tuttle Road
Cumberland, ME 04021
APPRAISED VALUE OF SUBJECT PROPERTY \$ 225,000
LENDER/CLIENT
Name No AMC
Company Name CLIENT: Town of Cumberland
Company Address via email
Email Address wshane@cumberlandmaine.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

ADDENDUM

Borrower: N/A		File No.: 2019-033L	
Property Address: PO 185 Tuttle Road		Case No.:	
City: Cumberland	State: ME	Zip: 04021	
Lender: CLIENT: Town of Cumberland			

Extra Comments

SCOPE/PURPOSE/INTENDED USE AND USER OF THE APPRAISAL

SCOPE: The subject market area, as defined, is the basis for the research and analysis performed for the appraisal summarized herein. The scope is limited to this market area, due to the subject's size and appeal, as well as the location-specific perspective of the typical buyer. This report briefly summarizes the appraiser's conclusions regarding the subject's market area, neighborhood, site and highest and best use. All standard valuation techniques are then considered and applied, as appropriate. Finally, the value indicators are reconciled into the estimate of market value.

PURPOSE: The purpose of the appraisal is to provide an objective, unbiased estimate of the market value of the fee simple interest in the subject real estate as of May 22, 2019 which is also the date of inspection. This assignment requires an Extraordinary Assumption (see below). Market value is defined in the addenda to this report. Fee simple interest is defined as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

The Intended User of the report is also known as the client (Town of Cumberland), and the Intended Use is to provide an objective, unbiased estimate of market value to assist with their marketing decisions. It is not intended for any other use or for use by any other user, unless expressly authorized by the appraiser in writing. This appraisal report has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the client's stipulated appraisal requirements.

In conformance with Uniform Standards, this appraiser discloses no prior professional services for this property have been performed by this appraiser within the last three years. As previously stated, this assignment requires an Extraordinary Assumption which is defined as: An assignment-specific assumption, as of the effective date of the appraisal, in which uncertain information is utilized. If this information (or assumption) is found to be false, this might affect the appraiser's opinions and conclusions.

For the purpose of this assignment, the subject parcel is assumed to be accessible and developable into two four+/- acre residential homesites: See below.

NEIGHBORHOOD

As previously noted, Cumberland consists of 23+/- square miles and is essentially divided into three distinct areas. Western Cumberland retains a rural feel, despite the presence of several large executive-style subdivisions. Cumberland Center is the suburban center where most local services and all public schools are located. Cumberland Foreside, bound to the east by Casco Bay, offers various water-influenced homesites, and includes a recently acquired public beach.

The subject is part of a 249.88+/- parcel with a street address of 185 Tuttle Road. The portion under analysis is located on Greely Road. Greely Road runs parallel to Tuttle Road and is a long, mostly residential through street which runs in a northwesterly direction from Middle Road to Greely Road Ext. Within a one mile radius, residential improvements range from older Ranches, Split Foyers and Capes to large, modern Contemporary and Colonial styles: such a mix is common throughout the neighborhoods of Greater Portland and illuminates the wide differential in the overall real estate value range. Most properties appear well maintained, and the overall locational appeal of the subject is considered average to good. Additional influences include farmland and equestrian-oriented properties. Both the Valhalla Golf Course (a public course) and all levels of public schools are within approximately two miles.

SITE

The subject site consists of 25.7+/- acres, and the majority is open field which appears level and slightly sloping. However, after several hundred feet, the rear potion slopes steeply down to marshy and wooded areas with streams. The appraiser viewed the land from all four corners (as best could be determined), but did not traverse every aspect.

The appraiser also noted active railroad tracks define the northwestern boundary of this land, and this influence has been fully incorporated into the appraiser's final value estimate.

No adverse easements or encroachments were disclosed by Town Manager William Shane or were observed at inspection.

SUBJECT PROPERTY'S ASSESSMENT AND MARKETABILITY

As previously mentioned, the subject is part of a 250+/- acre parcel. However, the appraiser interviewed John Brushwein, Assessor for the Town of Cumberland, who calculated the subject parcel alone would be assessed for a total value of \$217,000 which appears reasonable and equitable, and will not impact marketability.

Marketing time is estimated to be three to nine months; however, there can be a seasonal component as land does not tend to sell quickly during the Winter months. Exposure time is also estimated to be three to nine months, assuming competitive pricing and competent marketing.

HIGHEST AND BEST USE

The determination of highest and best use is the fundamental basis of real estate appraisal. Highest and best use is defined as "that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal". It is determined by a series of criteria which consists of: 1). Possible or physical use; 2). Permissible or legal use; 3). Financially feasible use and 4). Maximally productive use.

The subject offers ample road frontage via the public, asphalt paved Greely Road. Although this parcel consists of approximately 25.7 acres, per Town Manager William Shane, a substantial portion of the site appears encumbered by wetlands and active streams. The appraiser also interviewed William Longley, Code Enforcement Officer for the Town of Cumberland, who verified that the Department of Environmental Protection requires a 75 foot setback from these wet areas. Therefore, only approximately eight acres appears developable, and the subject is in an RRI zone which requires a minimum lot size of four acres. Both Mr. Shane and Mr. Longley's opinions were further confirmed by the appraiser's viewing and the attached FEMA Map.

As previously mentioned, Cumberland Center is a strong draw for families with school-aged children and the appraiser does

ADDENDUM

Borrower: N/A		File No.: 2019-033L	
Property Address: PO 185 Tuttle Road		Case No.:	
City: Cumberland	State: ME		Zip: 04021
Lender: CLIENT: Town of Cumberland			

not anticipate a reduction in this appeal for the foreseeable future. It is thus the appraiser's determination that the highest and best use of the subject property is development into two lots of approximately four acres each.

SALES COMPARISON APPROACH

After extensive research, it is the appraiser's determination these three sales represent the best and most recent sales available for comparison. This submarket is defined as 15 to 35 acre lots located in Cumberland. Sources utilized for comparable data include Matrix, local brokers, an appraisal data service and the appraiser's files. All sales cited were cash or conventionally financed transactions with no known sales concessions, and all have occurred within the last two years.

Sale #1 was chosen for comparison based on its similarity in surrounding values, size and topography. This property required adjustment for inferior road frontage and access via a right-of-way, per broker and observation. A family compound with two dwellings was the Buyer's motivation, reports the Buyer's Broker, and it is the appraiser's determination this use best reflects the highest and best use of the subject. This property was originally listed for \$265,000 in April, 2015 which expired, then re-listed for \$240,000 in April, 2016, which also expired. Its final list price was \$220,000 in March, 2017, and it sold for \$200,000 after five days-on-market.

Sale #2 was chosen for comparison based on its similarity in surrounding values, as well as for its similarity in size, topography and paved public road frontage. This property required adjustment for superior subdivision potential which was the Buyer's motivation, reports the Buyer's Broker. Originally listed for \$299,000 then reduced to \$279,000, this property sold for \$270,000 after 696 days-on-market.

Sale #3 was chosen for comparison based on its similarity in surrounding values, as well as for its similarity in topography. This property required adjustment for inferior lot size and road access. An adjacent property owner, the Buyer's motivation was additional privacy, reports the Listing/Selling Broker. This Broker also reported that a three lot subdivision was eminently feasible. This property was listed for \$205,000 and sold for same.

All adjustments are reasonable and warranted, and were applied after careful consideration.

SALE AND MARKETING HISTORY

Per the Uniform Standards of Professional Appraisal Practice, the appraiser must research the ownership and disclose the listing and sale history of the subject for the last three years.

The entire 250+/- acre parcel last sold during the 1990s, and was purchased by the Town of Cumberland. Neither the total parcel or the subject acreage is currently on the market or under contract, nor have either been listed within the last three years.

FINAL COMMENTS

All weight was given to the Sales Comparison Approach since the typical buyer determines value through comparison. The Cost Approach was not developed due to the essentially unimproved nature of the subject and comparable sales. The Income Approach was not developed due to the paucity of land leases and recent sales of comparable rented lots, which results in an inadequate data base with which to develop market rent. Exclusion of the latter two approaches does not reduce the reliability of the appraisal conclusion since either is seldom, if ever, considered by the typical buyer.

Within the Sales Comparison Approach, more weight was given to Sales #1 and #3: Sale #1 as this parcel best reflects the highest and best use of the subject parcel; Sale #3 as this is the most recent sale.

No non-realty items were included in the appraiser's final value estimate.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 2019-033L	
Property Address: PO 185 Tuttle Road		Case No.:	
City: Cumberland		State: ME	Zip: 04021
Lender: CLIENT: Town of Cumberland			



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: May 22, 2019
Appraised Value: \$225,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

ADDITIONAL PHOTOGRAPHS

Borrower: N/A		File No.: 2019-033L	
Property Address: PO 185 Tuttle Road		Case No.:	
City: Cumberland		State: ME	Zip: 04021
Lender: CLIENT: Town of Cumberland			



Stream

(one of several)



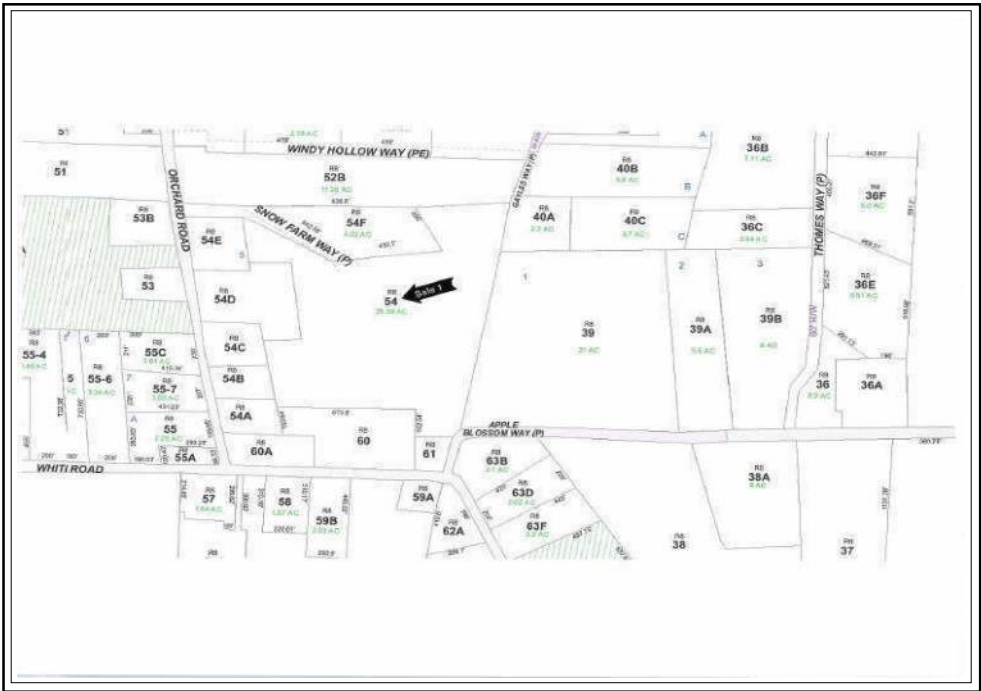
Buildable Area

Looking North



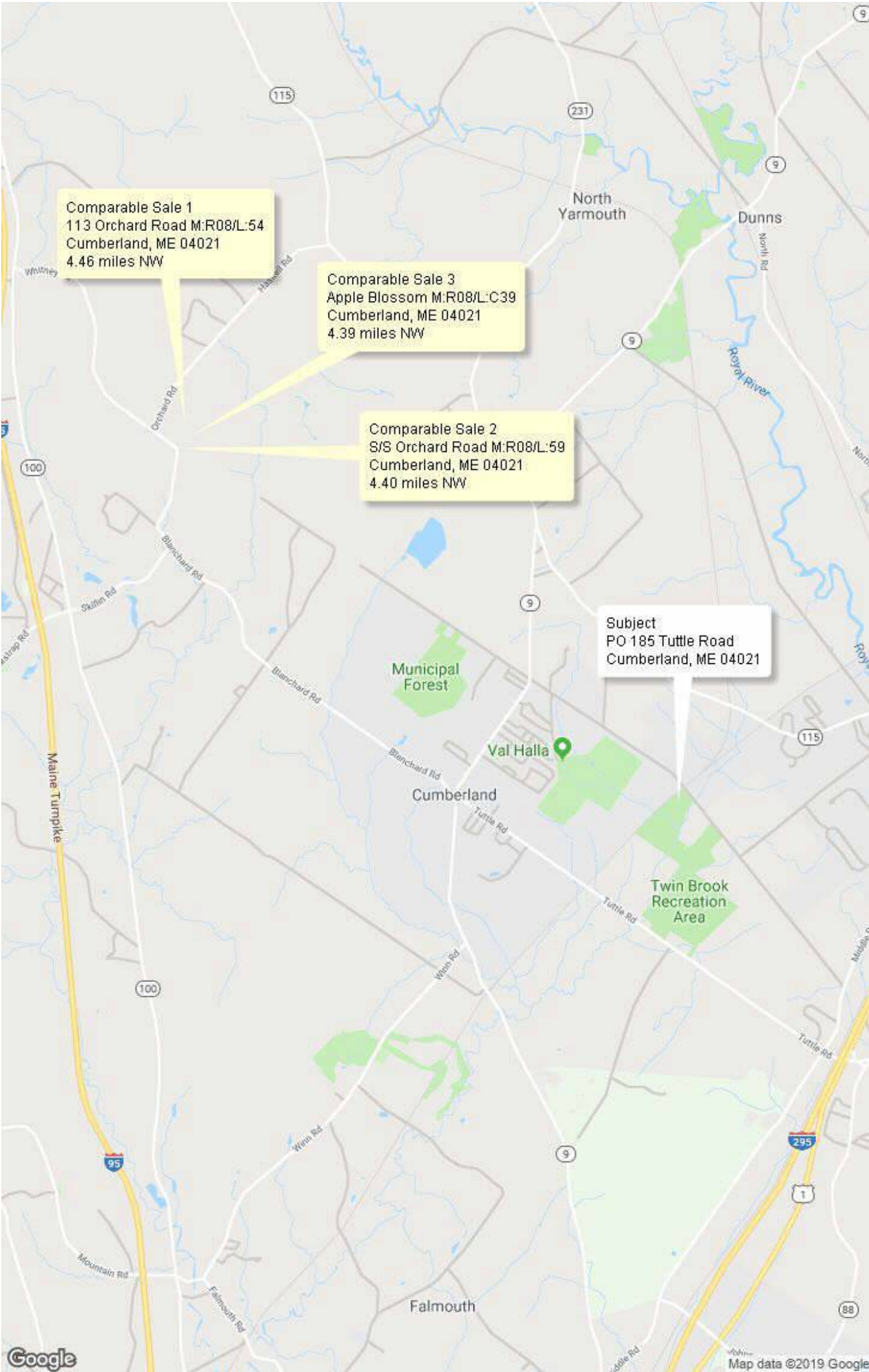
Additional Street Scene

COMPARABLE PROPERTY PHOTO ADDENDUM			
Borrower: N/A		File No.: 2019-033L	
Property Address: PO 185 Tuttle Road		Case No.:	
City: Cumberland	State: ME	Zip: 04021	
Lender: CLIENT: Town of Cumberland			



LOCATION MAP

Borrower: N/A	File No.: 2019-033L
Property Address: PO 185 Tuttle Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Town of Cumberland	



PROPOSED PARCEL

Borrower: N/A	File No.: 2019-033L
Property Address: PO 185 Tuttle Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Town of Cumberland	

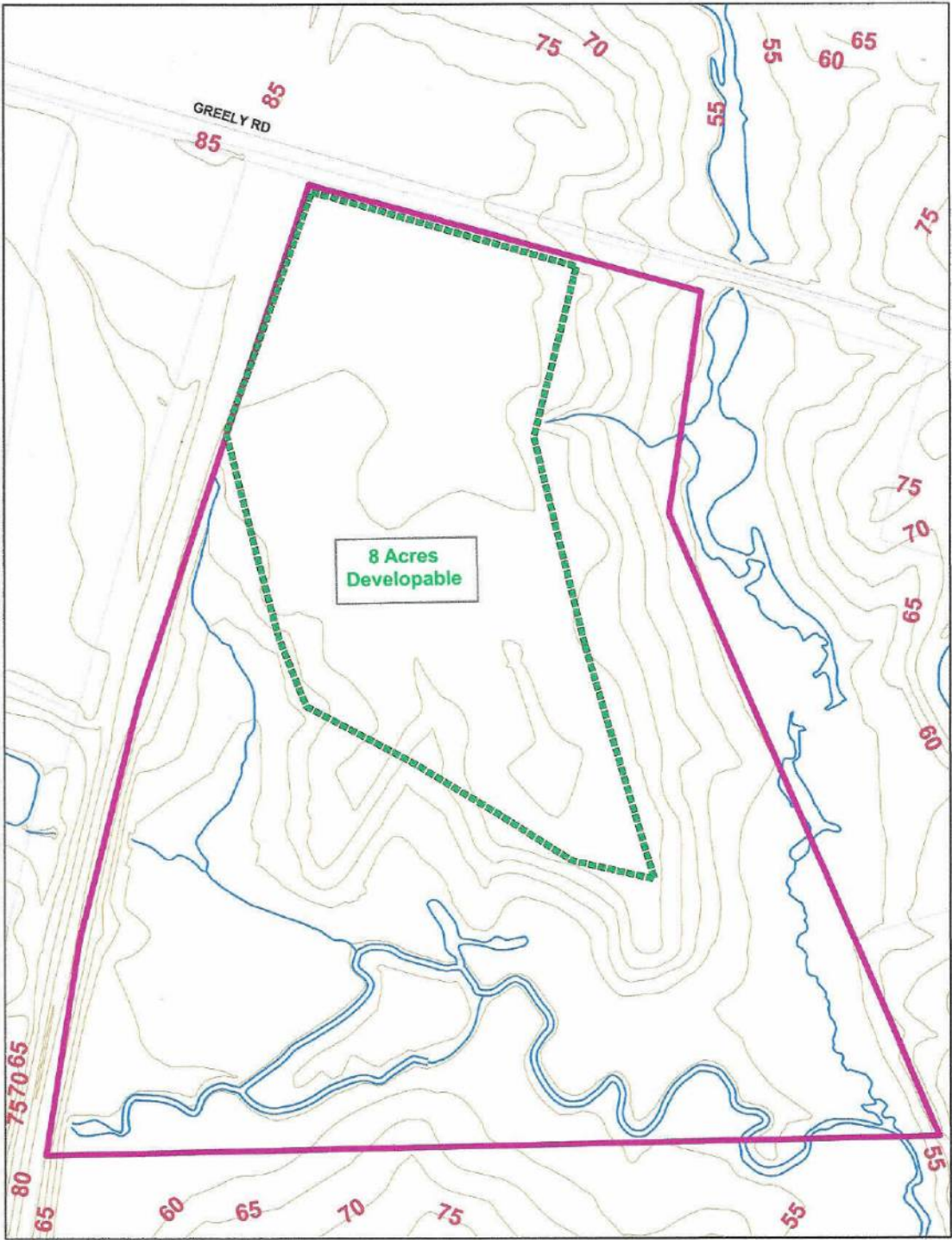


Town of Cumberland Land - 25.7 Acres



DEVELOPABLE ACREAGE

Borrower: N/A	File No.: 2019-033L
Property Address: PO 185 Tuttle Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Town of Cumberland	



Town of Cumberland Land - 25.7 Acres - 8 developable




AERIAL MAP

Borrower: N/A	File No.: 2019-033L
Property Address: PO 185 Tuttle Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Town of Cumberland	



CERTIFICATION

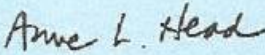
Borrower: N/A		File No.: 2019-033L
Property Address: PO 185 Tuttle Road		Case No.:
City: Cumberland	State: ME	Zip: 04021
Lender: CLIENT: Town of Cumberland		




State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR347
Be it known that
ELIZABETH CAROLINE MCFADDEN
has qualified as required by Title 32 MRSA Chapter 123 and is licensed as:
CERTIFIED RESIDENTIAL APPRAISER

ISSUE DATE
December 7, 2018


Commissioner

EXPIRATION DATE
December 31, 2019

 Detach



STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR347
ELIZABETH CAROLINE MCFADDEN
CERTIFIED RESIDENTIAL APPRAISER

ISSUED 12/07/2018 EXPIRES 12/31/2019

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
35 State House Station
Augusta, Maine 04333-0035
(207) 624-8803


Commissioner

FLOOD MAP

Borrower: N/A	File No.: 2019-033L
Property Address: PO 185 Tuttle Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Town of Cumberland	



FLOOD INFORMATION

Community: 230162
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 2301620015B
Panel: 0015B
Zone: X
Map Date: 05-19-1981
FIPS: 23005
Source: FEMA
Note: Source utilizes updated FEMA Map Zones
Zone X is updated designation for Zones B and C
Zone AE is used in place of A1-A30

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

REVENUES

06/13/2019
08:27:31

TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1
glactrpt

FOR PERIOD 12 OF 2019

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<hr/>					
0011 Other Tax Revenues					
<hr/>					
0011 0303 Motor Vehicle Excise Tax	-1,839,285.88	-1,943,428.95	-2,101,824.00	-2,036,072.33	-1,950,000.00
0011 0304 Boat Excise Tax	-16,862.30	-16,021.70	-18,402.19	-13,363.10	-14,000.00
0011 0325 Supplemental Taxes	-51,067.34	-14,130.35	.00	.00	.00
0011 0328 Outer Islands Property Tax	-39,889.25	-43,352.06	-43,774.06	-22,020.50	-42,000.00
0011 0329 Payment in Lieu of Taxes	-29,608.00	-29,804.00	-30,688.00	-31,918.00	-31,000.00
TOTAL Other Tax Revenues	-1,976,712.77	-2,046,737.06	-2,194,688.25	-2,103,373.93	-2,037,000.00
0012 License & Permit Revenues					
<hr/>					
0012 0311 Hunting/Fishing Lic Agent Fees	-512.25	-495.03	-488.50	-461.25	-541.00
0012 0312 Marriage Lic & Vital Records	-2,341.80	-2,361.86	-2,090.60	-2,297.80	-2,436.00
0012 0313 Birth Certificates	-1,276.20	-1,447.00	-1,667.20	-1,357.40	-1,361.00
0012 0314 Death Certificates	-1,554.60	-1,848.13	-1,391.00	-1,994.00	-1,713.00
0012 0315 Clerk Licenses	-6,020.00	-3,545.00	-4,615.00	-4,380.00	-4,608.00
0012 0316 Shellfish Licenses	-553.44	-729.69	-593.85	-637.96	.00
0012 0317 Conservation Fees	-121.56	-150.31	-146.15	-172.04	.00
0012 0334 Snowmobile Reg. Agent Fees	-183.00	-241.00	-201.00	-223.00	.00
0012 0361 Motor Vehicle Reg. Agent Fees	-21,562.00	-21,448.00	-22,030.00	-20,645.00	-21,406.00
0012 0362 Boat Reg. Agent Fees	-675.00	-660.00	-706.00	-592.00	-1,098.00
0012 0366 Building Permits	-92,281.87	-120,409.01	-68,660.01	-72,963.75	-75,000.00
0012 0367 Electrical Permits	-19,001.85	-27,410.83	-25,610.10	-21,313.05	-21,634.00
0012 0368 Plumbing Permits	-14,955.00	-21,357.50	-18,252.50	-14,641.00	-18,789.00
0012 0369 Other Permits	-1,600.00	-1,902.00	-1,000.00	-976.00	-1,751.00
0012 0383 ATV Reg. Agent Fees	-30.00	-60.72	-94.00	-109.00	-37.00
0012 0390 Misc. Revenue	.00	.00	.00	-1,350.00	.00
0012 0398 Application Fee	-1,597.23	-800.00	-1,450.00	-4,150.00	-1,300.00
0012 0401 Dog Reg. Clerk Fees	-3,307.50	-2,422.00	-1,999.00	-933.00	-2,800.00
0012 0404 Commercial Haulers License	-600.00	-600.00	-500.00	-500.00	-500.00
TOTAL License & Permit Revenue	-168,173.30	-207,888.08	-151,494.91	-149,696.25	-154,974.00
0013 Intergovernmental Revenues					
<hr/>					
0013 0331 State Revenue Sharing	-428,937.71	-415,633.17	-458,304.35	-314,395.09	-453,207.00
0013 0332 Park Fee Sharing	-8,133.33	-10,624.80	.00	.00	-10,055.00

06/13/2019
08:27:31

**TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT**
**PAGE 2
glactrpt**
FOR PERIOD 12 OF 2019

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
0013 0335 DOT Block Grant	-63,232.00	-68,012.00	-69,136.00	-68,644.00	-69,136.00
0013 0341 North Yarmouth Recreation Shar	-7,288.00	-43,685.00	-33,376.00	-18,920.00	-35,000.00
0013 0342 North Yarmouth Library Share	-145,952.00	-144,349.00	-155,424.00	-160,072.00	-160,000.00
0013 0347 North Yarmouth Channel 2	-2,548.00	-2,774.00	-737.00	.00	.00
0013 0348 ACO Sharing Payments	-12,644.00	-10,039.34	.00	.00	.00
TOTAL Intergovernmental Revenue	-668,735.04	-695,117.31	-716,977.35	-562,031.09	-727,398.00
0015 Other Revenues					
0015 0305 Interest & Penalties	-39,164.85	-31,385.94	-24,351.71	-32,239.28	-30,000.00
0015 0306 Over/Short	73.18	103.54	1,207.02	442.21	-100.00
0015 0364 Growth Permits	-4,100.00	-13,600.00	-3,000.00	-2,400.00	-2,000.00
0015 0365 Board of Appeals	-500.00	.00	-300.00	-100.00	.00
0015 0379 Investment Earnings	-6,162.01	-349.64	.00	.00	.00
0015 0382 Sale of Assets	-7,599.00	.00	.00	.00	.00
0015 0390 Misc. Revenue	-51,294.27	-38,903.69	-33,518.02	-40,663.59	-25,000.00
0015 0399 Staff Review Fee	-15,827.77	-10,675.00	-23,332.50	-11,100.00	-14,117.00
0015 0402 Cable TV Revenue	-111,418.32	-116,809.64	.00	-128,633.84	.00
0015 0403 Mooring Fees	-1,935.00	-3,700.00	-4,100.13	-3,805.92	-1,500.00
0015 0410 Private Ways	-1,400.00	-200.00	-200.00	-1,000.00	-400.00
0015 0432 Workers Compensation Dividend	-10,803.37	-13,558.82	.00	.00	.00
0015 0508 Impact Fees	-112,953.50	-184,440.79	-59,616.20	-72,529.10	-60,000.00
TOTAL Other Revenues	-363,084.91	-413,519.98	-147,211.54	-292,029.52	-133,117.00
0021 Police Related Revenues					
0021 0337 State Grant revenue	.00	.00	.00	-1,195.00	.00
0021 0351 Police Issued Permits	-3,667.00	-2,839.00	-2,329.00	-2,137.00	-2,000.00
0021 0353 Police Insurance Reports	-545.00	-456.00	-562.00	-426.00	-500.00
0021 0390 Miscellaneous Police Revenue	-938.00	-128.00	-318.15	-805.25	-648.00
0021 0427 Parking Tickets	.00	-111.00	-615.00	-375.00	-100.00
0021 0431 Outside Detail	-28,804.28	-32,566.00	-32,737.68	.00	.00
0021 0536 Dog Licenses ACO Revenue	-1,695.00	-1,970.00	-3,003.00	-2,950.00	-1,800.00
0021 0540 MSAD #51 SRO Reimbursement	.00	.00	-48,000.00	-49,000.00	-49,000.00
0021 0546 Court Reimbursements	-2,933.04	-2,409.72	-3,246.56	-434.32	-2,200.00
0021 0620 Federal Grant revenue	-25,000.00	.00	.00	.00	.00
TOTAL Police Related Revenues	-63,582.32	-40,479.72	-90,811.39	-57,322.57	-56,248.00
0022 Fire Related Revenues					

06/13/2019
08:27:31

**TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT**
**PAGE 3
glactrpt**
FOR PERIOD 12 OF 2019

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
0022 0390 Misc. Revenue	-60.00	-77.50	-450.00	.00	-100.00
0022 0431 Outside Details	-18,700.35	-21,132.19	-20,036.25	.00	.00
0022 0504 Rescue Billing	-163,410.49	-154,208.48	-157,138.83	-147,474.92	-160,000.00
0022 0505 Non Emergency Transports	-73,280.64	-59,378.19	-6,865.06	.00	-12,000.00
0022 0507 Paramedic Intercepts	-900.00	-600.00	-300.00	.00	-600.00
TOTAL Fire Related Revenues	-256,351.48	-235,396.36	-184,790.14	-147,474.92	-172,700.00
 0031 Public Services Revenues					
<hr/>					
0031 0390 Misc. Revenue	-390.00	-312.00	-615.00	-3,536.00	-500.00
0031 0391 Field Usage Fees	-13,564.12	-8,334.00	-9,774.40	-5,383.20	-10,000.00
0031 0431 Outside Details	-2,338.17	-2,265.56	-1,912.00	-1,234.03	.00
0031 0517 Bags/Universal Waste	-288,725.00	-290,043.50	-254,555.00	-209,960.00	-286,015.00
0031 0539 Brush Passes	-7,614.00	-9,237.00	-10,200.00	-10,289.00	-8,277.00
0031 0617 Twin Brooks Donations	-77.00	-23.00	-143.00	.00	-92.00
TOTAL Public Services Revenues	-312,708.29	-310,215.06	-277,199.40	-230,402.23	-304,884.00
 0035 VH Other Revenues					
<hr/>					
0035 0329 Payment in Lieu of Taxes	-2,000.00	-2,000.00	-3,000.00	.00	-8,000.00
0035 0378 Soda Sales	-2,669.12	-2,381.49	-2,860.30	-2,347.60	-2,500.00
0035 0560 Rental Income	-23,015.69	-25,841.34	-25,091.49	-10,276.25	-14,000.00
0035 0565 Cell Tower Land Lease	-14,400.00	-21,600.00	-21,600.00	-21,600.00	-24,000.00
TOTAL VH Other Revenues	-42,084.81	-51,822.83	-52,551.79	-34,223.85	-48,500.00
 0037 VH Golf Revenues					
<hr/>					
0037 0306 Over/Short	-14.78	-22.75	-5.43	245.58	.00
0037 0357 Golf Memberships	-233,003.80	-230,898.00	-225,085.69	-216,427.15	-230,000.00
0037 0358 Greens Fees	-137,497.94	-116,041.92	-131,917.19	-119,362.28	-120,000.00
0037 0359 Golf Cart Rentals	-88,125.84	-85,193.13	-93,134.10	-69,506.79	-88,000.00
0037 0416 Practice Range	-10,819.00	-8,116.75	-9,798.00	-5,136.75	-10,000.00
0037 0417 VH Program Revenues	-52,018.64	-61,040.00	-78,586.57	-58,098.70	-56,529.00
0037 0419 Advertising Sales	-29,289.10	-17,495.69	-16,390.00	-19,631.50	-23,392.00

06/13/2019
08:27:31

**TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT**
**PAGE 4
glactrpt**
FOR PERIOD 12 OF 2019

ACCOUNTS FOR:		PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001	General Fund					
0037	0522 Outing Golf	-90,122.08	-61,758.81	-43,998.00	-42,978.43	-45,000.00
0037	0617 Donations Received	.00	.00	-845.00	.00	.00
	TOTAL VH Golf Revenues	-640,891.18	-580,567.05	-599,759.98	-530,896.02	-572,921.00
0041 Recreation Related Revenues						
0041	0371 41000 Fall Recreation Revenue	-45,092.45	.00	.00	.00	.00
0041	0372 41000 Winter Recreation Revenue	-97,131.00	.00	.00	.00	.00
0041	0373 41000 Spring Recreation Revenue	-39,582.00	.00	.00	.00	.00
0041	0374 41000 Summer Recreation Revenue	-248,440.33	.00	.00	.00	.00
0041	0440 41100 After School Programs	-210,848.38	-258,014.19	-304,583.25	-319,719.09	-214,836.00
0041	0441 41110 Youth Enrichment Programs	.00	-117,240.86	-155,269.23	-170,478.20	-108,607.00
0041	0442 41120 Youth Sports Programs	.00	-96,123.95	-108,076.27	-114,340.75	-93,052.00
0041	0443 41130 Skiing Programs	.00	-45,741.28	-49,560.85	-53,362.00	-45,020.00
0041	0444 41140 Day Camps	.00	-184,832.94	-205,066.36	-186,388.75	-180,160.00
0041	0445 41150 Swimming Programs	.00	-23,803.10	-28,319.02	-26,235.29	-54,052.00
0041	0446 41160 Adult Enrichment Revenue	-38,722.10	-43,397.91	-41,566.98	-38,866.43	-39,515.00
0041	0447 41170 Adult Fitness Revenue	-59,296.75	-70,572.38	-62,142.14	-62,160.83	-37,743.00
0041	0448 41190 Special Events/Trips Reven	-2,243.00	-5,796.43	-6,292.58	-5,908.00	-2,243.00
0041	0449 41190 Recreation Programs	-8,372.00	-1,334.62	-3,209.26	-2,151.00	-6,971.00
0041	0570 41190 Rec Soccer Revenue	-15,245.00	-23,349.77	-29,279.99	-21,925.00	-20,245.00
0041	0571 41190 Rec Ultimate Frisbee Reven	-15,763.00	-13,694.97	-12,318.14	-14,519.00	-15,672.00
0041	0606 41190 CPR/First Aid Revenues	1,401.20	-1,010.00	-50.00	-240.00	.00
	TOTAL Recreation Related Reven	-779,334.81	-884,912.40	-1,005,734.07	-1,016,294.34	-818,116.00
0045 Library Related Revenues						
0045	0379 Library Interest Income	-293.70	.00	.00	.00	.00
0045	0392 Library Fines	-4,281.45	-3,396.57	-3,314.26	-3,099.73	-3,500.00
0045	0394 Misc. Library Revenue	-1,818.29	-1,571.16	-1,253.90	-1,169.00	-1,000.00
	TOTAL Library Related Revenues	-6,393.44	-4,967.73	-4,568.16	-4,268.73	-4,500.00
	TOTAL General Fund	-5,278,052.35	-5,471,623.58	-5,425,786.98	-5,128,013.45	-5,030,358.00
	TOTAL REVENUES	-5,278,052.35	-5,471,623.58	-5,425,786.98	-5,128,013.45	-5,030,358.00
	GRAND TOTAL	-5,278,052.35	-5,471,623.58	-5,425,786.98	-5,128,013.45	-5,030,358.00

EXPENSES

06/13/2019
08:29:19

TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1
glactrpt

FOR PERIOD 12 OF 2019

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<hr/>					
10 General Government					
<hr/>					
130 Administration	611,711.29	603,647.43	618,871.79	588,902.69	588,736.00
140 Assessor	97,596.59	94,209.74	95,385.43	105,045.27	96,036.00
150 Town Clerk	228,136.72	216,522.88	214,723.00	235,018.87	247,295.00
160 Technology	167,767.11	192,988.37	212,556.07	205,919.28	202,151.00
165 Elections	7,967.70	12,376.48	13,976.40	9,581.30	16,026.00
170 Planning	73,727.32	68,575.85	62,423.48	60,788.41	71,630.00
190 Legal	50,461.63	69,113.60	59,052.56	56,463.85	47,500.00
TOTAL General Government	1,237,368.36	1,257,434.35	1,276,988.73	1,261,719.67	1,269,374.00
20 Public Safety					
<hr/>					
210 Police	1,350,919.74	1,326,514.27	1,350,866.32	1,273,147.97	1,378,565.00
220 Fire	891,645.61	954,962.29	930,189.59	897,951.18	968,342.00
240 Code Enforcement	110,891.95	105,919.08	136,336.13	135,750.81	132,952.00
250 Harbor Master	.00	105.49	6,058.23	5,171.60	11,650.00
260 Animal Control	31,971.83	30,658.01	32,632.30	29,086.56	31,108.00
TOTAL Public Safety	2,385,429.13	2,418,159.14	2,456,082.57	2,341,108.12	2,522,617.00
30 Public Services					
<hr/>					
310 Public Works	991,019.10	1,171,825.94	1,171,553.28	1,082,764.85	1,166,478.00
320 Waste Disposal	501,471.73	482,145.42	505,919.34	483,898.16	512,350.00
430 Parks	243,376.86	221,338.55	298,141.16	295,412.82	292,754.00
440 West Cumberland Rec	4,031.07	6,536.09	6,294.36	5,654.27	7,202.00
470 Historical Society Building	2,732.45	3,977.49	5,821.22	7,261.25	4,958.00
TOTAL Public Services	1,742,631.21	1,885,823.49	1,987,729.36	1,874,991.35	1,983,742.00
37 Val Halla Golf Club					
<hr/>					
350 Valhalla-Club	42,733.01	38,097.97	36,267.41	34,367.47	26,485.00
360 Valhalla-Course	468,567.49	454,334.33	470,687.73	459,558.02	489,882.00

06/13/2019
08:29:20

**TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT**

**PAGE 2
glactrpt**

FOR PERIOD 12 OF 2019

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
370 Valhalla-Pro Shop	219,172.99	226,534.65	232,683.07	243,667.87	243,415.00
TOTAL Val Halla Golf Club	730,473.49	718,966.95	739,638.21	737,593.36	759,782.00
40 Recreation					
410 Recreation	867,136.94	931,074.38	993,842.74	1,015,277.45	993,045.00
420 Aging in Place	.00	.00	185.50	23,533.51	37,453.00
TOTAL Recreation	867,136.94	931,074.38	994,028.24	1,038,810.96	1,030,498.00
45 Library					
450 Library	415,406.30	426,319.84	449,610.27	462,475.78	494,236.00
TOTAL Library	415,406.30	426,319.84	449,610.27	462,475.78	494,236.00
90 Other					
580 General Assistance	24,094.92	36,344.93	27,783.78	33,007.78	35,000.00
590 Health Services	13,432.73	13,875.30	13,875.30	13,726.25	13,875.00
620 Cemetery Association	41,217.04	27,925.00	31,165.00	28,450.00	26,700.00
630 Conservation	6,046.68	4,733.73	5,216.99	6,212.20	5,000.00
800 Fire Hydrants	62,288.45	64,565.79	76,381.42	73,656.56	75,624.00
810 Street Lighting	43,345.21	43,373.02	43,693.00	33,997.61	45,000.00
830 Contingent	1,298.92	13,622.01	8,365.00	7,987.30	10,000.00
840 Municipal Building	84,322.37	83,848.07	102,005.57	93,831.76	90,847.00
850 Abatements	80,422.80	42,825.52	23,069.43	23,670.91	20,000.00
TOTAL Other	356,469.12	331,113.37	331,555.49	314,540.37	322,046.00
96 Fixed Expenses					
650 Debt Service	835,125.86	947,757.40	962,673.17	969,023.35	970,000.00
750 Insurance	232,492.01	222,370.00	318,755.00	283,289.54	286,554.00
910 Capital Reserves	1,181,500.00	1,038,598.00	693,000.00	699,300.00	699,300.00
TOTAL Fixed Expenses	2,249,117.87	2,208,725.40	1,974,428.26	1,951,612.89	1,955,854.00

06/13/2019
 08:29:21

**TOWN OF CUMBERLAND
 HISTORICAL ACTUALS COMPARISON REPORT**

PAGE 3
glactrpt

FOR PERIOD 12 OF 2019

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
98 Assessments					
<hr/>					
860 MSAD #51	15,557,050.91	16,060,474.08	17,208,107.28	17,132,748.27	18,690,270.84
890 County Tax	747,431.00	775,374.00	813,904.00	878,954.00	878,954.00
TOTAL Assessments	16,304,481.91	16,835,848.08	18,022,011.28	18,011,702.27	19,569,224.84
TOTAL General Fund	26,288,514.33	27,013,465.00	28,232,072.41	27,994,554.77	29,907,373.84
TOTAL EXPENSES	26,288,514.33	27,013,465.00	28,232,072.41	27,994,554.77	29,907,373.84
GRAND TOTAL	26,288,514.33	27,013,465.00	28,232,072.41	27,994,554.77	29,907,373.84