

AGENDA
Cumberland Town Council Meeting
Town Council Chambers
MONDAY, October 8, 2018
5:30 P.M. Nominating Committee Meeting
6:00 P.M. Workshop
7:00 P.M. Call to Order

6:00 P.M. WORKSHOP with Heritage Village (formally Cumberland Foreside Village) re: future development

I. CALL TO ORDER

II. APPROVAL OF MINUTES
September 24, 2018

III. MANAGER'S REPORT

IV. PUBLIC DISCUSSION

V. LEGISLATION AND POLICY

- 18 – 130** To make a Town Council Proclamation in honor the 225 anniversary of the Congregational Church in Cumberland.
- 18 – 131** To authorize the Town Manager to issue a gift letter for exchange of a release deed for property located at Map R06/Lot 15 (a/k/a Greely Woods).
- 18 – 132** To hold a Public Hearing to consider and act on adopting a moratorium ordinance regarding medical marijuana retail stores, effective immediately, for a period not to exceed 90 days.
- 18 – 133** To consider and act on a Town Council Resolution requesting that the Maine Center for Disease Control declare a public health nuisance in the Town of Cumberland (and surrounding region) due to brown tail moth infestations.
- 18 – 134** To appoint members to the Lands & Conservation Commission.
- 18 – 135** To set a Public Hearing date of October 22nd to consider and act on a Graveyard/Junkyard permit for Cumberland Salvage.
- 18 – 136** To consider and act on forwarding to the Cumberland/North Yarmouth Joint Standing Committee, the proposal from Integrated Forest Management for a forest inventory of

Knight's Pond, as recommended by the Lands & Conservation Commission.

VI. NEW BUSINESS

October 15th @ 6:00 P.M. Joint meeting with Cumberland Town Council, North Yarmouth Select Board and M.S.A.D. 51 School Board at Val Halla.

VII. EXECUTIVE SESSION pursuant to Title 36 M.R.S.A. Section 841(2) to consider and act on an application for tax abatement based on hardship.

VIII. ADJOURNMENT

IX. BUDGET REPORT

MINUTES

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, September 24, 2018

6:00 P.M. Workshop with the Town Attorney re: new marijuana laws and impact to current ordinance

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 Stiles, to accept the September 10, 2018 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

II. MANAGER'S REPORT

Town Manager Shane said that he would report under new business.

III. PUBLIC DISCUSSION

Dennis Marrotte of Westbrook said that this November is the 30th anniversary of the Sister Cities Relationship between greater Portland municipalities and Archangel, Russia. There will be a photography exhibition "Bridges of Friendship" at the Stonewall Gallery at the Yarmouth Historical Society on November 9th of images from both countries. They are requesting \$150 from each municipality to help bring 30 pair of images (60 photographs) from both countries.

IV. LEGISLATION AND POLICY

18 – 121 To consider and act on authorizing the Town Manager to enter into a contract with TEC Associates to update the 2011 Quiet Zone Report.

Town Manager Shane said that he has been in contact with Wayne Duffett of TEC Associates who did the original quiet zone study back in 2011. He is willing to work with us on an hourly basis to update the original report. We should have the updated report back to us by early November.

Chairman Copp asked for any public comment.

There was no public comment.

Motion by Councilor Bingham, seconded by Councilor Gruber, to authorize the Town Manager to enter into a contract with TEC Associates to update the 2011 Quiet Zone Report.

VOTE: 7-0 UNANIMOUS

18 – 122 To hold a Public Hearing to consider and act on the 2019 Shellfish License allocations, as recommended by the Shellfish Conservation Commission.

Town Manager Shane said that the Shellfish Conservation Commission met last week and voted unanimously to recommend the same shellfish licenses as last year:

Unlimited resident recreational licenses

25 non-resident recreational licenses

8 monthly resident licenses

2 monthly non-resident licenses

- 1 resident commercial license
- 1 non-resident commercial license

Chairman Copp opened the Public Hearing.
 Public discussion: none
 Chairman Copp closed the Public Hearing.

Motion by Councilor Gruber, seconded by Councilor Stiles, to approve the 2019 Shellfish License allocations, as recommended by the Shellfish Conservation Commission.
 VOTE: 7-0 UNANIMOUS

Councilor Gruber requested taking item 18-124 out of order and moved to table it. (See item for complete motion)


18 – 123 To hear a presentation from the Town Manager re: relocation of the Public Works garage to the Cumberland County Riding Club site at 68 Skillin Road.

Town Manager Shane presented the following:

Town Garage Relocation Meeting
Skillin Road - Riding Club Site

September 24, 2018


William R. Shane, P.E.
Town Manager



2006 Aerial Photo

In 2010, the Town Council directed staff to go to RFP for a proposal to develop the Property behind the Town Garage.





VILLAGE GREEN
MASTER DEVELOPMENT PLAN
VILLAGE CONCEPT PLAN
DECEMBER 15, 2010

Bateman Partners of Portland, presented a multi-phased Master Plan to the Town Council and the Planning Board for the Development of the properties that included everything from Town Hall through Wyman Way including the Town Garage

**Is there any written agreement to Move?
Do we have to Move?**

No.

Presently the current property is valued over \$20 million, generating over \$380,000 of property tax revenue annually. The current garage location is estimated to generate nearly \$240,000 annually on the Town Garage site.

So Why Move? Why not stay and fix the Garage?

To Stay

- 45 Year Old Facility
- Upgrades needed to:
 - HVAC
 - Lighting & Electrical
 - Fuel Tanks & Canopy
 - Sand & Salt Storage
 - Locker Room & Offices
- 2 Acres of Compost & Brush Area on top of a landfill (temporarily)

\$ 3M investment to stay at current location



Town maintains \$ 9 Million in equipment
The MSAD has 24 buses and a small garage onsite.



Brush Storage
&
Compost Site



Site
Expansion
Not an
Option

Present Site Location makes little sense to stay

To Stay

- 45 Year Old Facility
- Equipment Wash Bay
- Upgrades needed to:
 - HVAC
 - Lighting & Electrical
 - Fuel Tanks & Canopy
 - Sand & Salt Storage
 - Locker Room & Offices
- 2 Acres of Compost & Brush Area on top of a landfill (temporarily)

\$ 3M to Stay in Place

Town Garage Relocation

- 32 units - \$408,000 Avg price
- Completed Skating, Bathrooms, Recreation Area
- Final Close out of landfill
- Temporary Salt Building replaced
- Removal of Fuel tanks and 50 yr. old buildings
- Est. Tax Revenue over 20 years

**Taxes Collected over 20 years
\$5,888,000**

Sites looked at since 2014

12 Sites + Riding Club Site

- Pike- Blue Rock- now Chase Pit- Blackstrap Road
- Former Nelma Site- Tuttle Road near Town Forest
- Former Harwood /Railroad Site- Near Town Forest – Tuttle Road
- Former Anderson Equipment Site – Middle Road
- Storey Brothers- Middle Road
- Riding Club – not on list until approached by Club
- Town Pit – Goose Pond Road
- Twin Brook – Greely Road near RR tracks
- Tuttle Road Site near Drowne Road entrance
- Harris Road
- Greely Road near Hillside
- Longwoods Road Near Cross
- Doughty Road

Rejected Due to:

- Environmental – Wetland Survey
- Inventory of Existing Utilities
- MDEP & Planning Board potential issues

Yellow Highlighted Sites

Looked at more closely

Preliminary Costs

Phase 1 - \$3.2 M Late – Spring 2020

Sand, Salt and Compost Pad, Brush Area, Utilities, General Site Development , Permitting

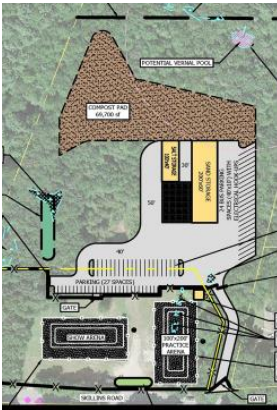
Phase 2 - \$5.4 M Spring 2024

Garage, Cold Storage Buildings, Bus charging area

Final Disposition of Existing Site

RFP 2023, Demolition and landfill closeout 2024
Environmental mitigation- fuel tanks

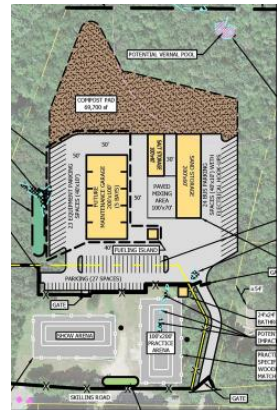
Fire Truck Bond - \$1.3M Removed from this vote



Phase 1

Potential Vernal Pool - - Need to wait until Spring to determine status

- Compost & Brush Pad
- Sand & Salt Storage
- Bus Parking to wait until Phase II
- Stormwater Detention
- Riding Club Amenities



Full Build out of Site

Potential Vernal Pool - - Need to wait until Spring to determine status

Next Steps

Can this site be permitted at Riding Club Site?

- Yes- construction costs are more expensive as monitoring wells and additional containment will be needed as the site is on the West Cumberland Aquifer
- Municipal Uses are allowed in All Zones
- Technically site can be designed not to physically impair surrounding properties

Is this the right site to locate the Town Garage ?

- That's a political decision made by your elected official not Town staff
- Is it the best location for the Town?
- What other options are available and can costs be reduced with sharing?
- What's the MSAD's cost?

Next Steps

Is this the right site to locate the Town Garage ?

- This is where we need to start
- Neighborhood Input
- No Action is scheduled for tonight – other than taking input
- October 22nd could be additional testimony or action if the Town Council is ready to act on the proposal either positively or negatively.

Thank you for your attention.

Chairman Copp asked for public comment.

John Lowery of Drowne Road and President of the Village Green Homeowners Association said that he chose Cumberland for the good schools, to be closer to family and to be part of this wonderful community. The homeowners of Village Green and the Drowne Road senior housing facility are so happy to be one of the newest neighborhoods in Cumberland. Village Green consists of 56 homes made up of families with school aged kids, professionals and retirees. Collectively, the neighborhood pays approximately \$550,000 per year in property taxes and the senior housing facility has many residents who have a long history in Cumberland, and they are located directly across from the Public Works facility. Part of the Towns master plan addresses the relocation of the Public Works facility for the betterment of our Town as a whole. The site of the current facility is clearly insufficient for the growing needs of our Town and is located on one of the most valuable, central parts of our Town. Identifying a new location has been challenging and they recognize that it is not compatible in its current location in a residential neighborhood and would be better suited in a different location. They understand and empathize with their neighbors on Skillin Road. They do not want to see neighborhoods pitted against each other. He would like to work together as a community to find some common ground. We should be able to recognize the benefits to the community in moving the Public Works facility. Some of the benefits will allow for development and a more robust Town center, as outlined in the master plan, with proximity to Town Hall, schools, fire station, local businesses and trail systems, and \$400,000 annually in tax revenue in perpetuity. It may allow for a desperately needed senior housing facility. They appreciate the Council's fiscal responsibility in apportioning the cost over time and dividing the project into 2 phases. They also agree with the Town Council and Town Manager that it makes financial sense to invest in what the Town needs in the long term by transforming the current site into one used to generate future revenues and amenities for the Town.

Catherine Pelletreau of 55 Drowne Road said that she loves everything about living in Village Green, except for the Public Works facility. The Town Council received a letter on behalf of the Village Green neighborhood and the senior housing facility with over 75 signatures. One of the reasons that they support moving the Public Works facility is the development of a more robust Town center, the development opportunity with the site, and the additional public amenities including the new walking paths, skating rinks and riding facility would be a benefit for the whole Town. She thanked the Council because she realizes that this is very difficult and the Village Green neighborhood is very appreciative.

John Law of Village Green said that the Town Council has a thankless job with a lot of criticism and he believes that they are sincerely trying to build a future for Cumberland that will build upon what already makes Cumberland a special place to live. Before Village Green was built, there was a landfill, a pond with tires in it, and the land wasn't worth much. When the Town Council approved Village Green, it increased the value around the Town garage and the surrounding neighborhoods. If neighbors cannot work together to find a solution, then the loser is the Town of Cumberland.

Paul Weiss of 314 Blanchard Road said that this site is on one of the most important aquifers in West Cumberland. That area has vernal pools on it that will be compromised. It is used as a recreation area by the neighborhood and he maintains some of the trails himself. It is also a habitat for wildlife. This is a residential area and he feels that West Cumberland gets the short end every time. He hopes that the Council listens. A lot of the people are here tonight because they are outraged.

Brian Fraser of 16 Westbranch Road said that he supports everything that Mr. Weiss said. He wondered what the pressure is to move the existing garage. It will cost 6 million dollars more than fixing the existing site and possibly another million to mitigate the existing site. It seems like there are other potential options to be looked at. He is concerned about how fast this is moving. He would like to slow this process down and wants to know what the timeline is moving forward.

Marnie Dean of 28 Westbranch Road said that they are all on wells in that area and they have concerns about salt and fuel. It is also very wet on that parcel and being on top of the aquifer is a huge concern. She is also concerned about noise. This is in her backyard. She really wants the Town to look at this consider the financial piece of moving the facility. None of this makes sense to her.

Mary Jane Call of 20 Westbranch Road said that this is about our entire community. They chose their home for the rural aspect and she is worried about the environmental impacts as well as increased traffic. Has a traffic study been done? How does it make sense having all the Public Works trucks travel to the center of Town then disperse?

Christine Fraser of 16 Westbranch Road referred the Council to their "Town plan" which identifies critical natural resources and talks about protecting the aquifer. We are talking about adding all the things that can harm the aquifer and a lot of the neighborhoods nearby are on wells. We are going against our own plan. Two previous sites were not considered because they are on the aquifer, so why is this site ok to contaminate when the others were not? She added that she is an Equine Veterinarian and said that the mixed use of a bunch of horses next to a garage with loud trucks and buses does not mix. That is a recipe for disaster with spooking horses.

Roger McCord of 80 Skillin Road said that he agrees with everyone who has spoken so far. He had a math teacher in high school who always asked him if his answer looked right. This just does not look right.

Bert Kendall of 26 Glenview Road said that he finds the present location of the Public Works garage to be convenient for his family. He thinks that the people in the audience should give Town staff and the Council more

credit. As the Town Manager said, we have to start somewhere. He sees the need for a new elementary school in the future. The Town and School should get together to discuss their costly projects.

Barry Sheff of 254 Bruce Hill Road is a Municipal Infrastructure and Public Works Engineer. He is not sure that the potential tax revenue from the Village Green master plan should be driving policy around the Public Works garage. He would like to see focus on diversifying our tax base on Route One and Route 100, and he is not sure that additional housing should be the reason for moving the Public Works facility. Do we need a brush dump and compost site? Can we work with Falmouth or Yarmouth on these to save acreage on the new site? It would not be uncommon for the project to be 25% more in 2024 than proposed today. He has seen about 5 events at the riding club over the past 10 years and to ask the taxpayers to commit \$400,000 to build a riding arena for the riding club does not make sense. He asked the Council to direct staff to revisit the existing site.

Isabelle Schonewald of 129 Middle Road said that the tax revenue after the Town garage is moved won't be seen until around 2026. Today's tax payers will be paying for tomorrow's tax payers benefit. She wonders with deed restrictions and landfill setbacks being considered, what developable acreage will remain and what will its value be? If it's so valuable, why won't the developer contribute to the relocation? With the Skillin Road site, what will the additional costs be, especially fuel costs and travel time? There are a lot of questions to be considered with a site selection.

John Gunn of 11 Pond Shore Drive said that he is a Professor of Forest Management and he has spent the last 20 years trying to get people to care about forests, water and wildlife. This proposal suddenly has everybody concerned with these things. His reaction to this site is emotional since it is literally in his backyard and he strongly opposes it. He and his family use Skillin Road to bike and run and it can be very challenging with the current traffic.

John Martin of Oak Ridge Road asked why we should care about the potential tax revenue from the development of the Town garage property. New housing in Cumberland will put more of a burden on the Town than the tax revenue that is generated. He feels that developing the Town garage property will cost us a lot of money in terms of our budget. A lot of people may not be able to stay in this Town because of the increasing taxes and he thinks that is wrong.

Dan Avery of 19 Skillin Road said that there is a clear delineation of the different parts of Cumberland and where money is spent. People move to West Cumberland for the rural feel. His family walks on Skillin Road and it is becoming tricky with the traffic now. There was a site on Tuttle Road that was not considered due to the close proximity of residential homes and the wetlands at the rear of the parcel. Trying to put this on the aquifer is a terrible idea and it will negatively impact the environment around the entire area.

Tammy Turner of 116 Mill Road said that she has concerns about traffic and safety in the area. If we put a big facility on this beautiful, rural piece of land, between two busy intersections, she is concerned about traffic and sustainability of the roads.

Paul Murphy of 12 Westbranch Road said that he uses the trails on the site to ski and enjoys the rural character of this Town. In the 15 years that he has lived here, his taxes have never gone down and he does not expect his taxes to go down as a result of developing the existing Public Works site. He urged the Council not to develop this site.

Nichole Nevulis 354 Blanchard Road Ext. said that she lived next to a town dump and Public Works facility while growing up in Massachusetts. She can appreciate and have empathy for the residents of Drowne Road. She chose to live in West Cumberland because it is quiet. Moving the Public Works facility to Skillin Road will be at the

expense of the people who live in that area. The residents of West Cumberland invested there for the lifestyle and peacefulness. She also has the same environmental and traffic concerns that her neighbors have spoken about.

Jeff Nevulis of 354 Blanchard Road Ext. said that he also shares the same concerns that have been mentioned tonight. He said that the intersection at Skillin and Blanchard Road is unsafe now and there will have to be a significant traffic study done if this plan does go through.

Brenda Sherwin of 292 Blanchard Road said you cannot bring back the environment once it has been destroyed. Kids need nature and clean water. We all do. We need to stop and think about what we are doing to our environment.

Bruce Sherwin of 292 Blanchard Road said that he and his wife love living in West Cumberland and they want to retire in the same nice, tranquil area that they live in now. He feels that the current Public Works location will continue to work where it is and we do not need to spend more than is necessary. To echo a resident from Village Green who spoke earlier and said that she loves everything about Village Green except the Public Works department, the residents of West Cumberland will feel the same way. If this does pass and the Public Works facility goes to the Skillin Road site, they will move away from that area. Moving an industrial complex into the middle of a neighborhood will not work.

Heather Jaccoma of 12 Pond Shore Drive has lived here for 25 years and she loves it. She has spent a lot of time and money beautifying her property and she never thought that she would have to defend her property value. This proposal will diminish the property values of the high-end homes that are located on Pond Shore Drive, Hill Top Road and West Branch. The tax revenue that you get on one end is going to take away with the diminished value of the other. She is concerned about the brush dump location on the proposed site and people leaving diseased trees so close to the existing wooded site.

Ken Leaman of 3 Tacoma Lane said that they moved to Village Green in order to remain in Cumberland after raising their family on Greely Road Extension. The removal and replacement of the Public Works building has plans for a village center, rental apartments and small townhouses. Tax generating property makes sense. The current Public Works site is hemmed in as such that it cannot meet the current need. The recreational uses proposed at the new site with the trail improvements, etc. will be a broader public use and value to the Town as a whole. It is catastrophizing to say that the rental homes and small townhouses that will be built on the current site would be populated with children who would clog our schools. There are children in the Village Green neighborhood and they are very pleased to have such a diverse neighborhood. There are ways to build a new Public Works facility that will not adversely affect the residents of West Cumberland and enable the Town as a whole to have a Public Works facility that will meet the needs of the entire Town, where it cannot be met at its current location.

Jeff Kalinich 371 Blanchard Road Ext. said that he does not believe that the West Cumberland site is the appropriate site for this facility. Vernal pools, wetlands, the aquifer and the residential area are all reasons that other potential sites were not chosen. This site has all the same reasons. If the Public Works facility does not go on this parcel, residential use will likely be considered there at some point. If residential tax dollars is what the Town wants, there are three prime properties that would be diminished if the Public Works facility goes there.

Peter Lattanzi of Pond Shore Drive said that he is concerned that the potential referendum process could put areas of Town against each other. He encouraged the Council to continue their search for a new location.

Justin Wood of Apple Blossom Way said that taxpayers could potentially be on the hook for \$15 million for a new facility and to remediate the existing site, for the proposed tax revenue of \$240,000 per year. We will be servicing

debt for 8 years prior to gaining a minimal amount of tax revenue. He feels that the reason to move the facility based on future tax revenue does not make sense.

Candice Meuhleisen of 41 Skillin Road said there is a lot of wildlife in that area. If there is contamination, that will change. The wildlife is important as is the entire rural feel of the area. She does not want this to change.

Rich Allred of 20 Pond Shore Drive he looked into the Town Council's past site selection process. Things considered in other potential sites were proximity to neighbors, potential contamination of water and proximity to the center of Town. This plan puts the facility into the middle of a residential area. If it wasn't for the free land, the Town would never have considered this site. He is concerned that the free land is railroading the decision. He is opposed to this and it does not fit, just like the other sites that were looked at.

Ian Smith of 321 Blanchard Road Ext. said that we have an industrial operation that became hemmed in by a residential neighborhood and now there is a conflict. He is trying to follow the logic where there is an industrial use in a residential neighborhood, why not look for an industrial location to put it in? Be a compatible neighbor where it would be an asset, not a detriment.

Terry Danowski 77 Wyman Way said that this issue seems to be putting neighborhood against neighborhood and that isn't what Cumberland is about. All the things that the Skillin Road neighborhood is concerned about, Village Green is living right now. This is a problem that Cumberland needs to solve with the leadership of the Town Council. She hopes that we can come up with a solution that works for everyone.

Teri Maloney-Kelly of Maloney's Ridge Way said that she has been adamant for many years that the Town garage is an industrial operation that belongs in an industrial zone. They live it in West Cumberland. In 2006 the gravel pits reopened and were expanded. She knows what it is like to live in an industrial zone and the Town garage should not be in anybody's backyard. We should all band together as citizens and help our town realize that the Town garage is an industrial operation and that is where it belongs.

Mike Lombard of 88 Skillin Road said that he opposes this site and agreed that it feels that it is putting neighborhoods against each other.

Gary Radio of 24 Pond Shore Drive said that Skillin Road is a traffic nightmare. The site lines are horrible in that area. He has concerns about gas, grease and oil and a proper wastewater mitigation system. We do not have the sewer system in West Cumberland to handle chemicals. He urged the Council to find another site.

Bob Coulliard of Lower Methodist Road said that discussion regarding putting the Town garage in one of the gravel pits would bring us back to the trouble we had years ago with the aquifer being polluted with chemicals and people having problems with their wells. He thinks that the property by the railroad tracks would be a good option.

Mathew Clair of 261 Gray Road said that he also chose West Cumberland because of its rural character. Nobody wants neighbors to be pitted against each other. He asked the Council to table this indefinitely and look into other sites.

Charlotte Colby 69 Skillin Road said that the riding club only had 4 events last year and maybe 6 the year before. The Town should not put money into an arena for them. They haven't used it much for many years. She is also concerned about traffic on Skillin Road.

Tammy Merrill of 199 Gray Road asked the Council to please think about what this would do to West Cumberland. Let's focus on Gray Road and Route 100 to create a village with businesses. The Town garage has no business being in West Cumberland. It should be centrally located in Town.

Chairman Copp closed public comment and asked for comments from the Council.

Councilor Bingham said that we need more time to think about this as a group. We have a comprehensive Plan that we update every 10 years. One of the things that we did in the latest Comprehensive Plan is to create three growth zones. One of those growth zones is in the center of Town including where the current Town garage is located.

Councilor Gruber agreed that this is not the right time to go further. He thought it best to table item 18-124 to avoid the perception that this is a done deal.

Councilor Edes said that he is not ready to make a decision on this. There were a lot of good comments and a great discussion tonight.

Councilor Storey-King said that she could make a decision tonight not to go further on this site.

Chairman Copp said that he can assure everyone that this is not a project that was going to be allowed to slide through. He does not feel that West Cumberland has been slighted in any way. He understands that people do not want a business in a residential zone. It will be impossible to find a site that won't offend somebody. We are at our wits end and we do need to move the Public Works garage. He will never vote to dump 3 million dollars into the current facility.

Councilor Stiles said that listening to the public comment this evening tells him that this is probably not the right site to move the garage to. However, we have to take the time to continue to search for the right place, as we have been doing for the past 5 years. This Council does consider the entire Town and does not ignore any particular section of Town. In regard to property taxes, this Council has not contributed to a tax increase for the most part. Two years in a row the Town side of the tax bill has decreased.

Councilor Turner said that we are all Nimby's (not in my backyard). Nobody wants it in their backyard and most of the comments this evening came from a Nimby prospective. The thing that gives him pause is the traffic situation on Skillin Road. He also could say no to this particular site right now.

18 – 124 To set a Public Hearing date of October 22nd to consider and act on authorizing bonding of up to \$8,600,000.00 for a new Public Works facility.

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

VOTE: 7-0 UNANIMOUS

18 – 125 To hold a Public Hearing to consider and act on amendments to the Zoning Ordinance, Section 315-4 (Definitions), and Section 315-14 (Village Center Commercial (VCC) Zoning District) to allow for storage units in the VCC Zone.

Town Manager Shane explained that this request was presented to the Planning Board and the Planning Board voted 4-3 to not recommend storage units in the VCC Zone.

Chairman Copp opened the Public Hearing.

Public discussion: Tammy Merrill of Gray Road said that a storage unit does not add any asset to our community. We want business that are more interactive. A storage unit would be an eyesore and it does not add anything positive to our community.

Chairman Copp closed the Public Hearing.

Councilor Bingham said that he would rather wait a few years and get a business that would be compatible with the vision of trying to build a village center.

Councilor Gruber said that at the Planning Board meeting, Steve Moriarty said that he was on the Route 100 committee that considered all the options for that area. He said that this is nothing like what they would have considered a good fit. He is not supportive of storage units on Route 100.

Councilor Edes said that he is in favor of this. The owner plan is to have shops in the front with the storage units in the rear of the building. The storage units on Route One look very nice and have little impact to the Town. It would be a great tax base for us and he is 100% in favor of it.

Councilor Storey-King said that she will oppose it. She has had some residents of West Cumberland contact her concerned about the traffic that travels through Cumberland and never stops. We don't want to give them a reason to stop. It is upsetting to her the items that the Police have seized from people traveling on Route 100. Sometimes things stored in storage units are not always legal.

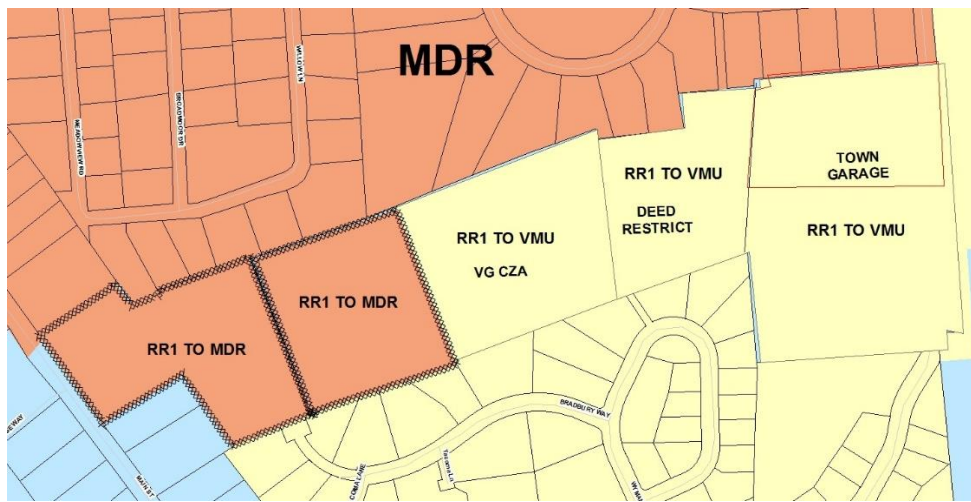
Councilor Turner said that architecturally, storage units can blend in nicely and he agrees with Councilor Edes that they have little impact on the Town.

Councilor Stiles moved to table indefinitely. No second. Motion failed.

Motion by Councilor Bingham, seconded by Councilor Gruber, to not amend Chapter 315 (Zoning), Section 4 (Definitions), and Section 315-14 (Village Center Commercial (VCC) Zoning District) of the Cumberland Code, to allow for storage units in the VCC Zone.

VOTE: 5-1-1 (Edes opposed, Copp abstained) MOTION PASSES

18 – 126 To hold a Public Hearing to consider and act on draft Zoning Map amendments to re-zone two lots, one at 255 Main St. (Tax Map U10, Lot 1) and one at 24 Amanda's Way (Tax Map U10, Lot 1A) from the Rural Residential 1 (RR1) Zoning District to the Medium Density Residential (MDR) Zoning District AND to rezone three lots, one at 50 Amanda's Way (Tax Assessor Map U10, Lot 1B), one at 3 Oak St. (Tax Map U10A, Lot 13) and one at 23 Drowne Rd. (Tax Map R03, Lot 54) from Rural Residential 1 (RR1) Zoning District to Village Mixed Use Zoning District (V-MUZ), as recommended by the Planning Board.



Town Manager Shane explained that there were 5 lots that were sandwiched between the MDR and VMUZ zones after we created the Contract Zone Agreement with Bateman Partners for Village Green. Those lots were in the RR 1 zone and abutting other RR 1 lots that are heavy on the agricultural uses allowed, potentially creating a difficult way of life for abutters. Also, the text in the ordinance refers to the VMUZ zone, but the official Town maps refer to it as VMU zone. The Manager requested a motion to change the maps to match the ordinance language.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Storey-King, seconded by Councilor Bingham, to amend the official Cumberland zoning map to re-zone two lots, one at 255 Main St. (Tax Map U10, Lot 1) and one at 24 Amanda's Way (Tax Map U10, Lot 1A) from the Rural Residential 1 (RR1) Zoning District to the Medium Density Residential (MDR) Zoning District AND to rezone three lots, one at 50 Amanda's Way (Tax Assessor Map U10, Lot 1B), one at 3 Oak St. (Tax Map U10A, Lot 13) and one at 23 Drowne Rd. (Tax Map R03, Lot 54) from Rural Residential 1 (RR1) Zoning District to Village Mixed Use Zoning District (V-MUZ), as recommended by the Planning Board, **and further** direct the Town Manager to update the overlay and zoning map to be consistent with the Cumberland Code text.

VOTE: 7-0

UNANIMOUS

18 – 127 To hold a Public Hearing to consider and act on amendments to the Zoning Ordinance, Chapter 315, Section 29 (Lot Regulations), to clarify that corner lots are required to have frontage on only one street, as recommended by the Planning Board.

Town Manger Shane explained that the interpretation of our ordinance is that frontage be required on two streets for corner lots. The Ordinance Committee looked at it and wanted to clarify it to say that a corner lot only requires frontage on one street, not both. The Planning Board agreed.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Gruber, seconded by Councilor Edes, to amend Chapter 315 (Zoning), Section 29 (Lot Regulations) of the Cumberland Code, to clarify that corner lots are required to have frontage on only one street, as recommended by the Planning Board.

VOTE: 7-0 UNANIMOUS

18 – 128 To hold a Public Hearing to consider and act on amendments to the Zoning Ordinance, Chapter 315, Section 38 (Animals), regarding animals allowed on smaller sized lots, as recommend by the Planning Board.

Town Manger Shane said that animals are pretty much allowed in 80% of the Town, in the RR1 and RR2 zones. We want to make restrictions on farm-type animals in the areas with the smaller lot sizes.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Storey-King, seconded by Councilor Gruber, to amend Chapter 315 (Zoning), Section 38 (Animals) of the Cumberland Code, regarding animals allowed on smaller sized lots, as recommend by the Planning Board.

VOTE: 7-0 UNANIMOUS

18 – 129 To hold a Public Hearing to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-D for the period of October 1, 2018 through September 30, 2019.

Town Manager Shane said that this an annual adoption and these are the guidelines that we use for our general assistance program.

Chairman Copp opened the Public Hearing.

Public discussion: none

Chairman Copp closed the Public Hearing.

Motion by Councilor Stiles, seconded by Councilor Storey-King, to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-D for the period of October 1, 2018 through September 30, 2019.

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Bingham – he invited everyone to stop by the Lion’s Club booth at the Cumberland Fair for some good food. The Lion’s Club awarded \$15,000 in scholarships to Greely Students last year and the booth at the fair every year is their biggest fundraiser.

Councilor Gruber – the Aging in Place forum will be on November 3rd. We have a very dynamic agenda this year.

Councilor Edes – he told the Manager that he would see him Wednesday at the 4-H auction at the fair.

Councilor Storey-King – none

Chairman Copp – in regard to the relocation of the Public Works garage, the Council wants to do the right thing and they want what is best for the entire Town, but there is no perfect location for it. We want to do it right.

Councilor Stiles – the 4-H auction is this Wednesday. We have done very well collecting donations for it. He thanked his fellow Councilors for their support all year.

Councilor Turner – none

Town Manager Shane – while we continue to search for a Public Works site, we should consider developing a contingency plan for some relief for the Village Green neighbors.

October 15th will be a joint meeting with this Council, the School Board and the North Yarmouth Select Board.

VI. ADJOURNMENT

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

VOTE: 7-0 UNANIMOUS

TIME: 10:28 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary

ITEM

18-130

To make a Town Council Proclamation in honor the 225 anniversary
of the Congregational Church in Cumberland

ITEM

18-131

To authorize the Town Manager to issue a gift letter for exchange of
a release deed for property located at Map R06/Lot 15
(a/k/a Greely Woods)



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

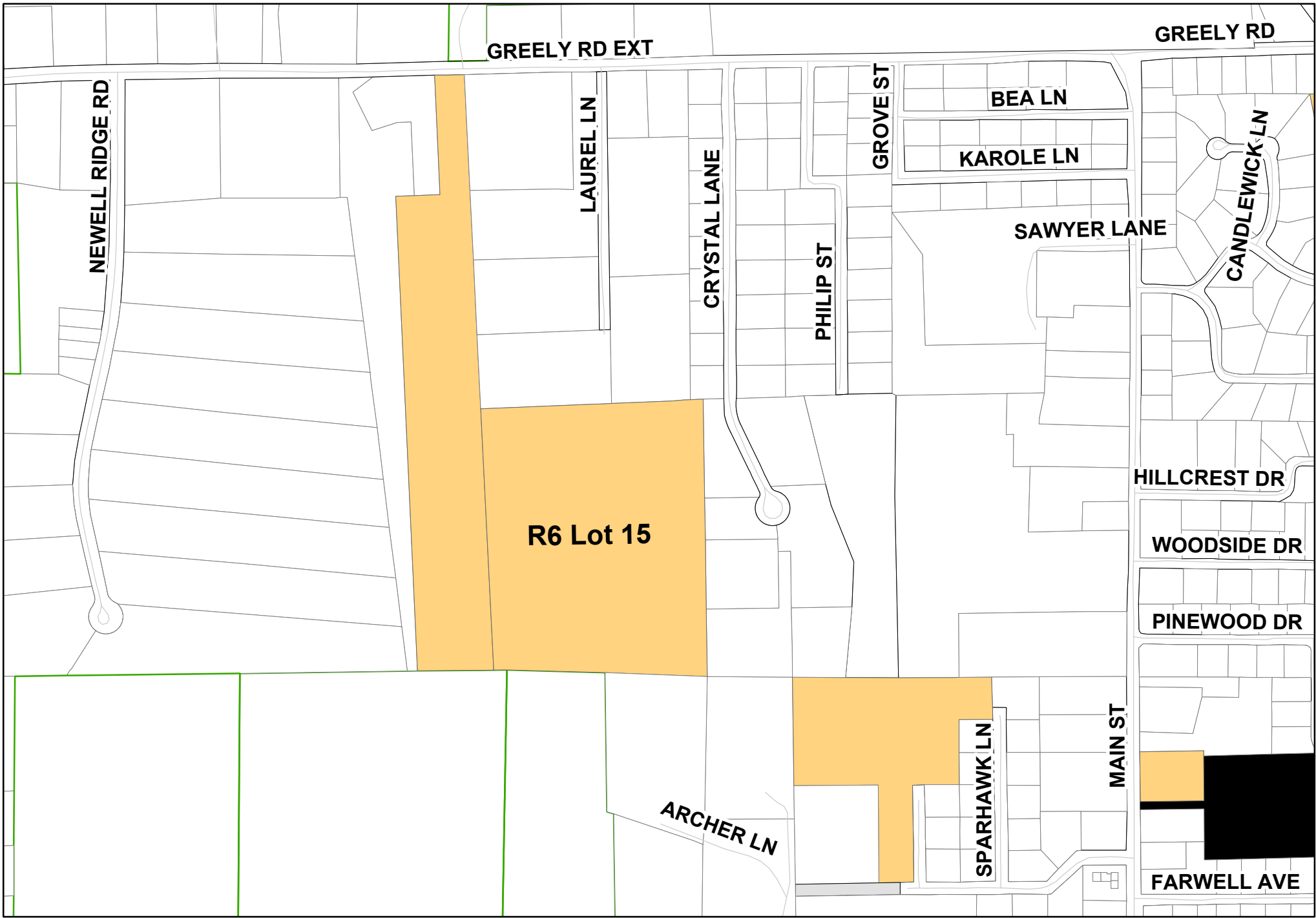
To: Town Council
From: William R. Shane, Town Manager
Date: October 2, 2018
Re: Greely Woods Property - Rick Doane POA

It's taken awhile, but we have come to a resolution with the Greely Woods property off of Greely Road Extension and bordering Crystal Lane.

The short story is the property was given, gifted or sold to a person who never recorded the deed. We taxed the incorrect owner and effectively placed a foreclosure on the incorrect property owner. Over 50 years later the mistake was found when we began to explore placing the property into a conservation easement. We have now untangled the deed with the owner and have come to a resolution.

Rick Doane, acting as power of attorney for his family, has agreed to sign a release deed to the Town of Cumberland, in exchange for a gift letter per the appraised value of the property and the condition that the property be placed in a conservation easement in perpetuity with the Town or the Land Trust.

The Council action would be to authorize the Town Manager to execute a release deed on the property located off Greely Road Ext., Laurel Lane and Crystal Lane, identified as tax map R6 Lot 15 and to further authorize the Town Manager to execute a gift letter in the full amount of the appraised value (\$175,000).



R6 Lot 15- Doane

1,000 500 0 1,000 Feet
1 inch = 500 feet

APPRAISAL OF



LOCATED AT:

Greely Road Rear
Cumberland, ME 04021

FOR:

CLIENT: Richard Doane
via email

BORROWER:

N/A

AS OF:

August 2, 2018

BY:

Elizabeth C. McFadden
Elizabeth McFadden Appraisal LLC

August 23, 2018

No AMC
CLIENT: Richard Doane
via email

File Number: 2018-100L

Dear Mr. Doane:

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

Greely Road Rear
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 August 2, 2018 is:

\$175,000
One Hundred Seventy-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: Greely Road Rear

City: Cumberland

State: ME

Zip: 04021

Borrower: CLIENT: Richard Doane

Owner of Public Record: See Below

County: Cumberland

Legal Description: Book: 2743 Page: 204 Cumberland County Registry of Deeds

Assessor's Parcel #: M: R06 L: 15

Tax Year: 2018

R.E. Taxes: 1,091.38

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) Estate Planning

Lender/Client: CLIENT: Richard Doane

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; Valhalla Golf Course east; Blanchard		900 High	200	Commercial	%		
Road south and Bruce Hill Road west.		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 checked="" type="checkbox"/>	<input 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. The subject is located in Cumberland Center. See additional comments...

SITE DESCRIPTION

Dimensions: Irregular per Town Maps

Area: 21+/-

☒ Acres ☐ Sq.Ft.

Shape: Mostly Rectangular

View: Neighborhood/Woods

Zoning Classification: RR2

Zoning Description: Residential - 2 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 ten 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

Current or proposed ground rent? ☐ Yes ☒ No If Yes, \$

Topography: Level/Gently Sloping

Size: Typical

Drainage: Appears Adequate

Corner Lot: ☐ Yes ☒ No

Underground Utilities: ☐ Yes ☒ No

Fenced: ☐ Yes ☒ No If Yes, type:

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bottled	Street Type/Influence			
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 type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input checked="" 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:

At present the subject is landlocked, which is a serious impediment to development. This appraisal and report employs an Extraordinary Assumption which assumes access is possible from one of several points. See additional comments...

Site Comments: The subject site consists of 21+/- acres which appears to be mostly level and moderately to thickly wooded. It requires on-site water and sewerage systems: these are considered common throughout Greater Portland and do not impact marketability. No adverse easements were observed at inspection or were disclosed by Owner's Representative Richard Doane. See additional comments...

Elizabeth McFadden Appraisal LLC

LAND APPRAISAL REPORT

File No. 2018-100L

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.

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Page 3 of 4

LAND_10 11122014

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

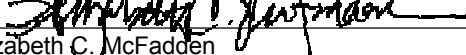
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, 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 August 23, 2018
Effective Date of Appraisal August 2, 2018
State Certification # CR #347
or State License # _____
or Other (describe) _____ State # _____
State ME
Expiration Date of Certification or License 12/31/2018

ADDRESS OF PROPERTY APPRAISED

Greely Road Rear
Cumberland, ME 04021

APPRAISED VALUE OF SUBJECT PROPERTY \$ 175,000

LENDER/CLIENT

Name No AMC
Company Name CLIENT: Richard Doane
Company Address via email
Email Address rick.doane@hubinternational.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: CLIENT: Richard Doane		File No.: 2018-100L
Property Address: Greely Road Rear		Case No.:
City: Cumberland	State: ME	Zip: 04021
Lender: CLIENT: Richard Doane		

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 August 2, 2018 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 (Richard Doane), and the Intended Use is to provide an objective, unbiased estimate of market value to assist with financial/estate planning purposes. 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 one or two estate-sized 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.

Greely Road Ext. is a residential, dead end street which runs off the westerly side of Main Street in Cumberland Center. 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. Both the Valhalla Golf Course and all levels of public schools are within close proximity.

SITE

The subject site consists of 21+/- acres, and appears moderately to thickly forested with some gentle slopes. The appraiser viewed this parcel from all four corners (as best could be determined), but did not traverse every aspect. Both John Jensenius (vice-chair of the Cumberland Lands and Conservation Commission) and Richard Doane accompanied and guided the appraiser.

No adverse easements or encroachments were disclosed by Richard Doane or were observed at inspection.

SUBJECT PROPERTY'S ASSESSMENT AND MARKETABILITY

The subject is currently assessed for a total value of \$55,400 which appears reasonable and equitable, and does not impact marketability.

Marketing time is estimated to be six months to one year; however, there can be a seasonal component, as well as an infrastructure influence: in other words, land does not tend to sell quickly during the Winter months, and in the absence of roadways or easy access, marketing time may be extended. Exposure time is also estimated to be six months to one year, 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 appears currently landlocked. It is accessible (on foot) via an adjoining town-owned parcel known as M:R06/Lot: 16. However, the appraiser identified a number of other access points via properties on Laurel Lane (a private road) and Crystal Lane (a public road), as well as by abutters to the rear. Due to the number and variation, it is the appraiser's opinion that access is feasible, over time and with financial incentives. As previously mentioned, Cumberland Center is a strong draw for families with school-aged children and the appraiser does 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 as two large (ten acres) estate-sized lots.

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 30 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.

ADDENDUM

Borrower: CLIENT: Richard Doane		File No.: 2018-100L	
Property Address: Greely Road Rear		Case No.:	
City: Cumberland	State: ME		Zip: 04021
Lender: CLIENT: Richard Doane			

Sale #1 was chosen for comparison based on its similarity in surrounding values, size, topography and on-site water/sewerage requirements. This property required adjustment for slightly superior road frontage and access via a right-of-way, per broker and observation. A family compound with two dwellings is underway, reports the Buyer's Broker, and it is the appraiser's determination this use best reflects the highest and best use of the subject.

Sale #2 was chosen for comparison based on its similarity in surrounding values, as well as for its similarity in on-site water/sewerage requirements. This property required adjustment for superior lot size and paved public road frontage which results in lower infrastructure costs. The Buyer's Broker reports a nine lot subdivision is planned.

Sale #3 was chosen for comparison based on its similarity in size, as well as for its similarity in topography and on-site water/sewerage requirements. This property required adjustment for substantially inferior location as it is located in an area of lower surrounding values and partially directly abuts the Maine Turnpike, which further diminishes value. This adjustment was partially offset by its superior road frontage. The Buyer's Broker reports a four lot development is underway, and this was verified by the appraiser's viewing.

As previously mentioned, the appraiser also interviewed the Listing Broker of an additional parcel of land also located on Orchard Road which consists of 25 acres. Originally listed for \$300,000, this price has been reduced over the last 125 days to its current asking price of \$250,000. Activity has been limited , and it is the appraiser's determination this is due to overpricing. 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.

It appears the chain of title to this land is exceptionally convoluted, per Alyssa Tibbetts of the law firm of Jensen, Baird, Gardner & Henry. Per Ms. Tibbetts, the last recorded deed was in 1931 to Laura Wyman. Apparently, the Town of Cumberland believed it had then been transferred to the Copp Family; however, no legal evidence of this transaction has been found, and no real estate taxes were paid. The Town of Cumberland then foreclosed on this property due to this non-payment. It is the appraiser's understanding this foreclosure occurred several decades ago, but has recently been found to be defective. Therefore, Ownership has reverted back to the Wyman family, with Richard Doane named as the successor.

The subject is not formally on the market or under contract, nor has it been listed for sale within the last three years, per Matrix (the local multiple listing service) or Richard Doane. However, it is also the appraiser's understanding the Town of Cumberland is interested in acquiring this property (to be placed in a conservation easement and named Greely Woods) and has offered \$157,500 toward this purchase.

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, most weight was given to Sale #1 as this property required the least amount of adjustment. This estimate of value is well-bracketed by the adjusted values of Sales #2 and #3.

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CLIENT: Richard Doane		File No.: 2018-100L
Property Address: Greely Road Rear		Case No.:
City: Cumberland	State: ME	Zip: 04021
Lender: CLIENT: Richard Doane		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: August 2, 2018
Appraised Value: \$ 175,000

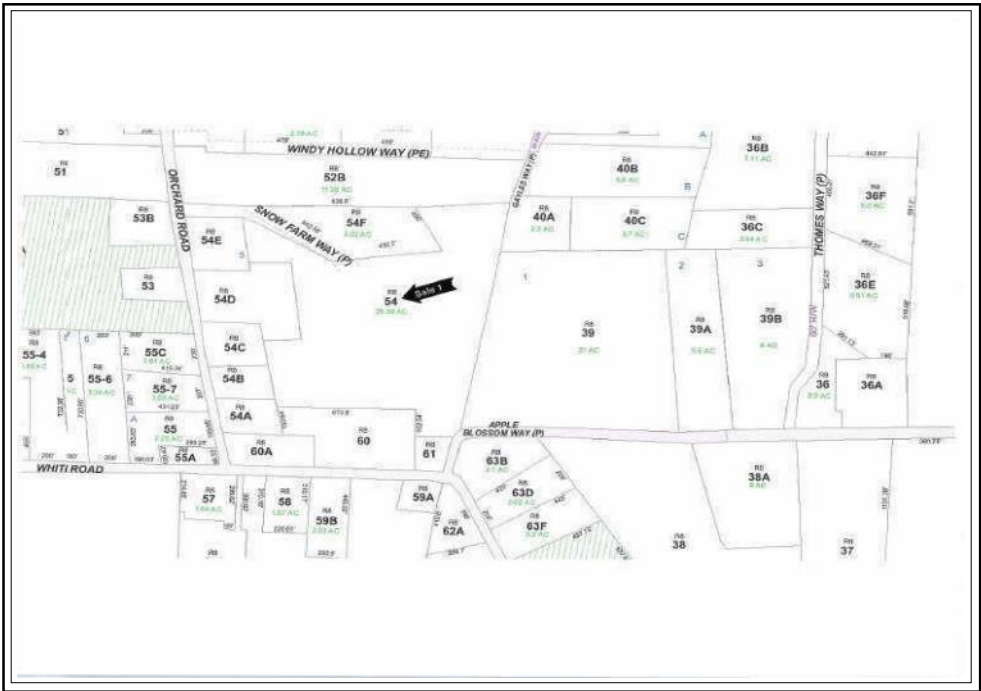


**REAR VIEW OF
SUBJECT PROPERTY**



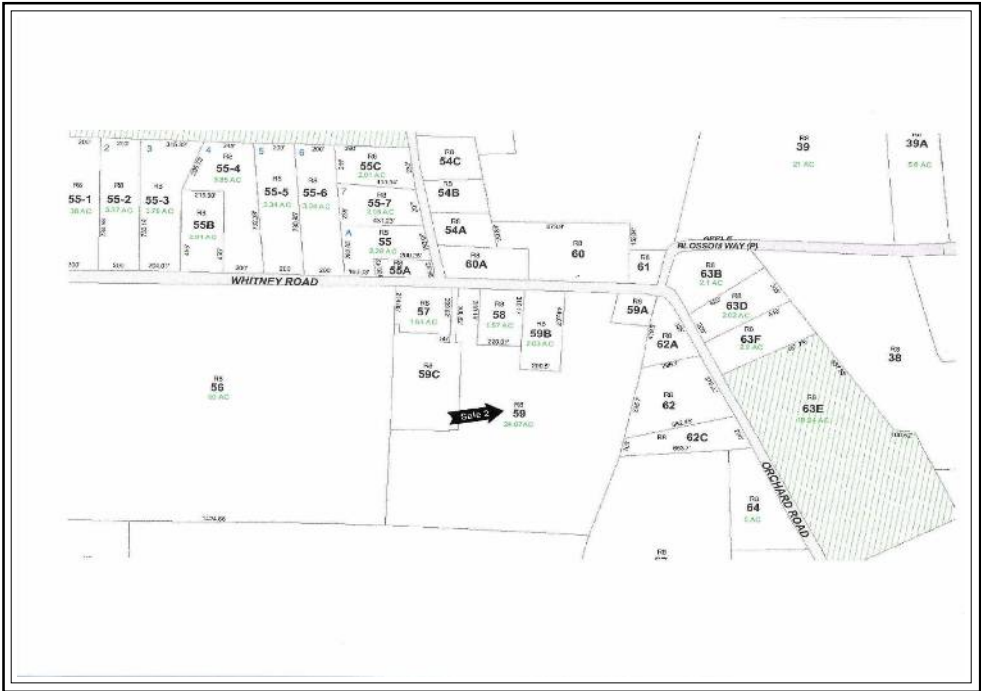
STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM			
Borrower: CLIENT: Richard Doane		File No.: 2018-100L	
Property Address: Greely Road Rear		Case No.:	
City: Cumberland	State: ME	Zip: 04021	
Lender: CLIENT: Richard Doane			



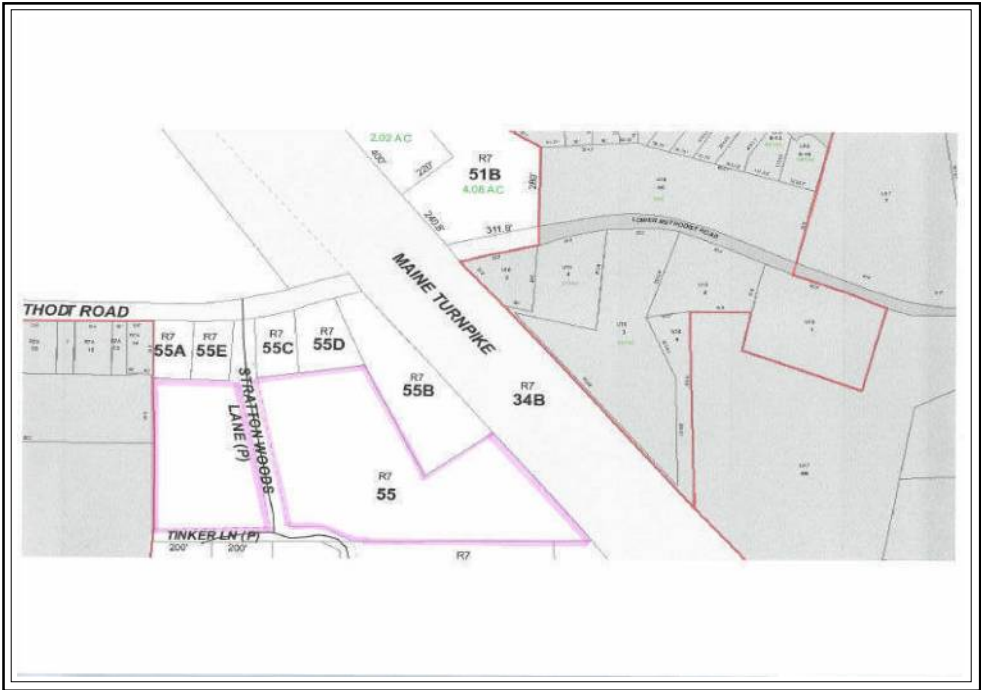
COMPARABLE SALE #1

113 Orchard Road M:R08/L:54
Cumberland, ME 04021
Sale Date: May, 2017
Sale Price: \$ 200,000



COMPARABLE SALE #2

S/S Orchard Road M:R08/L:59
Cumberland, ME 04021
Sale Date: July, 2017
Sale Price: \$ 270,000

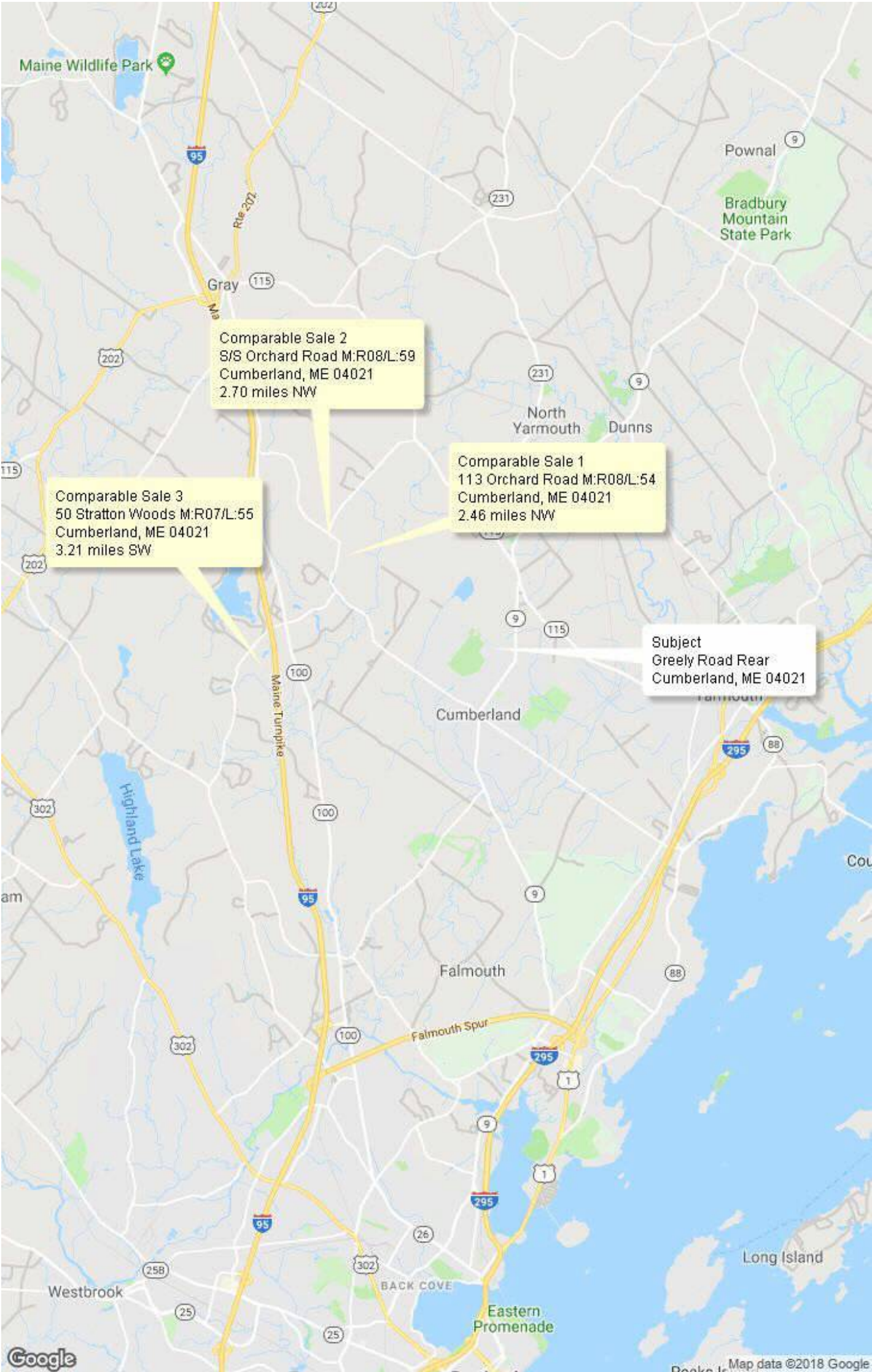


COMPARABLE SALE #3

50 Stratton Woods M:R07/L:55
Cumberland, ME 04021
Sale Date: January, 2017
Sale Price: \$ 140,000

LOCATION MAP

Borrower: CLIENT: Richard Doane	File No.: 2018-100L
Property Address: Greely Road Rear	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Richard Doane	




ASSESSOR'S MAP

Borrower: CLIENT: Richard Doane	File No.: 2018-100L
Property Address: Greely Road Rear	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: CLIENT: Richard Doane	



CERTIFICATION

Borrower: CLIENT: Richard Doane		File No.: 2018-100L
Property Address: Greely Road Rear		Case No.:
City: Cumberland	State: ME	Zip: 04021
Lender: CLIENT: Richard Doane		



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

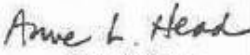
ELIZABETH CAROLINE MCFADDEN

has qualified as required by Title 32 MRSA Chapter 123 and is licensed as:

CERTIFIED RESIDENTIAL APPRAISER

ISSUE DATE

December 13, 2017



Commissioner

EXPIRATION DATE

December 31, 2018

X 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 12/13/2017

EXPIRES 12/31/2018

STATE OF MAINE

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION

35 State House Station

Augusta, Maine 04333-0035

(207) 624-8603



Commissioner

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, 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 he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. 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.

*Adjustments to the comparables must be made for special or creative financing or sales 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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 the appraisal report whether 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.
4. 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

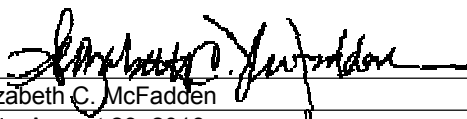
APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Greely Road Rear, Cumberland, ME 04021

APPRAISER:

Signature: 
Name: Elizabeth C. McFadden
Date Signed: August 23, 2018
State Certification #: CR #347
or State License #: _____
State: ME
Expiration Date of Certification or License: 12/31/2018

SUPERVISORY APPRAISER (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Elizabeth McFadden Appraisal LLC

ITEM 18-132

To hold a Public Hearing to consider and act on adopting a moratorium ordinance regarding medical marijuana retail stores, effective immediately, for a period not to exceed 90 days

**TOWN OF CUMBERLAND
MORATORIUM ORDINANCE REGARDING
MEDICAL MARIJUANA RETAIL STORES**

WHEREAS, the Town Council of the Town of Cumberland (the “Town”) makes the following findings:

- (1) The Maine Medical Use of Marijuana Act (the “Act”), codified in the Maine Revised Statutes in Title 22, Chapter 558-C, authorizes registered caregivers to possess, cultivate, and transfer medical marijuana to qualifying patients, as those terms are defined by 22 M.R.S. § 2422; and
- (2) On July 9, 2018, the Maine Legislature enacted PL 2017, c. 452 (LD 1539), *An Act to Amend Maine’s Medical Marijuana Law*, which includes express authorization for registered caregivers to operate retail stores for the sale of harvested medical marijuana to qualifying patients; and
- (3) On July 9, 2018 the Maine Legislature enacted as emergency legislation PL 2017, c. 447 (LD 239), *An Act to Amend the Maine Medical Marijuana Law*, which expressly recognizes municipal home rule authority to regulate registered caregiver operations; and
- (4) The unregulated location and operation of medical marijuana retail stores within the Town raises legitimate and substantial questions about the impact of such activity on the Town, including questions as to compatibility with existing land uses and developments in the Town; the sufficiency of municipal infrastructure to accommodate such activity; and the possibility of unlawful sale of medical marijuana and medical marijuana products; and
- (5) As a result of the foregoing issues, the location and operation of medical marijuana retail stores within the Town have potentially serious implications for the health, safety and welfare of the Town and its residents; and
- (6) The Town currently has no regulations governing medical marijuana retail stores, and existing ordinances are insufficient to prevent serious public harm that could result from the unregulated development of medical marijuana retail stores; and
- (7) An overburdening of public facilities and resources, including public safety resources, is a reasonably foreseeable result of the unregulated location and operation of medical marijuana retail stores in the Town; and
- (8) In the judgment of the Town Council, the foregoing findings and conclusions constitute an emergency within the meaning of 30-A M.R.S. § 4356 requiring immediate legislative action.

NOW, THEREFORE, pursuant to 30-A M.R.S. § 4356, and Article II, § 11 of the Cumberland Town Charter, the Town of Cumberland hereby ordains:

Section 1. Moratorium. The Town does hereby declare a moratorium on the location, operation, permitting, approval, or licensing of any and all medical marijuana retail stores within the Town. No person or organization shall develop or operate a medical marijuana retail store within the Town on or after the effective date of this Ordinance. During the time this Ordinance is in effect, no officer, official, employee, office, administrative board or agency of the Town shall accept, process, approve, deny, or in any other way act upon any application for a license, building permit, any other type of land use approval or permit and/or any other permits or licenses related to a medical marijuana retail store.

Section 2. Definitions. For purposes of this ordinance, the term “medical marijuana retail store” means an establishment having the attributes of a typical retail establishment, such as, but not limited to, signage, regular business hours, accessibility to the public, and sales directly to the consumer of the product that is used by a registered caregiver to offer harvested medical marijuana for sale to qualifying patients.

Section 3. Pending Proceedings. Notwithstanding 1 M.R.S. § 302 or any other law to the contrary, this Ordinance shall govern any proposed medical marijuana retail store for which an application for a building permit, certificate of occupancy, site plan or any other required approval has been submitted to the Town, whether or not a pending proceeding, prior to the enactment of this Ordinance.

Section 4. Conflicts/Savings Clause. Any provisions of the Town’s ordinances that are inconsistent or conflicting with the provisions of this Ordinance are hereby repealed to the extent applicable for the duration of this moratorium. If any section or provision of this Ordinance is declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Section 5. Violations. If any medical marijuana retail store is established in violation of this Ordinance, each day of any continuing violation shall constitute a separate violation of this Ordinance and the Town shall be entitled to all rights and remedies available to it pursuant to 30-A M.R.S. § 4452, including, but not limited to, fines and penalties, injunctive relief, and its reasonable attorney’s fees and costs in prosecuting any such violations.

Section 6. Effective Date. Pursuant to Article II, §11(c) of the Cumberland Town Charter, this Ordinance shall become effective immediately upon its adoption and shall remain in full force and effect for a period of 90 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the Town, whichever shall first occur.

Section 7. Severability. Should any section or provision of this Moratorium Ordinance be declared by any court of competent jurisdiction to be invalid, such a decision shall not invalidate any other section or provision.

ITEM

18-133

To consider and act on a Town Council Resolution requesting that
the Maine Center for Disease Control declare a public health
nuisance in the Town of Cumberland (and surrounding region)
due to brown tail moth infestations

Town of Cumberland

Town Council Resolution

Whereas, in 2016, 2017 and in the spring 2018 residents in the Town Cumberland experienced significant health concerns from an infestation of Brown Tail Moth caterpillars, and

Whereas, this infestation is growing annually in severity and geographic area, and

Whereas, the towns and cities in the area of infestation and adjacent areas threatened by the spreading infestation have determined to work collaboratively with County government and other regional units or instruments of local government to consider coordinated and effective measures to control or reduce the human health risks of the brown tail moth caterpillar problem including, but not limited to a regionally coordinated aerial spray program, and

Whereas, the Towns and Cities and County are also considering a collaborative funding effort to provide non-federal match funds for the University of Maine to undertake analysis and assessments of effective and environmentally sound treatment options for municipalities and landowners, and

Whereas, such coordination and program efforts will require considerable lead time to provide for public education and notification, development of bid specifications, solicitation and award of bids, and coordination of an aerial spray program and schedule (or other treatment strategies), and

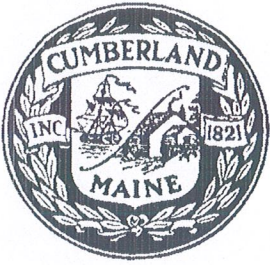
Whereas, no local or regional program involving treatment on private lands is legally available to the municipalities or region without a Declaration of a Public Health Nuisance from the Maine Department of Health and such a declaration is desired and requested by the Town Council of the Town of Cumberland,

Now therefore be it Resolved that the Cumberland Town Council hereby petitions and requests that the Director of the Maine Bureau of Health declare a public health nuisance condition for the Town of Cumberland for the spring of 2018 and 2019 pursuant to Title 22 MRSA Section 1444.

ITEM

18-136

To consider and act on forwarding to the Cumberland/North Yarmouth Joint Standing Committee, the proposal from Integrated Forest Management for a forest inventory of Knight's Pond, as recommended by the Lands & Conservation Commission



LANDS AND CONSERVATION COMMISSION

Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

September 17, 2018

Mr. Ron Copp, Chairman
Cumberland Town Council
Cumberland, ME 04021

Dear Chairman Copp:

The Forestry and Natural Resources subcommittee reviewed a proposal by Integrated Forest Management to conduct forest and ground cover inventories at Knights Pond.

These inventories would provide a base-level understanding of the current forest structure in terms of species diversity, age- and size-class distribution, and overall forest health as well as identify ground vegetation including tree seedlings, shrubs, flowers, and ferns. Additionally the data and report would be essential elements in developing a forest management plan for Knights Pond.

The Lands and Conservation Commission received the subcommittee recommendation, agrees that the proposal should be accepted and requests the Town Council proceed with the proposal. The \$3,946 flat fee covers the proposal.

Sincerely,

Mike Schwindt
Chairman



Proposal for Forest Inventory: Knight's Pond; Cumberland and North Yarmouth

February 27, 2017

Town of Cumberland - Forestry Subcommittee
290 Tuttle Road
Cumberland, ME 04021

Integrated Forest Management (IFM) is pleased to submit the following proposal to provide forest inventory services for the forestland property known as the Knight's Pond Preserve* owned in fee – and managed as one contiguous asset – by the towns of Cumberland and North Yarmouth. This proposal includes the following parcels:

Cumberland:	Map R06 – Lots 032, 033, 035, 038
Cumberland:	Map R08 – Lots 010, 011, 013, 015, 018, 023-C
North Yarmouth:	Map 007 – Lot 052

*This proposal does **not** include the two FAA parcels under conservation easement, but not fee ownership.

The sum-total for the eleven forestland parcels is 187 acres +/- according to GIS mapping of the parcels as currently understood, which may differ somewhat from the reported acreages according to the respective tax maps and assessment records. Nearly the entirety of the owned acreage is forested. The property is a very important and well-used recreational area with multiple trails, roads, kiosks picnic areas and other features that will be important to consider in executing this inventory as well as future management options. IFM has basic boundary information, aerial photography and relevant mapping base layer data for the parcels included in this proposal that will allow for efficient execution of work as described.

The purpose of this inventory is to gain a base-level understanding of the current forest structure in terms of species diversity, age-class distribution, size-class distribution and overall forest health, quality and stocking. The inventory methods may also be used to make wildlife habitat assessments based on observations of not just trees, but ground cover (herbaceous plants, ferns, wildflowers, shrubs), songbird assessment and other unique features throughout the landscape.

Forest Inventory and Analysis

This project component is designed to offer the client a comprehensive, statistically rigorous, quantitative report on the size, stocking, diversity and potential value of the forest resource. This quantitative data may also be used to better understand species diversity as a baseline metric, and include a basic plant list to be used for further study, wildlife habitat mapping and climate change resilience modeling. The end product of this report will be a timber volume report that displays each tree species by size class, stocking and relative abundance across the property, or stratified by stand or parcel. Such work will allow the client to understand the current composition of the forest and make the most prudent management decisions with regard to the current forest parameters and future desired conditions. This data can also be used to garner understanding of revenue projections should commercial forestry be a component of the management options moving forward. Furthermore, stocking charts may be used to map areas of higher ecological value, which could be beneficial in plotting management strategies and monitoring demand across the property. This standard forest inventory could be coupled with nested inventories of ground plants, forest regeneration, invasive species and potentially bird and other wildlife data creating a more comprehensive portrait of ecological characteristics.

Design

In order to provide a statistically accurate representation of the forest resource currently on the property, IFM proposes a systematic cruise design consisting of approximately 65 plots (2.88 acres per plot). IFM fully expects that this number of plots (and subsequent data) will provide adequate statistical accuracy for the purposes intended.

Procedures and Deliverables

IFM will develop a set of cruise specifications that will document procedures and sampling techniques used while cruising. Trees will be sampled using variable-radius plot sampling methodology. At each plot, trees will be tallied using a 15 BAF prism and for each tree tallied, species, diameter to the nearest one inch class (2-inch class and greater) and marketable products. Cruise data will be entered into a computer model which will analyze the data and produce outputs that will be interpreted and used to develop a final inventory report. The report will consist of data from system output presented in tabular form, listing volume estimates by species and product, per acre and in total, as well as statistical information and assistance with interpretation. This analysis *may* be used to generate estimates of standing timber values by species and product, based upon the most recently available Cumberland County and Statewide Stumpage Price Reports published by the Maine Forest Service. The data may also be used in subsequent habitat mapping, ecological analysis and forest management planning.

Options, Cost and Timing

Two options exist for the execution of the inventory influencing both the cost and the quality of the results. The setup of the inventory, mapping and plot locations will be the same for either option.

Option #1 – Tree Cruise Only

This is a standard forest inventory method whereby every tree that is “counted” on the plot tally is assessed for quality based on the most valuable product in the butt-section of the tree (the 8-foot section of the tree closest to the ground). Thus if the butt product contains a log (veneer, sawlog, pallet grade) or stick of pulpwood only, that most valuable product will be recorded and then entered into the cruise processing software. The software then uses data relevant to the geographical area to determine the likely merchantable heights and product breakdown of each tree. The output reports would then be fed into established matrices to determine total volume and value for all products and species throughout the forest. This inventory method is generally acceptable for understanding stocking and composition to be used for the best possible management decisions. This method of cruising is not recommended when tree value (forest acquisition, disposition, and appraisal) is the most important metric.

Within the cruise parameters for this option, all live and dead trees will be measured starting at the 2-inch diameter class (1.50 inches, DBH and greater). Standing dead wood will be useful in this inventory for assessing overall timber health and quality and will further be beneficial in understanding ecological characteristics and potential carbon sequestration across the property.

The inventory software used for this project is capable of reporting Biomass and Stand Carbon Storage.

Biomass Tables Report

Report Description: A stand-level biomass summary of the stand.

About this report: This report has tables showing biomass for the stand. There are separate tables for overstory and understory biomass, and a table for combined overstory and understory biomass. Biomass is calculated using the methods of Jenkins et al. (2003).

Table variables include: Foliage biomass, Stem wood biomass, Stem bark biomass, Aboveground biomass, Coarse root biomass, Total biomass.

Stand Carbon Storage

Report Description: A stand-level summary of the total amount of carbon in standing live and dead trees.

About this report: This report has tables showing carbon storage for a stand. There are separate tables for live and dead trees, and a table for combined live and dead trees. The amount of carbon is computed as 50% of the biomass, which is calculated using the methods of Jenkins et al. (2003).

Table variables include: Foliage carbon, Stem wood carbon, Stem bark carbon, Aboveground carbon, Coarse root carbon, and Total carbon.

Biomass and Carbon Storage will be included in the final report for the property to help illuminate present values for the property, based on USFS data for the region, compared with the specific metrics for these stands. This information may be useful in baseline documentation and certain types of climate change modeling and silvicultural modeling (how do these values change if we manage the forest in certain ways) in the future. These Carbon and Biomass reports, or data collection methods, are not suitable for high-level carbon inventories where offsets are to be sold in regulated carbon markets.

This inventory could be conducted at any time of year.

Upon execution of a detailed Scope of Work – serving also as notice to proceed and work contract – this inventory will take no more than 75 days to complete, including the delivery of final report. Cost is a flat fee of \$3,219.10.

Option #2 – Tree Cruise with Nested Plots

This option will include all elements and procedures as outlined above in Option #1 – Tree Cruise Only. In addition to the tree cruise, this option will also include nested plots which shall identify ground vegetation, including tree species regeneration (seedlings), shrubs, wildflowers and ferns. Nested plots will be of mill-acres size ($1/1000^{\text{th}}$ of an acre, or 43.56 square feet) with a radius of 3.72 feet. Nested plots will be centered on the same plot center as the tree tally plot.

These nested plot tallies are not intended to be an exhaustive ecological survey of all botanical species on the property, but rather to garner a basic understanding of understory vegetation present in certain stands and across the parcel. The tally format will document species presence with the end result being a list of species occurring on the property with spatial representation by plot. This information can be further displayed by stand, forest and soil type. Ground flora details will be helpful again in baseline documentation and future understanding and analysis on wildlife habitat and climate change resilience and monitoring. This option will also help identify invasive plant species and allow for mapping of locations.

This inventory needs to be conducted in the growing season, late may through June preferred, so that ground plants may be properly identified.

Upon execution of a detailed Scope of Work – serving also as notice to proceed and work contract – this inventory will take no more than 90 days to complete, including the delivery of final report. Cost is a flat fee of \$3,946.

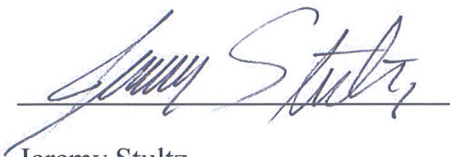
Forest Management Planning

This proposal does not include options for drafting a comprehensive forest management plan, however, the field data and inventory report would be essential elements in drafting such a plan. Thus, if the client so chooses to have a Forest Management Plan drafted at a later time, this inventory information will be highly useful to planning silvicultural activities, and will lessen the overall cost of such future work.

Once the client has selected the inventory option best suited for future goals, a detailed Scope of Work will be executed for the project. The SoW will outline responsibilities for both parties, as well as timing, deliverables, fee structure and any other relevant provisions that need to be addressed.

IFM will also require a deposit of 15% of the total anticipated invoice amount upon execution of the Scope of Work, which shall also serve as the notice to proceed.

Respectfully Prepared by:



Jeremy Stultz
LPF #3311
Integrated Forest Management
207-615-6387
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FOR:

Town of Cumberland - Forestry Subcommittee
290 Tuttle Road
Cumberland, ME 04021

On this 27th day of February, 2018

This proposal is valid for 90 days.

BUDGET REPORT

REVENUES

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TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

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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					
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0011 0303 Motor Vehicle Excise Tax	-487,295.30	-499,373.30	-597,084.20	-609,705.18	-1,950,000.00
0011 0304 Boat Excise Tax	-2,464.50	-1,625.60	-2,792.74	-2,278.80	-14,000.00
0011 0325 Supplemental Taxes	.00	-2,770.35	.00	.00	.00
0011 0328 Outer Islands Property Tax	.00	.00	.00	.00	-42,000.00
0011 0329 Payment in Lieu of Taxes	-2,500.00	-2,500.00	-15,344.00	-15,959.00	-31,000.00
TOTAL Other Tax Revenues	-492,259.80	-506,269.25	-615,220.94	-627,942.98	-2,037,000.00
0012 License & Permit Revenues					
<hr/>					
0012 0311 Hunting/Fishing Lic Agent Fees	-100.50	-69.75	-73.25	-112.50	-541.00
0012 0312 Marriage Lic & Vital Records	-871.40	-899.00	-913.80	-1,144.60	-2,436.00
0012 0313 Birth Certificates	-405.40	-459.80	-524.40	-465.00	-1,361.00
0012 0314 Death Certificates	-185.40	-596.20	-673.20	-477.20	-1,713.00
0012 0315 Clerk Licenses	-765.00	-165.00	-780.00	-2,050.00	-4,608.00
0012 0316 Shellfish Licenses	.00	-7.14	-36.06	-35.70	.00
0012 0317 Conservation Fees	.00	-2.86	-13.94	-14.30	.00
0012 0334 Snowmobile Reg. Agent Fees	.00	-2.00	.00	.00	.00
0012 0361 Motor Vehicle Reg. Agent Fees	-5,684.00	-5,175.00	-6,208.00	-6,322.00	-21,406.00
0012 0362 Boat Reg. Agent Fees	-138.00	-114.00	-112.00	-131.00	-1,098.00
0012 0366 Building Permits	-20,918.95	-59,960.63	-20,179.32	-17,458.50	-75,000.00
0012 0367 Electrical Permits	-4,643.10	-6,240.95	-8,739.70	-5,194.35	-21,634.00
0012 0368 Plumbing Permits	-3,471.23	-4,145.00	-7,615.00	-2,790.00	-18,789.00
0012 0369 Other Permits	-250.00	-630.00	-222.00	-452.00	-1,751.00
0012 0383 ATV Reg. Agent Fees	.00	-4.00	-23.00	-52.00	-37.00
0012 0398 Application Fee	-255.56	.00	-600.00	-350.00	-1,300.00
0012 0401 Dog Reg. Clerk Fees	-64.00	-102.00	-44.00	-32.00	-2,800.00
0012 0404 Commercial Haulers License	-200.00	-100.00	.00	.00	-500.00
TOTAL License & Permit Revenue	-37,952.54	-78,673.33	-46,757.67	-37,081.15	-154,974.00
0013 Intergovernmental Revenues					
<hr/>					
0013 0331 State Revenue Sharing	-119,194.23	-98,804.92	-110,210.52	-114,011.51	-453,207.00
0013 0332 Park Fee Sharing	.00	.00	.00	.00	-10,055.00
0013 0335 DOT Block Grant	.00	.00	.00	.00	-69,136.00

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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 03 OF 2019

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
0013 0341 North Yarmouth Recreation Shar	.00	-10,934.00	.00	.00	-35,000.00
0013 0342 North Yarmouth Library Share	.00	-36,100.00	.00	.00	-160,000.00
0013 0347 North Yarmouth Channel 2	.00	-668.00	.00	.00	.00
TOTAL Intergovernmental Revenue	-119,194.23	-146,506.92	-110,210.52	-114,011.51	-727,398.00
0015 Other Revenues					
0015 0305 Interest & Penalties	-2,708.16	-3,044.29	-1,992.51	-1,418.89	-30,000.00
0015 0306 Over/Short	39.81	501.82	510.12	414.87	-100.00
0015 0364 Growth Permits	-1,000.00	-11,500.00	-1,300.00	-500.00	-2,000.00
0015 0365 Board of Appeals	-100.00	.00	-200.00	-100.00	.00
0015 0379 Investment Earnings	1,067.88	-74.05	.00	.00	.00
0015 0390 Misc. Revenue	-1,963.23	-1,235.21	-984.99	-576.80	-25,000.00
0015 0399 Staff Review Fee	-719.44	.00	-4,500.00	-1,250.00	-14,117.00
0015 0403 Mooring Fees	-135.00	-300.00	-750.00	-150.02	-1,500.00
0015 0410 Private Ways	-400.00	-200.00	-200.00	-200.00	-400.00
0015 0432 Workers Compensation Dividend	.00	-3,294.00	.00	.00	.00
0015 0508 Impact Fees	-21,936.60	-131,003.60	-22,285.20	-15,078.00	-60,000.00
TOTAL Other Revenues	-27,854.74	-150,149.33	-31,702.58	-18,858.84	-133,117.00
0021 Police Related Revenues					
0021 0351 Police Issued Permits	-200.00	-350.00	-422.00	-850.00	-2,000.00
0021 0353 Police Insurance Reports	-136.00	-120.00	-112.00	-110.00	-500.00
0021 0390 Miscellaneous Police Revenue	-15.00	-15.00	-33.00	-18.00	-648.00
0021 0427 Parking Tickets	.00	.00	-75.00	.00	-100.00
0021 0431 Outside Detail	-1,583.23	-1,414.35	797.30	922.20	.00
0021 0536 Dog Licenses ACO Revenue	-120.00	-44.00	-355.00	-113.00	-1,800.00
0021 0540 MSAD #51 SRO Reimbursement	.00	.00	.00	.00	-49,000.00
0021 0546 Court Reimbursements	-100.00	.00	-50.00	671.00	-2,200.00
0021 0620 Federal Grant revenue	-5,000.00	.00	.00	.00	.00
TOTAL Police Related Revenues	-7,154.23	-1,943.35	-249.70	502.20	-56,248.00
0022 Fire Related Revenues					
0022 0390 Misc. Revenue	.00	-2.50	-300.00	.00	-100.00

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**TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT**
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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
0022 0431 Outside Details	-1,622.88	-1,610.00	-95.75	338.00	.00
0022 0504 Rescue Billing	-18,745.02	-42,746.04	-34,418.03	-36,168.79	-160,000.00
0022 0505 Non Emergency Transports	-20,127.98	-26,319.61	-6,377.67	.00	-12,000.00
0022 0507 Paramedic Intercepts	.00	.00	.00	.00	-600.00
TOTAL Fire Related Revenues	-40,495.88	-70,678.15	-41,191.45	-35,830.79	-172,700.00
0031 Public Services Revenues					
0031 0390 Misc. Revenue	-234.00	-39.00	-117.00	-3,093.00	-500.00
0031 0391 Field Usage Fees	.00	.00	-1,440.00	.00	-10,000.00
0031 0431 Outside Details	.00	.00	720.00	.00	.00
0031 0517 Bags/Universal Waste	-22,987.50	-52,846.00	-87,687.50	-78,345.00	-286,015.00
0031 0539 Brush Passes	-658.00	-1,034.00	-1,030.00	-1,146.00	-8,277.00
0031 0617 Twin Brooks Donations	.00	.00	.00	.00	-92.00
TOTAL Public Services Revenues	-23,879.50	-53,919.00	-89,554.50	-82,584.00	-304,884.00
0035 VH Other Revenues					
0035 0329 Payment in Lieu of Taxes	.00	.00	.00	.00	-8,000.00
0035 0378 Soda Sales	-1,500.37	-1,471.69	-1,298.50	-1,706.30	-2,500.00
0035 0560 Rental Income	-4,545.20	-5,637.78	-2,790.51	-3,323.23	-14,000.00
0035 0565 Cell Tower Land Lease	.00	-5,400.00	-5,400.00	-5,400.00	-24,000.00
TOTAL VH Other Revenues	-6,045.57	-12,509.47	-9,489.01	-10,429.53	-48,500.00
0037 VH Golf Revenues					
0037 0306 Over/Short	-7.45	-8.86	3.00	-4.82	.00
0037 0357 Golf Memberships	-14,912.50	-29,808.25	-14,528.00	-18,380.60	-230,000.00
0037 0358 Greens Fees	-62,263.05	-55,662.70	-63,464.70	-72,409.04	-120,000.00
0037 0359 Golf Cart Rentals	-37,903.06	-36,734.49	-44,510.21	-40,230.81	-88,000.00
0037 0416 Practice Range	-5,716.50	-4,587.00	-5,511.50	-4,539.00	-10,000.00
0037 0417 VH Program Revenues	-12,954.00	-19,655.00	-27,569.20	-41,409.70	-56,529.00
0037 0419 Advertising Sales	-2,050.00	-450.00	-800.00	-5,600.00	-23,392.00
0037 0522 Outing Golf	-52,168.08	-40,564.68	-34,780.00	-39,528.43	-45,000.00
0037 0617 Donations Received	.00	.00	-120.00	.00	.00

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HISTORICAL ACTUALS COMPARISON REPORT

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
TOTAL VH Golf Revenues	-187,974.64	-187,470.98	-191,280.61	-222,102.40	-572,921.00
0041 Recreation Related Revenues					
0041 0371 41000 Fall Recreation Revenue	-39,118.00	.00	.00	.00	.00
0041 0372 41000 Winter Recreation Revenue	-1,490.00	.00	.00	.00	.00
0041 0374 41000 Summer Recreation Revenue	-21,014.50	.00	.00	.00	.00
0041 0440 41100 After School Programs	-25,217.00	-38,185.97	-45,595.00	-38,733.36	-214,836.00
0041 0441 41110 Youth Enrichment Programs	.00	-21,842.00	-32,960.00	-39,682.00	-108,607.00
0041 0442 41120 Youth Sports Programs	.00	-23,219.00	-22,770.00	-31,219.75	-93,052.00
0041 0443 41130 Skiing Programs	.00	.00	.00	.00	-45,020.00
0041 0444 41140 Day Camps	.00	-43,902.80	-33,700.18	-29,100.65	-180,160.00
0041 0445 41150 Swimming Programs	.00	-6,266.00	-5,914.00	-7,462.29	-54,052.00
0041 0446 41160 Adult Enrichment Revenue	-6,817.15	-8,632.50	-9,044.04	-8,467.17	-39,515.00
0041 0447 41170 Adult Fitness Revenue	-17,690.00	-24,332.50	-20,601.84	-22,967.63	-37,743.00
0041 0448 41190 Special Events/Trips Reven	.00	-847.00	-1,079.00	-365.00	-2,243.00
0041 0449 41190 Recreation Programs	-1,003.00	-2,089.00	-1,890.00	-1,800.00	-6,971.00
0041 0570 41190 Rec Soccer Revenue	-6,815.00	-11,680.00	-16,120.00	-18,175.00	-20,245.00
0041 0571 41190 Rec Ultimate Frisbee Reven	.00	.00	.00	.00	-15,672.00
0041 0606 41190 CPR/First Aid Revenues	-50.00	-300.00	-50.00	-350.00	.00
TOTAL Recreation Related Reven	-119,214.65	-181,296.77	-189,724.06	-198,322.85	-818,116.00
0045 Library Related Revenues					
0045 0379 Library Interest Income	-93.80	.00	.00	.00	.00
0045 0392 Library Fines	-1,378.55	-1,022.73	-851.40	-543.95	-3,500.00
0045 0394 Misc. Library Revenue	-376.40	-705.10	-265.50	-330.80	-1,000.00
TOTAL Library Related Revenues	-1,848.75	-1,727.83	-1,116.90	-874.75	-4,500.00
TOTAL General Fund	-1,063,874.53	-1,391,144.38	-1,326,497.94	-1,347,536.60	-5,030,358.00
TOTAL REVENUES	-1,063,874.53	-1,391,144.38	-1,326,497.94	-1,347,536.60	-5,030,358.00
GRAND TOTAL	-1,063,874.53	-1,391,144.38	-1,326,497.94	-1,347,536.60	-5,030,358.00

EXPENSES

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TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

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ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<hr/>					
10 General Government					
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130 Administration	164,319.53	173,454.54	180,458.72	158,328.39	588,736.00
140 Assessor	19,672.38	17,959.81	18,139.35	22,618.46	96,036.00
150 Town Clerk	55,996.25	47,369.53	44,028.79	54,966.61	247,295.00
160 Technology	60,259.73	70,345.47	64,440.27	50,486.50	202,151.00
165 Elections	85.00	396.76	118.42	.00	16,026.00
170 Planning	14,312.50	14,678.64	14,926.25	13,967.56	71,630.00
190 Legal	5,616.15	4,565.68	9,794.69	4,964.00	47,500.00
999 Finance/GAAP entries	-125.00	.00	.00	.00	.00
TOTAL General Government	320,136.54	328,770.43	331,906.49	305,331.52	1,269,374.00
20 Public Safety					
<hr/>					
210 Police	318,587.98	331,773.02	270,885.13	294,419.65	1,378,565.00
220 Fire	207,602.53	215,597.12	190,937.96	207,880.53	968,342.00
240 Code Enforcement	26,827.93	21,323.34	33,999.90	31,315.58	132,952.00
250 Harbor Master	.00	.00	1,515.12	2,279.81	11,650.00
260 Animal Control	12,602.59	12,764.83	5,332.05	11,890.57	31,108.00
TOTAL Public Safety	565,621.03	581,458.31	502,670.16	547,786.14	2,522,617.00
30 Public Services					
<hr/>					
310 Public Works	175,514.37	199,278.79	169,154.79	205,230.82	1,166,478.00
320 Waste Disposal	93,628.00	81,032.05	84,076.15	112,787.63	512,350.00
430 Parks	84,641.07	88,717.80	99,907.85	111,738.23	292,754.00
440 West Cumberland Rec	292.60	861.07	350.43	550.48	7,202.00
470 Historical Society Building	104.05	225.85	407.61	2,272.01	4,958.00
TOTAL Public Services	354,180.09	370,115.56	353,896.83	432,579.17	1,983,742.00
37 Val Halla Golf Club					
<hr/>					
350 Valhalla-Club	10,598.86	12,555.11	12,392.53	15,163.39	26,485.00

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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
360 Valhalla-Course	212,369.34	191,235.75	183,356.14	183,862.92	489,882.00
370 Valhalla-Pro Shop	104,813.39	84,138.64	123,830.97	105,569.85	243,415.00
TOTAL Val Halla Golf Club	327,781.59	287,929.50	319,579.64	304,596.16	759,782.00
40 Recreation					
410 Recreation	261,290.34	261,077.05	295,856.37	312,718.45	993,045.00
420 Aging in Place	.00	.00	.00	.00	37,453.00
TOTAL Recreation	261,290.34	261,077.05	295,856.37	312,718.45	1,030,498.00
45 Library					
450 Library	103,821.71	96,657.71	93,110.18	105,536.24	494,236.00
TOTAL Library	103,821.71	96,657.71	93,110.18	105,536.24	494,236.00
90 Other					
580 General Assistance	12,800.03	7,726.00	12,271.56	6,361.24	35,000.00
590 Health Services	10,543.35	10,894.30	10,894.30	10,894.30	13,875.00
620 Cemetery Association	32,500.00	27,925.00	26,700.00	27,575.00	26,700.00
630 Conservation	5,961.36	2,000.00	2,000.00	3,957.45	5,000.00
800 Fire Hydrants	11,121.68	16,020.81	12,752.30	12,966.76	75,624.00
810 Street Lighting	7,052.60	7,212.48	7,031.85	3,133.90	45,000.00
830 Contingent	.00	700.00	.00	-247.20	10,000.00
840 Municipal Building	12,794.30	18,794.03	11,811.02	23,939.88	90,847.00
850 Abatements	1,663.39	28,077.65	18,873.43	1,264.74	20,000.00
TOTAL Other	94,436.71	119,350.27	102,334.46	89,846.07	322,046.00
98 Fixed Expenses					
650 Debt Service	195,589.00	333,108.37	312,922.66	10,631.00	970,000.00
750 Insurance	106,183.11	145,281.41	129,279.29	191,606.05	286,554.00

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**TOWN OF CUMBERLAND
 HISTORICAL ACTUALS COMPARISON REPORT**

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FOR PERIOD 03 OF 2019

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
860 MSAD #51	3,889,262.73	4,015,118.52	4,302,026.82	4,672,567.71	18,690,270.84
890 County Tax	747,431.00	775,374.00	.00	.00	878,954.00
910 Capital Reserves	1,181,500.00	1,038,598.00	693,000.00	699,300.00	699,300.00
TOTAL Fixed Expenses	6,119,965.84	6,307,480.30	5,437,228.77	5,574,104.76	21,525,078.84
TOTAL General Fund	8,147,233.85	8,352,839.13	7,436,582.90	7,672,498.51	29,907,373.84
TOTAL EXPENSES	8,147,233.85	8,352,839.13	7,436,582.90	7,672,498.51	29,907,373.84
GRAND TOTAL	8,147,233.85	8,352,839.13	7,436,582.90	7,672,498.51	29,907,373.84