

## **AGENDA**

Cumberland Town Council Meeting

Town Council Chambers

**MONDAY, October 12, 2020**

**6:00 P.M.** FOAA Training with Town Attorney

**7:00 P.M.** Call to Order

*Streaming on YouTube - Town of Cumberland Maine and broadcast live on  
Spectrum Channel 2 and 1301*

### **I. CALL TO ORDER**

### **II. APPROVAL OF MINUTES**

September 28, 2020

### **III. MANAGER'S REPORT**

To hear a report from the Police Chief re: the successful investigation into a threat made against Greely High School, and to recognize the contributions of students and police department staff

### **IV. PUBLIC DISCUSSION**

Public discussion is for comments on items that are not on the agenda. Comments are limited to 5 minutes per person. Public discussion topics will be brought up again under New Business for further Council discussion.

### **V. LEGISLATION AND POLICY**

**20 – 080.** To hold a Public Hearing to consider and act on the order of discontinuance as a Town way, a portion of Turkey Lane from Range Road to the snowmobile bridge.

**20 – 081.** To authorize the sale of Town owned property located at 4 Blanchard Road.

**20 – 082.** To hold a Public Hearing to consider and act on adding a Residential Solar Energy System Ordinance to the Cumberland Code, as recommended by the Ordinance Committee.

**20 – 083.** To award the bid for the reconstruction of Route 9 to A.H. Grover.

**20 – 084.** To set a Public Hearing date of October 26th to consider and act on accepting Fuller Road as a Town road.

**20 – 085.** To set a Public Hearing date of October 26th to consider and act on an Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2020 – October 31, 2025.

**20 – 086.** To set a Public Hearing date of October 26th to consider and act on an Automobile Recycling Permit for Copp Motors for the period of October 31, 2020 – October 31, 2025.

## **VI. NEW BUSINESS**

October 22nd – Meet the Candidates Night, 7:00 P.M., Town Council Chambers

## **VII. BUDGET REPORT**

## **VIII. ADJOURNMENT**

# MINUTES

Cumberland Town Council Meeting  
Town Council Chambers

**MONDAY, September 28, 2020**

## 6:15 P.M. Call to Order

Present: Councilors Copp, Edes, Foster, Gruber, Storey-King, Turner and Vail

- I. **EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(E) consultation with Town Attorney.  
Motion by Councilor Vail, seconded by Councilor Turner, to recess to Executive Session pursuant to 1 M.R.S.A., § 405(6)(E) consultation with Town Attorney.

VOTE: 7-0 UNANIMOUS

TIME: 6:16 P.M.

Reconvene to regular session at 7:00 P.M.

## II. **APPROVAL OF MINUTES**

Motion by Councilor Copp, seconded by Councilor Vail, to accept the September 14, 2020 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

## III. **MANAGER'S REPORT**

The Police Chief and Fire Chief will both be present at the October 26<sup>th</sup> Town Council meeting. Our new ladder truck arrived today and it will be at Town Hall on the 26<sup>th</sup> before the Council meeting so that the Council can see it. We will also hear about our community paramedicine program and the Police Department will report on the cyber threat crime at the high school recently.

Town Manager Shane read the following statement in regard to an item that was brought up at the last meeting:

On September 2, 2020, the Cumberland Police Department, Town Administration and the Town Council were made aware of an article published in the Maine State Bar Association's *Maine Bar Journal* (Vol. 35, No. 3, 2020, pp. 110-113). The article was written by Attorney Krystal Williams and titled "Why White Privilege Is a Necessary Part of Any Conversation on Racism." The article included the following text, referencing contact with Cumberland officers on traffic stops in early 2019: *When I am stopped by a Cumberland police officer because – allegedly – the small light that illuminates my license plate is out on one side – it's personal. And when that same officer sees my ACLU and Maine Law tote bags in my back seat and "lets" me go only to follow me until I reach my house – it's personal. When I am stopped on my way to the gym by a Cumberland police officer who approaches my car yelling, "Do you have a gun?!" – it's personal.*

Immediately upon learning of the article, the Police Chief contacted Attorney Williams, as well as the Maine Attorney General's Office. These allegations are now being investigated by an outside agency, in coordination with the Attorney General's Office of Investigations, at the request of the Police Chief and with the full cooperation of the officers involved. We appreciate that the citizens of Cumberland would like to be made aware of allegations such as this and we will make every effort to do so. However, the Town is also required by the terms of the Collective Bargaining Agreement with the Cumberland Police Benevolent Association to follow established procedures with regard to complaints made against

officers and is required by Maine law to maintain the confidentiality of personnel matters unless disciplinary action is taken as a result of complaints, charges, or accusations of misconduct. See 30-A M.R.S. § 2702(1)(B)(5). As a result, the Town cannot provide any more information regarding this matter or the pending investigation at this time.

We encourage citizens to direct questions to the Town Manager via email: [wshane@cumberlandmaine.com](mailto:wshane@cumberlandmaine.com) or phone: 207-829-2205.

#### **IV. PUBLIC DISCUSSION**

Chris Neagle of West Cumberland thanked the Town Manager for the statement. It answered some of his questions and it was very helpful. He thought he understood that another police department was going to investigate this matter. He does not think that it is appropriate for any police department to investigate this. Police will protect police. That is undeniable and he would question any report as being a biased report. He has also learned that it is common practice for police officers in Cumberland to follow private citizens without a reasonable decision that there is a crime involved. Such as after a traffic stop. They may let you go, but then they follow you. He is not the only one that is reporting this and he did some investigation and found that it is a violation of the 14<sup>th</sup> amendment. He does respect the policy of not revealing who the officers are, but it seems to him that in the national media when a police officer makes a big mistake, their names are right out there. If that is really how the system works, maybe that should be thought about. He asked if anyone determined if the thin blue line bumper stickers that he described at the last meeting are still being displayed on our Police cruisers and is the Town thinking about citizen review of alleged police misconduct? He thinks it would be a good policy to not give the cops the discretion to give you a ticket or not. He thinks this is something to consider.

#### **V. LEGISLATION AND POLICY**

##### **20 – 074 To hold a Public Hearing on the order of discontinuance as a Town way, a portion of Turkey Lane from Range Road to the snowmobile bridge.**

Town Manager Shane explained that this is the next step in the discontinuance of a Town way process. This is a public hearing for the purpose of taking public comment. No Council action will take place until October 12<sup>th</sup>. The Council has asked us to put together a document that preserves the 66 foot easement of Turkey Lane, from Range Road to the bridge, as it exists today and the Town Council has not added any restrictions to the public easement. It will be maintained as it is today.

Councilor Gruber opened the Public Hearing.

John Jensenius, Chairman of the Trails Subcommittee of the Lands & Conservation Commission said that the Commission agrees that it should be discontinued, but they have two concerns: 1) they want to make sure that the width would be wide enough for both a driveway and a snowmobile trail, and 2) in terms of the use of the easement, it is fairly steep and if we allow motorized vehicles to up and down the trail, we would see erosion over time. The Commission would favor no motorized vehicles be allowed, only snowmobiles.

Shawn McBreairty, President of the Snowmobile Club said that the club has used that trail consistently for quite some time and it is a major route from Falmouth to Cumberland. He wondered how the snowmobile trail would go along the road and not impede upon a potential new driveway. The club will continue to work with the Town and the landowners so that no issues arise.



Town Attorney, Alyssa Tibbetts responded that to the extent the use of the public easement by snowmobiles and any trail grooming that is necessary, does not impact the Town's ability to use the public easement and is consistent with that use, it doesn't require a license. But, a license could be implemented to the extent that grooming activities would otherwise impact in any way the ability for the general public to use the public easement area. Snowmobiling in and of itself will not require a license, but any sort of maintenance activities that might somehow impede other public access may.

Councilor Gruber closed the Public Hearing.

Councilor Foster asked the Town Attorney what the process of issuing a driveway license would look like if we discontinue Turkey Lane and if the Council would still have a say in what the easement could be used for.

Attorney Tibbetts said that if the Town enters into a license agreement and makes assurances that a particular portion is not subject to public access, or that snowmobiles are not permitted on that portion because it is an exclusive license agreement, then we need to be sure that there is the ability to use the remainder of the public easement.

**20 – 075 To set a Public Hearing date of October 12<sup>th</sup> to consider and act on the order of discontinuance as a Town way, a portion of Turkey Lane from Range Road to the snowmobile bridge.**

Motion by Councilor Turner, seconded by Councilor Copp, to set a Public Hearing date of October 12<sup>th</sup> to consider and act on the order of discontinuance as a Town way, a portion of Turkey Lane from Range Road to the snowmobile bridge.

VOTE: 7-0 UNANIMOUS

**20 – 076 To hold a Public Hearing to consider and act on accepting a portion of Red Mill Way as a public road, as recommended by the Lands & Conservation Commission.**

Town Manager Shane explained that this is simply a housekeeping issue. This small portion of Red Mill Way should have been accepted many years ago, but it was missed and we are here to formally accept that portion. The Lands and Conservation Commission are recommending acceptance.

Chairman Gruber opened the Public Hearing.

Public discussion: none

Chairman Gruber closed the Public Hearing.

Motion by Councilor Turner, seconded by Councilor Copp, that pursuant to 30-A M.R.S. § 5655 and Article I, Section 2 of the Town Charter, the Town accept the unconditional gift of property made by the Cumberland Meadows Homeowners Association to the Town of Cumberland, which gift consists of approximately 0.63 acres of land as described in the attached Warranty Deed dated August 21, 2020 and an easement for pedestrian, drainage and utility purposes as described in the attached Easement deed dated August 21, 2020.

Further ordered that the Town accept the full length and width of "Red Mill Way" as shown on the attached plan as a public road, which amends the Town's previous acceptance of a portion of this road between Tuttle Road and Meadow Lane as "Meadow Way" on November 28, 1988 by Order 138-88 to include the section of Red Mill Way labeled as "Additional Acceptance of Red Mill Way" on the Boundary Survey of Red Mill Way for the Town of Cumberland, Maine dated March 23, 2020.

VOTE: 7-0 UNANIMOUS

**20 – 077 To hold a Public Hearing to consider and act on amendments to Chapter 315 (Zoning), Section 21 (Town Center District), B-12 (Day Care Centers and Nursery Schools), to increase the number of children allowed from 20 to 28, as recommended by the Planning Board.**

Councilor Storey-King said that this request came before the Ordinance Committee from the daycare center at the Congregational Church as a way for them to help some of the families in our community with school being closed on Wednesday's.

Chairman Gruber opened the Public Hearing

Public discussion: none

Chairman Gruber closed the Public Hearing.

Motion by Councilor Storey-King, seconded by Councilor Vail, to amend Chapter 315 (Zoning), Section 21 (Town Center District), B-12 (Day Care Centers and Nursery Schools), to increase the number of children allowed from 20 to 28, as recommended by the Planning Board.

VOTE: 7-0 UNANIMOUS

**20 – 078 To hold a Public Hearing to consider and act on setting sewer user fees for FY2021.**

Town Manager Shane said that we are recommending that there be no increase in sewer user fees for FY'21. The number of sewer users that we have added to the system has certainly helped carry the burden. Our system is in good shape and it is well maintained by Portland Water District. We still have approximately 40% capacity.

Chairman Gruber asked for any public comment.

No public comment.

Motion by Councilor Storey-King, seconded by Councilor Edes, to accept the Town Manager's recommendation of a 0% increase in sewer user fees for FY2021.

VOTE: 7-0 UNANIMOUS

**20 – 079 To hold a Public Hearing to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-H for the period of October 1, 2020 through September 30, 2021.**

Town Manager Shane explained that this ordinance is adopted annually and it is the model that most municipalities use to administer their General Assistance programs. We receive 70% reimbursement from the State for General Assistance.

Chairman Gruber opened the Public Hearing.

Public comment: none

Chairman Gruber closed the Public Hearing.

Motion by Councilor Storey-King, seconded by Councilor Copp, to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-H for the period of October 1, 2020 through September 30, 2021.

VOTE: 7-0 UNANIMOUS

## **VI. NEW BUSINESS**

**Councilor Edes** – None

**Councilor Storey-King** – Congratulations to Joanne Fryer for a nice write up in Maine Homes Magazine about how her business is surviving COVID and that she is still growing her award winning dahlias and apples. The article also mentioned the someday, Joanne would like to gift her orchard to the Town to be included as part of the Rines Forest.

Prince Memorial Library is spearheading a conversation about race and equity and they are running a fall seminar that will be facilitated by a gentleman by the name of Dustin Ward, a pastor from Presque Isle. For those who want to actually do something, this program might be for you.

**Councilor Vail** – None

**Chairman Gruber** – He read a letter from Bill Stiles thanking everyone for the farewell celebration that was held for him before the last Council meeting.

The Food Pantry is providing help to more families during these difficult times. We have had an increase of 40% in the number of families we now serve over last year. Thank you to the volunteers who make the Food Pantry so successful.

**Councilor Foster** – She had a preliminary meeting with Communications Director, Eliza Porter recently. They are drafting a brief community survey that will go out electronically. The Cumberland Crier currently has about 3,000 subscribers so this is a good audience to receive the survey. It will consist of 3 – 4 questions that is aimed at understanding how residents receive and access information from the Town Council. More to come on this. It will be sent out after the election.

**Councilor Turner** – This past weekend, he drove his granddaughter back to New Hampshire and it struck him how fantastic the tree colors are right now. Peak color has come early this year and he hopes everyone enjoys it.

**Councilor Copp** – The 4-H auction will be taking place at the Cumberland Fairgrounds this Wednesday. This is a good change for everyone to buy very good quality meat and it helps the 4-H kids and Farmer's Club.

He missed the meeting that Councilor Foster talked about, but got up to speed by reading the meeting minutes. It's hard for residents to keep up with what's going on in Town, so this will be a good way to find out how they want to receive their information from the Town.

**Town Manager Shane** – We are in a challenge with the Towns of Cape Elizabeth, Falmouth, Freeport and Yarmouth to see who will have the highest percentage of voter turnout. He urged everyone to vote so Cumberland can win!

**VII. ADJOURNMENT**

Motion by Councilor Storey-King, seconded by Councilor Turner, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 7:57 P.M.

Respectfully submitted by,

Brenda L. Moore  
Council Secretary

# ITEM

## 20-080

To hold a Public Hearing to consider and act on the order of discontinuance as a Town way, a portion of Turkey Lane from Range Road to the snowmobile bridge

*Mailed to both abutters 10-1-20*

**Order of Discontinuance of a Portion of a Town Way**

**To:** Residents of the Town of Cumberland and other interested persons

**From:** Municipal Officers of the Town of Cumberland

Pursuant to 23 M.R.S.A. § 3026-A, the Municipal Officers of the Town of Cumberland hereby order the discontinuance as a Town way of that portion of Turkey Lane running from Range Road up to, but not including, the bridge on Turkey Lane, as further shown on Exhibit A, for a distance of approximately 1,040 feet.

Having given best practicable notice to all abutting property owners, a list of whom is attached to this Order, and the Town Planning Board, we further order that no damages be awarded to the abutting property owners.

Further, said Municipal Officers in their capacity as the Town Council and the legislative body of the Town of Cumberland, hereby approve said order of the municipal officers and further order that said portion of Turkey Lane be discontinued immediately, without damages to abutters and with a public easement retained as described and set forth in Exhibit B.

Date: \_\_\_\_\_,

\_\_\_\_\_  
Thomas Gruber, Chair

\_\_\_\_\_  
Robert Vail

\_\_\_\_\_  
Ronald Copp, Jr.

\_\_\_\_\_  
Allison Foster

\_\_\_\_\_  
Michael Edes

\_\_\_\_\_  
Shirley Storey-King

\_\_\_\_\_  
George Turner

Municipal Officers/Town Council

## **LIST OF ABUTTING PROPERTY OWNERS**

1. Bella LLC  
60 Range Road  
Cumberland Center, Maine 04021  
Tax Map R05, Lot 14
2. Trustees of Revocable Inter Vivos Trust Agreement of Mary Lucile Gallaudet  
67 Range Road  
Cumberland Center, Maine 04021  
Tax Map R05, Lot 15A



PROFESSIONAL LAND SURVEYING, LLC  
P.O. BOX 175  
CUMBERLAND, MAINE 04021-0175  
207-854-1015

September 17, 2020

Proposed Description For  
Town of Cumberland  
290 Tuttle Road  
Cumberland, Maine 04021

**EXHIBIT A**

A certain lot or parcel of land with any improvements thereon, located on the northeasterly side of Range Road in the Town of Cumberland, County of Cumberland, State of Maine and more particularly bounded and described as follows:

**BEGINNING** at an iron rebar on the easterly side of Range Road at the corner of Turkey Lane ;

Thence the following courses and distances along Turkey Lane:

thence N 54°53'55" W, a distance of 85.81';  
thence N 74°49'40" E, a distance of 385.17';  
thence N 69°53'45" E, a distance of 129.98';  
thence N 73°15'50" E, a distance of 150.33';  
thence N 76°27'03" E, a distance of 366.66';  
thence S 13°32'57" E, a distance of 66.00';  
thence S 76°27'03" W, a distance of 364.82';  
thence S 73°15'50" W, a distance of 146.56';  
thence S 69°53'45" W, a distance of 130.88';  
thence S 74°49'40" W, a distance of 333.17';

Containing an area of **1.52 Acre**

The basis of bearings for this description was the Maine State Grid Plane North American Datum 1983 located in the West Zone.

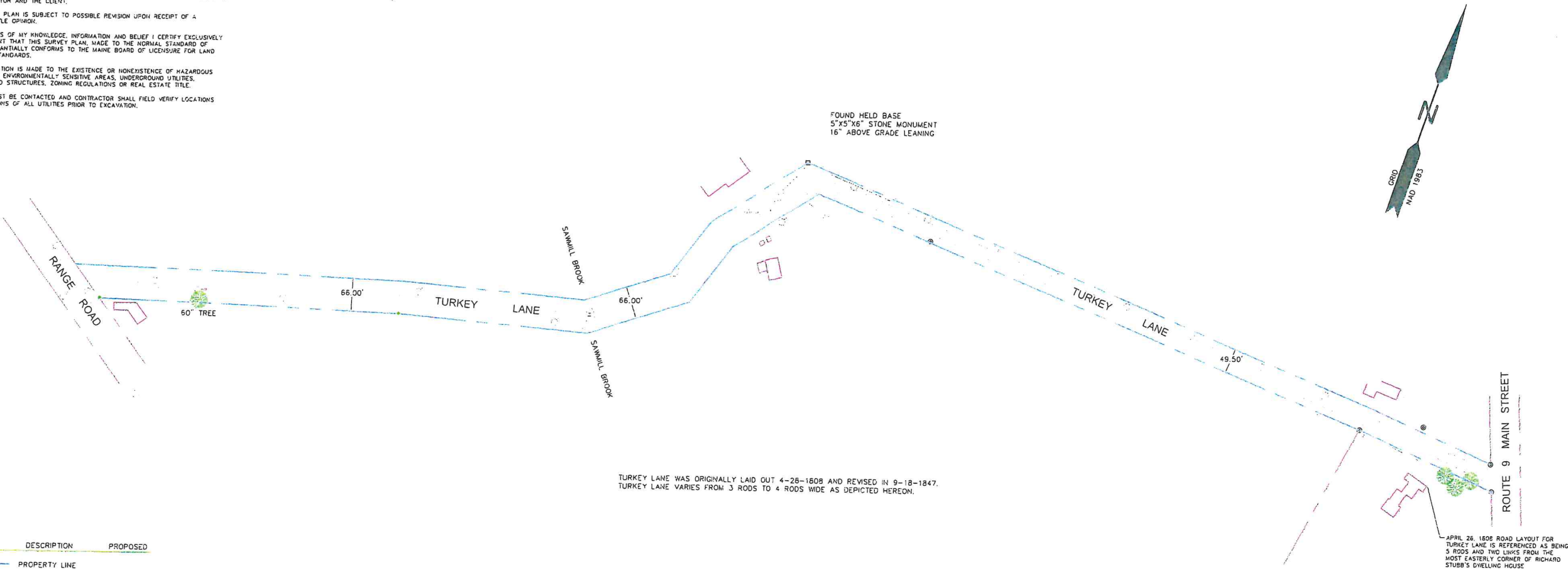
Together with the right to install and maintain utilities.

Meaning and intending to describe the original layout of Turkey Lane being 66 feet wide and approximately centered on the old travelled way.



SURVEYOR'S NOTES

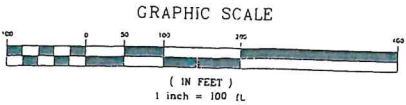
THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.  
REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.  
THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.  
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.  
NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.  
DIO SAFE MUST BE CONTACTED AND CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION.



TURKEY LANE WAS ORIGINALLY LAID OUT 4-26-1808 AND REVISED IN 9-18-1847.  
TURKEY LANE VARIES FROM 3 RODS TO 4 RODS WIDE AS DEPICTED HEREON.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJOINER LINE	
	BUILDING SETBACK	
	EASEMENT	
	CENTER LINE	
	MONUMENT	
	IRON PIPE	
	IRON ROD	
	5/8" IRON REBAR	
	DRILL HOLE	
	BUILDING	
	WET LANDS	
	EDGE WETLAND	
	SIGN	
	STREAM	
	ROCK OUTCROP	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURB LINE	
	EDGE WATER	
	TREE LINE	
	TEST PIT	
	MONITORING WELL	
	CONTOURS	
	GAS	
	WATER	
	SEWER	
	STORM DRAIN	
	ELECTRIC LINES	
	MAIL BOX	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
	MAN HOLE	
	POTABLE WELL	
	CULVERT	
	CHAIN LINK FENCE	
	BARB WIRE FENCE	
	WOODEN FENCE	
	STONE WALL	
	CONIFEROUS TREE	
	DECIDUOUS TREE	



		Scale: 1" = 100'
		Project No: 201942
		AutoCAD Release: 2016
		Drawn By: DB
		Field Date: 9-25-2019
No.	Revision	Date
		Plan Date: 9-27-2019
THIS PLAN IS PROVIDED EXCLUSIVELY FOR THE CLIENT STATED HEREON. ANY USE OR ALTERATION OF THIS PLAN BY OTHERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOUNDARY POINTS, LLC.		
EXISTING CONDITIONS PLAN FOR TOWN OF CUMBERLAND OF TURKEY LANE CUMBERLAND MAINE		1
Boundary Points		
PROFESSIONAL LAND SURVEYING, LLC P.O. BOX 175 CUMBERLAND MAINE 04021-0175 207-854-1015		

**EXHIBIT B**  
**DESCRIPTION OF PUBLIC EASMENT TO BE RETAINED**

Meaning and intending to retain the full existing width of the old travelled way of Turkey Lane as 66 feet wide. Together with the right to install and maintain utilities.

Use of the public easement will not be limited in any manner and may be used by vehicles, pedestrians, snowmobiles, non-motorized vehicles and emergency vehicles.

TO: Bella LLC  
60 Range Road  
Cumberland Center, Maine 04021  
Tax Map R05, Lot 14

FROM: Cumberland Town Council, as the Municipal Officers of the Town

Dear Property Owner:

This letter follows the notice that was mailed to you on August 6, 2020 as an owner of property abutting Turkey Lane. This letter is to notify you that the Town Council met on September 14, 2020, to consider whether to issue an order to discontinue Turkey Lane from its intersection with the Range Road to, but not including, the bridge on Turkey Lane, for a distance of approximately 1,040 feet. Following that discussion, the Town Council voted to set a public hearing date of September 28, 2020, on the enclosed proposed order of discontinuance, which has been filed with the Town Clerk.

As you know, this section of Turkey Lane is now a town way, subject to a winter closure order, that is approximately sixty-six feet wide and is shown more particularly on Assessor's Tax Map R05, on file at Cumberland Town Hall, 290 Tuttle Road, Cumberland, ME (sketch enclosed). The Town Council intends to retain a public easement in the road. The public easement will encompass the full sixty-six feet of the existing town way and will not be limited as to the use or access by pedestrians, vehicles, snowmobiles, non-motorized vehicles or emergency vehicles. The Town Council does not intend to award damages to any abutting property owners in connection with the discontinuance of Turkey Lane.

If an Order of Discontinuance is issued following the September 28, 2020 public hearing, and subsequently approved by vote of the Town Council, as the legislative body of the Town, the Town will have no obligation to maintain, repair or plow that section of Turkey Lane, but the public will still have the right to utilize the public easement as indicated above. Following discontinuance, ownership of the road is generally presumed to revert to the abutting landowners to the center line, but the Town cannot provide legal advice to you on ownership of any discontinued portion of the road.

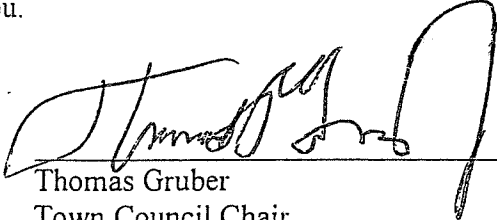
As an abutting property owner, you would have the right to maintain a discontinued road and to form a road association or enter private agreements to maintain, plow and repair the road if it is discontinued with or without a public easement. Abutting property owners have the right to establish private easements to provide access to their property if they do not already possess a private right of access over a discontinued road.

Our records show that the two properties abutting this portion of Turkey Lane to be discontinued are otherwise accessible by another public way. If you believe that your property is not otherwise accessible by another public way, please notify the Town at your earliest convenience. The Town considers your property to be accessible by another public way if it has the required frontage on that public way, regardless of whether you ultimately choose to utilize Turkey Lane as your driveway access.

On September 28, 2020, the Town Council will hold a public hearing regarding the proposed order to proceed with the discontinuance process and retain a public easement in the discontinued road as described above. As an abutter, you or your designated agent are invited to attend that meeting, and to attend and be heard at the public hearing.

The Town Council will not vote on the discontinuance on September 28, 2020. Following the public hearing on September 28, 2020, the Town Council will vote at its next regular meeting scheduled for October 12, 2020 to either 1.) Approve the order of discontinuance and award of no damages, or 2.) Disapprove the order of discontinuance.

If you have any immediate questions, please do not hesitate to contact the Town Manager, Bill Shane, at (207) 829-2205. Thank you.

  
Thomas Gruber  
Town Council Chair

Enclosures:  
Proposed Order of Discontinuance  
Sketch of Turkey Lane Area

TO: Trustees of Revocable Inter Vivos Trust Agreement of Mary Lucile Gallaudet  
67 Range Road  
Cumberland Center, Maine 04021  
Tax Map R05, Lot 15A

FROM: Cumberland Town Council, as the Municipal Officers of the Town

Dear Property Owner:

This letter follows the notice that was mailed to you on August 6, 2020 as an owner of property abutting Turkey Lane. This letter is to notify you that the Town Council met on September 14, 2020, to consider whether to issue an order to discontinue Turkey Lane from its intersection with the Range Road to, but not including, the bridge on Turkey Lane, for a distance of approximately 1,040 feet. Following that discussion, the Town Council voted to set a public hearing date of September 28, 2020, on the enclosed proposed order of discontinuance, which has been filed with the Town Clerk.

As you know, this section of Turkey Lane is now a town way, subject to a winter closure order, that is approximately sixty-six feet wide and is shown more particularly on Assessor's Tax Map R05, on file at Cumberland Town Hall, 290 Tuttle Road, Cumberland, ME (sketch enclosed). The Town Council intends to retain a public easement in the road. The public easement will encompass the full sixty-six feet of the existing town way and will not be limited as to the use or access by pedestrians, vehicles, snowmobiles, non-motorized vehicles or emergency vehicles. The Town Council does not intend to award damages to any abutting property owners in connection with the discontinuance of Turkey Lane.

If an Order of Discontinuance is issued following the September 28, 2020 public hearing, and subsequently approved by vote of the Town Council, as the legislative body of the Town, the Town will have no obligation to maintain, repair or plow that section of Turkey Lane, but the public will still have the right to utilize the public easement as indicated above. Following discontinuance, ownership of the road is generally presumed to revert to the abutting landowners to the center line, but the Town cannot provide legal advice to you on ownership of any discontinued portion of the road.

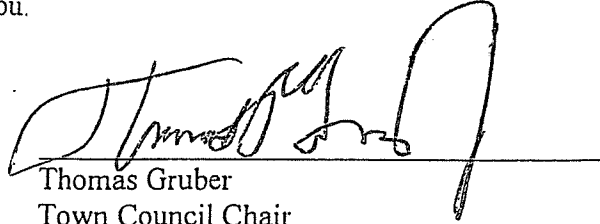
As an abutting property owner, you would have the right to maintain a discontinued road and to form a road association or enter private agreements to maintain, plow and repair the road if it is discontinued with or without a public easement. Abutting property owners have the right to establish private easements to provide access to their property if they do not already possess a private right of access over a discontinued road.

Our records show that the two properties abutting this portion of Turkey Lane to be discontinued are otherwise accessible by another public way. If you believe that your property is not otherwise accessible by another public way, please notify the Town at your earliest convenience. The Town considers your property to be accessible by another public way if it has the required frontage on that public way, regardless of whether you ultimately choose to utilize Turkey Lane as your driveway access.

On September 28, 2020, the Town Council will hold a public hearing regarding the proposed order to proceed with the discontinuance process and retain a public easement in the discontinued road as described above. As an abutter, you or your designated agent are invited to attend that meeting, and to attend and be heard at the public hearing.

The Town Council will not vote on the discontinuance on September 28, 2020. Following the public hearing on September 28, 2020, the Town Council will vote at its next regular meeting scheduled for October 12, 2020 to either 1.) Approve the order of discontinuance and award of no damages, or 2.) Disapprove the order of discontinuance.

If you have any immediate questions, please do not hesitate to contact the Town Manager, Bill Shane, at (207) 829-2205. Thank you.



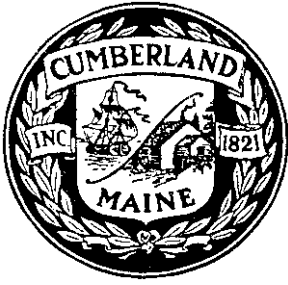
Thomas Gruber  
Town Council Chair

Enclosures:  
Proposed Order of Discontinuance  
Sketch of Turkey Lane Area

# ITEM

# 20-081

To authorize the sale of Town owned property located at  
4 Blanchard Road



# 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:** July 22, 2020  
**Re:** **20-081 Sale of 0.32 Acres 4 Blanchard Road – Former Historical Society Site**

---

In 2018, the Finance Committee and Town Council began planning for the move of the Historical Society to the Library site. With hundreds of thousands of dollars in repairs needed to upgrade the historic building and limited parking onsite, all felt moving the building would allow for a better expansion and eventual connection to the Prince Memorial Library so all residents could see the display on a regular basis.

At the same time, Sevee & Maher Engineers were looking to expand their building as their successful engineering business required more space for new staff. The Town agreed to sell the property at the appraised value of \$88,000 and receive credit of \$12,000 toward future engineering fees.

The Lands and Conservation Commission will be forwarding a recommendation on October 5, 2020 to the Town Council regarding the sale.

Staff recommends approval of the sale and all monies deposited into Property Acquisition Reserves.





50 25 0 50 Feet  
1 inch = 50 feet

0.32 Acre lot - Former Historical Society Building Site

## PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Cumberland, a Maine municipal corporation, with a place of business at 290 Tuttle Road, Cumberland, Maine ("Seller"), and \_\_\_\_\_, a Maine \_\_\_\_\_, with a place of business at \_\_\_\_\_ ("Purchaser").

### WITNESSETH THAT:

1. Description. In consideration of the mutual promises expressed in this Agreement, Seller agrees to sell and Purchaser agrees to purchase for the price and upon and subject to the terms and conditions set forth in this Agreement, the building and land located at 4 Blanchard Road, Cumberland, Maine, containing approximately 0.35 +/- acres, as shown on Exhibit A attached hereto and made a part hereof (the "Property").

2. Purchase Price. The purchase price is EIGHTY EIGHT THOUSAND DOLLARS (\$88,000.00).

3. Deed. Seller shall convey the premises with good and marketable title by quitclaim deed with covenant, and subject to:

(a) Existing rights, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in deeds and other documents of record.

(b) Terms and conditions of the land use ordinances or site plan approval of the Town of Cumberland, Maine and all conditions imposed upon the Property by any other permitting authority with jurisdiction over the Property.

4. Closing Date. The Closing shall take place on or before December 1, 2019, unless otherwise agreed upon in writing or as required per the Conditions of Closing outlined in Section 7 of this Agreement.

5. Possession. Seller shall deliver full possession of the Property at Closing. Purchaser shall be entitled to enter onto the Property at its risk in advance of Closing to

conduct due diligence inspections and tests thereon. Purchaser acknowledges its rights to inspect and agrees that Seller makes no representations or warranties as to the condition of the Property, environmental or otherwise, or its suitability for any particular use or its compliance with any laws, ordinances or regulations.

6. Closing Adjustments. Purchaser shall pay its statutory share of the real estate transfer tax and Seller shall be exempt from the same. Purchaser shall pay all costs associated with surveying of the Property and Closing. Each party shall pay its own permitting, legal and administrative expenses. Both parties represent and warrant that they have dealt with no brokers or third parties who could claim commission due from this proposed sale, and each indemnifies the other for any such claims made by, through or under the indemnifying party.

7. Conditions of Closing.

(a) In the event that Purchaser notifies Seller in writing prior to the Closing date of a title defect that in Purchaser's opinion prevents Seller from delivering title in good and marketable condition, free and clear of all liens and encumbrances, excluding current real property taxes and those items described in section 3 above, the Closing date shall be postponed for a period of thirty (30) days and Seller shall at its sole option seek in good faith with due diligence to cure such exceptions. If such defect is not removed by Seller during such period despite Seller's efforts to cure the same or if seller elects not to cure such defect, Purchaser may terminate this Agreement, in which case all parties hereto shall be released from their obligations hereunder. In the event the title defect objected to by Purchaser was created or suffered by Seller during its period of ownership, then Seller shall have no option to decline to seek to cure such defect as aforesaid.

8. Default. In the event Seller defaults in the performance of its obligation to close pursuant to this Agreement, Purchaser shall have the option of suing for specific performance or of terminating this Agreement, such remedies being Purchaser's sole remedies in lieu of all other legal and equitable remedies. Provided,

however, that to the extent Seller is unable to perform its obligations to close pursuant to this Agreement as a result of a restriction related to the use of the property that exists in any deed to the property or in any documentation regarding funding of the property for its current use as a Historical Society, or as a result of any challenge from a member of the public regarding the continued use of the property as a Historical Society, then the parties agree that this Agreement shall terminate if such restrictions or challenge cannot be cured within 60 days, and Purchaser hereby waives its rights to pursue any legal or equitable remedies against Seller as result of the same.

9. Risk of Loss. The risk of loss or damage by fire or other casualty is assumed by Seller until the Deed is delivered to Purchaser at Closing.

10. Miscellaneous.

(a) This Agreement supersedes any and all prior understandings and agreements between the parties and constitutes the entire Agreement between them regarding the Property.

(b) The acceptance of the delivery of the Deed by Purchaser shall be deemed to be full performance and discharge of every agreement and obligation herein contained or expressed.

(c) This Agreement is personal to Purchaser and Purchaser may not assign this Agreement without the prior written consent of Seller.

(d) This Agreement shall inure to the benefit of and be binding upon the parties hereto, their personal representatives, successors and assigns.

(e) This Agreement shall not be altered, modified or amended except by a written instrument signed by Seller and Purchaser.

(f) This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Maine.

11. Ratification. This Agreement is subject to final approval by the Cumberland Town Council ratifying the contents hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as a sealed instrument as of the date first set forth above.

Witness:

SELLER: Town of Cumberland

\_\_\_\_\_

By: \_\_\_\_\_

William R. Shane  
Its Town Manager

\_\_\_\_\_

PURCHASER: \_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_  
Its \_\_\_\_\_



**APPRAISAL OF**



**LOCATED AT:**

4 Blanchard Road  
Cumberland, ME 04021

**FOR:**

Town of Cumberland  
via email

**BORROWER:**

N/A

**AS OF:**

November 7, 2018

**BY:**

Elizabeth C. McFadden  
Elizabeth McFadden Appraisal LLC

November 16, 2018

No AMC  
Town of Cumberland  
via email

File Number: 2018-142L

Dear Mr. Shane:

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

4 Blanchard Road  
Cumberland, ME 04021

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

In my opinion, the market value of the property as of November 7, 2018 is:

\$88,000  
Eighty-Eight 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: 4 Blanchard Road

City: Cumberland

State: ME

Zip: 04021

Borrower: N/A

Owner of Public Record: Cumberland

County: Cumberland

Legal Description: Book: 31620 Page: 003 Cumberland County Registry of Deeds

Assessor's Parcel #: M: U11 L: 50

Tax Year: 2018

R.E. Taxes: 3,412.04

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) Potential Sale

Lender/Client: Town of Cumberland

Address: via email

CONTRACT ANALYSIS

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

N/A

Contract Price \$: Date of Contract: Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)

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

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

NEIGHBORHOOD DESCRIPTION

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	78% %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2% %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200 Low	New	Multi-Family	%
Neighborhood Boundaries: Town of North Yarmouth north; Crossing Brook Road east; Range Road south and Bruce Hill Road west.				900 High	200	Commercial	15% %
				350 Pred.	15-85	Other Vacant	5 %

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Market Conditions (including support for the above conclusions): It is the appraiser's conclusion that values are stable. There were a total of six sales (in this exceptionally limited submarket, the parameters of which are defined below) over the last year in northern Greater Portland. The locational parameter required expansion. The Median Sold Price was \$95,000, and the Sold Price to List Price ratio is 100% with Median Days-On-Market of 19. Currently, there are four competitive properties for sale; however, two of these are under contract. The Median List Price is \$124,950, and the Days-On-Market is 64. Therefore, the appraiser concludes demand remains strong for these intown lots.

SITE DESCRIPTION

Dimensions: 82 x Irregular per Deed

Area: 15,246+/-

☐ 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: single family houselot.

Describe any improvements: Assumed 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Street Type/Influence			
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Curb/Gutter		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Sidewalk		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If No, describe:

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

If Yes, describe:

At present the subject is improved with a 1,406 square foot one story building utilized as the Cumberland Historical Society. This appraisal and report employs the Extraordinary Assumption which assumes the lot is vacant and essentially unimproved. See additional comments...

Site Comments: The subject site consists of approximately 15,246 square feet which appears mostly level and is currently improved by an aged woodframe structure soon to be moved. This site is served by public water; the sewerage system is unknown as is assumed to be an aged septic system. No adverse easements were observed at inspection or were disclosed by Owner's Representative Town Manager William Shane. See additional comments...





Elizabeth McFadden Appraisal LLC

LAND APPRAISAL REPORT

File No. 2018-142L

PRODUCT INFORMATION FOR PUDs (if applicable)

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

☐ Yes

☐ No

Unit type(s):

☐ Detached

☐ Attached

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

Legal Name of Project: \_\_\_\_\_

Total number of phases: \_\_\_\_\_

Total number of units: \_\_\_\_\_

Total number of units sold: \_\_\_\_\_

Total number of units rented: \_\_\_\_\_

Total number of units for sale: \_\_\_\_\_

Data source(s): \_\_\_\_\_

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

☐ Yes

☐ No

If Yes, date of conversion: \_\_\_\_\_

Does the project contain any multi-dwelling units?

☐ Yes

☐ No

Data Source: \_\_\_\_\_

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

☐ Yes

☐ No

If No, describe the status of completion: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

CERTIFICATIONS AND LIMITING CONDITIONS

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

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

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

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

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

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

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

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

1.

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

2.

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

3.

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

4.

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

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

1.

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

2.

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

3.

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

4.

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

5.

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

6.

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

7.

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

8.

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

9.

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

10.

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

11.

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

12.

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

Produced using ACI software, 800.234.8727 www.aciweb.com

Page 3 of 4

LAND\_10 11122014

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimate, 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 November 16, 2018  
Effective Date of Appraisal November 7, 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  
4 Blanchard Road  
Cumberland, ME 04021  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 88,000  
LENDER/CLIENT  
Name No AMC  
Company Name Town of Cumberland  
Company Address via email  
Email Address wshane@cumberlandmaine.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

- ☐ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

ADDENDUM

Borrower: N/A		File No.: 2018-142L	
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland	State: ME	Zip: 04021	
Lender: Town of Cumberland			

Extra Comments

SCOPE/PURPOSE/INTENDED USE AND USER OF THE APPRAISAL

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

PURPOSE: The purpose of the appraisal is to provide an objective, unbiased estimate of the market value of the fee simple interest in the subject real estate as of November 7, 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 (Town of Cumberland), and the Intended Use is to provide an objective, unbiased estimate of market value to assist with marketing 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 developable into a single family houselot: 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.

Blanchard Road is a long, mostly residential through street which runs between the westerly side of Main Street in Cumberland Center to Orchard Road in western Cumberland. More specifically, the subject is located on the southerly side, in close proximity to 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 due to traffic and various commercial influences. Both the Valhalla Golf Course and all levels of public schools are within walking distance which has a strong appeal to families with school aged children.

SITE

Various sources are inconsistent as to the exact lot size, which ranges from 12,742 square feet to 16,655 square feet. The Town of Cumberland assesses this property as 15,246 square feet, and so the appraiser utilized this figure for comparable purposes.

The subject is located in an MDR zone and is part of the Setback Overlay District. As part of this district, the more rigorous MDR setbacks are relaxed. It is the appraiser's determination (which was verified with William Longley, Code Enforcement Officer for the Town), a reasonable variety of single family dwelling sizes can be accommodated by this lot.

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

SUBJECT PROPERTY'S ASSESSMENT AND MARKETABILITY

The subject is currently assessed for a total value of \$173,200; however, this is for the parcel as currently improved. This value appears reasonable and equitable, and does not impact marketability. The appraiser noted the land value (@ \$93,200) comprises the majority of the total value.

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

HIGHEST AND BEST USE

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

The subject is currently improved with a 27x38 one story woodframe building utilized as the home of the Cumberland Historical Society. It appears this structure (built circa 1853) was originally a school house. The current Owner is the Town of Cumberland, and William Shane (Town Manager of Cumberland), has determined the highest and best use of this building is to move it to the nearby Prince Memorial Library where it will be upgraded to better preserve historic artifacts and be part of the library campus. Therefore, this assignment is predicated on this structure relocation and the re-designation of the subject property as a vacant lot.

Therefore, it is the appraiser's determination that the highest and best use of the subject property (vacant - as proposed) is as a single family house lot.

ADDENDUM

Borrower: N/A		File No.: 2018-142L	
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland	State: ME		Zip: 04021
Lender: Town of Cumberland			

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 10,000 to 30,000 square foot lots located in northern Greater Portland. Expansion of the locational parameter is warranted as this is an exceptionally limited submarket. 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 eighteen months.

Sale #1 was chosen for comparison based on its proximity, as well as for its similarity in topography and on-site sewerage requirements. Formerly improved with the Log Cabin, a convenience store as well as a residential dwelling unit, this property was on and off the market for more than ten years. This appraiser viewed the property, and found the improvements were exceptionally dated and nearing the end of their economic life. It subsequently sold for land value only, and these improvements required demolition. This property required adjustment for slightly superior location as it is better buffered from commercial influences, as well as for superior lot size (which is nearly double the subject's lot size). Subsequent to this sale and demolition, a large single family dwelling was constructed which validates the appraiser's conclusion of highest and best use of the subject property. Originally listed for \$249,900 in 2005, the final list price was \$175,000. This was a private sale.

Sale #2 was chosen for comparison based on its similarity in size and topography. Typically land values track higher in Falmouth; however, this lot is in close proximity to the Interstate 295 with resultant traffic noise, per this appraiser's field notes. This property thus required adjustment for slightly inferior location. The Buyer's Broker reports construction of a single family dwelling is planned. Listed for \$130,000, this property sold for \$90,000 after only one day-on-market.

Sale #3 was chosen for comparison based on its similarity in surrounding values, as well as for its similarity in lot size and topography. Located on the outskirts of Freeport Village, adjacent to railroad tracks and a back lot, this property required adjustment for access to public sewer, as well as for its required right-of-way access which results in higher development costs. However, this adjustment was tempered by superior development potential into a two family building. Listed for \$95,000, it sold for same after two days-on-market.

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

SALE AND MARKETING HISTORY

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

The 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 Town Manager William Shane.

FINAL COMMENTS

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

Within the Sales Comparison Approach, more weight was given to Sales #2 and #3 as these properties required the lesser amount of adjustment. This estimate of value is well-supported by the adjusted value of Sale #1.

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



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 2018-142L	
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland		State: ME	Zip: 04021
Lender: Town of Cumberland			



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: November 7, 2018  
Appraised Value: \$ 88,000

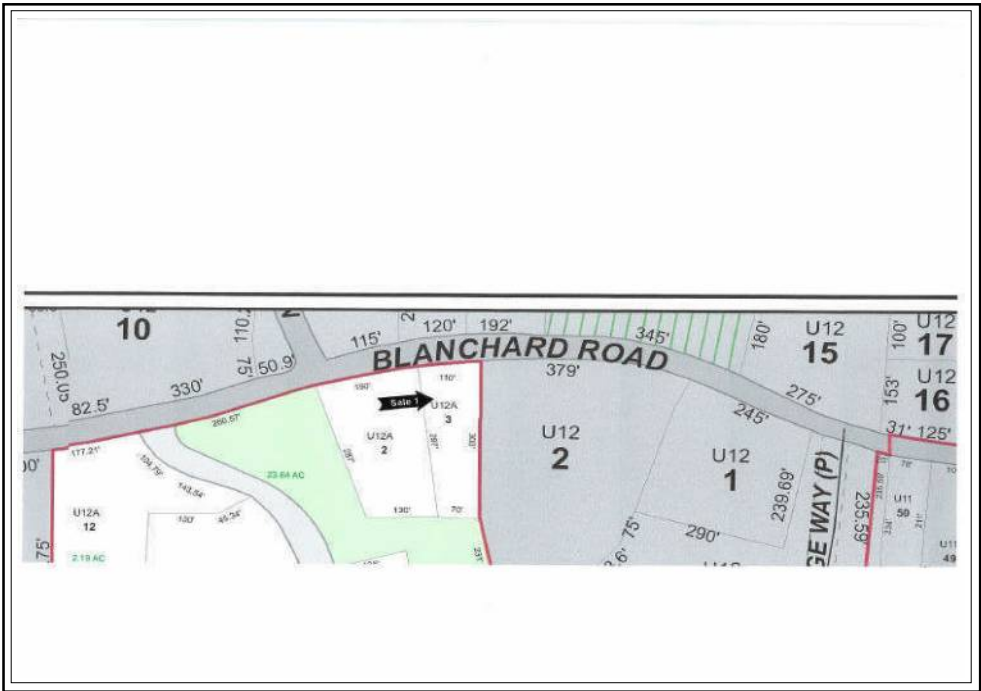


REAR VIEW OF  
SUBJECT PROPERTY



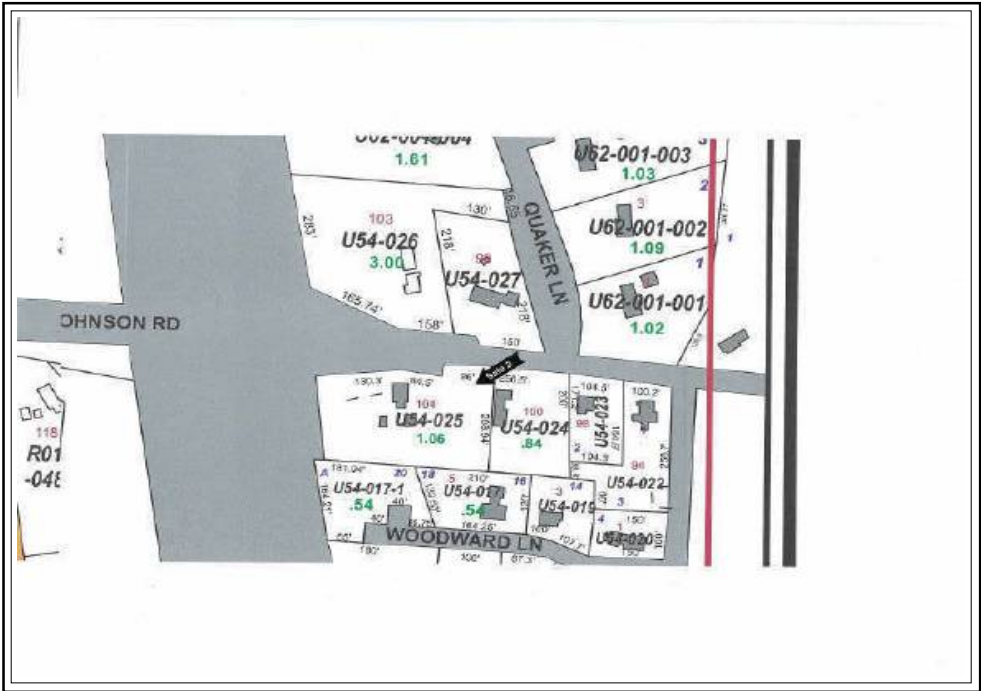
STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM			
Borrower: N/A		File No.:	2018-142L
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland	State: ME	Zip:	04021
Lender: Town of Cumberland			



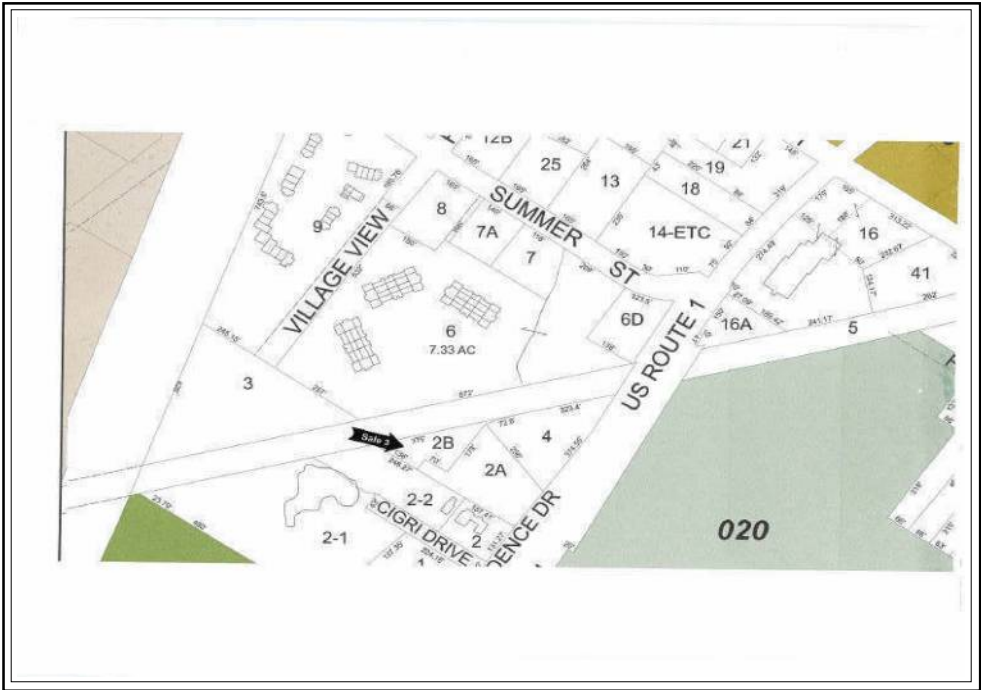
### COMPARABLE SALE #1

20 Blanchard Rd M:U12/L:A3  
 Cumberland, ME 04021  
 Sale Date: August, 2017  
 Sale Price: \$ 115,000



### COMPARABLE SALE #2

104JohnsonRd PO M:U54/L:25  
 Falmouth, ME 04105  
 Sale Date: March, 2018  
 Sale Price: \$ 90,000



### COMPARABLE SALE #3

8 Independence Dr M:9/L:2B  
 Freeport, ME 04032  
 Sale Date: June, 2018  
 Sale Price: \$ 95,000

**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.



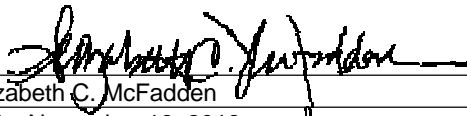
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

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:** 4 Blanchard Road, Cumberland, ME 04021

**APPRAISER:**

Signature:   
Name: Elizabeth C. McFadden  
Date Signed: November 16, 2018  
State Certification #: CR #347  
or State License #:  
State: ME  
Expiration Date of Certification or License: 12/31/2018

**SUPERVISORY APPRAISER (only if required)**

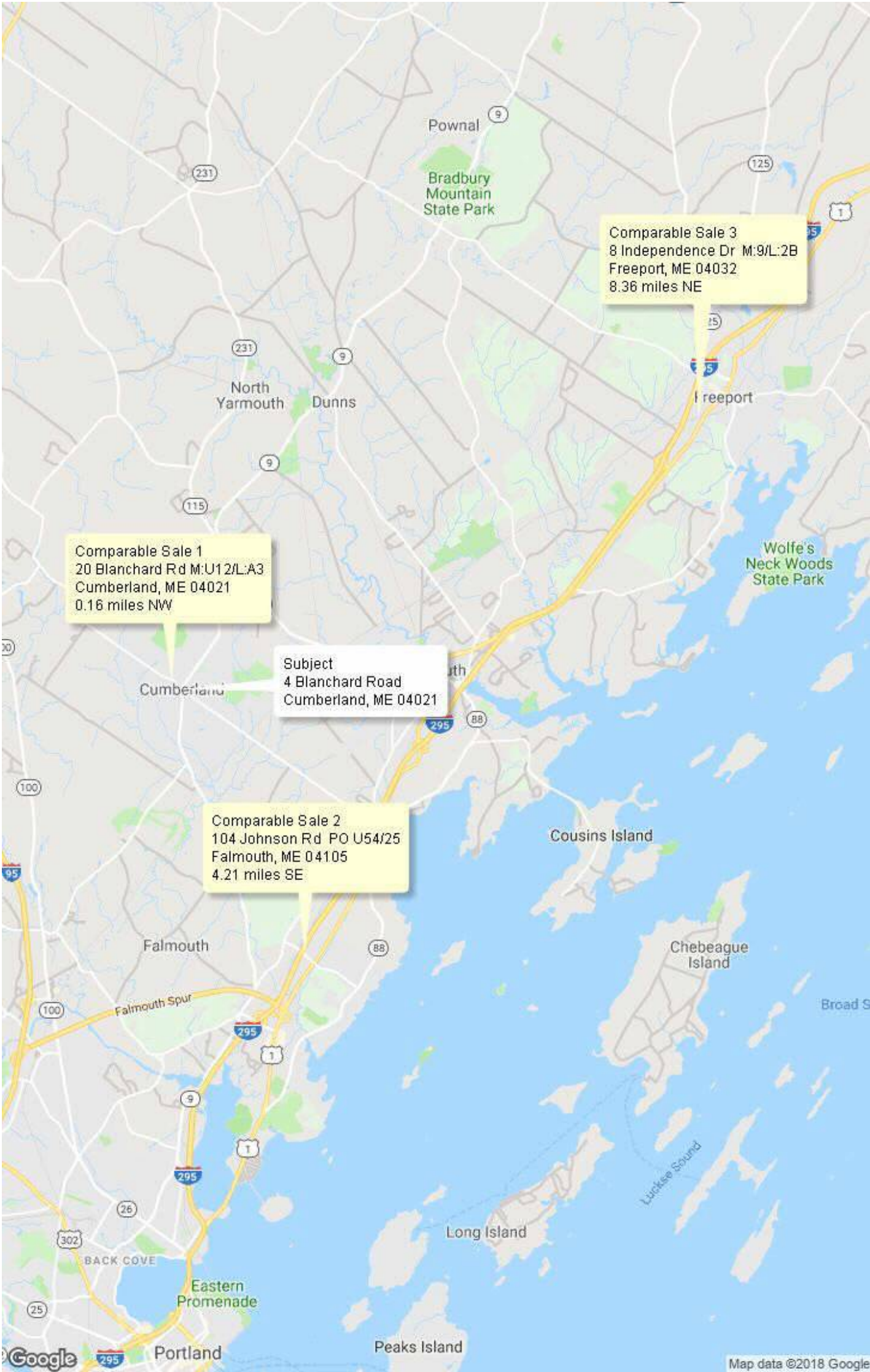
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

☐ Did ☐ Did Not Inspect Property

Elizabeth McFadden Appraisal LLC


LOCATION MAP

Borrower: N/A		File No.: 2018-142L	
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland		State: ME	Zip: 04021
Lender: Town of Cumberland			



CERTIFICATION

Borrower: N/A		File No.: 2018-142L	
Property Address: 4 Blanchard Road		Case No.:	
City: Cumberland		State: ME	Zip: 04021
Lender: Town of Cumberland			



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION

OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION

BOARD OF REAL ESTATE APPRAISERS

License Number CR347

Be it known that

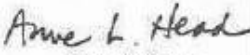
**ELIZABETH CAROLINE MCFADDEN**

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

**CERTIFIED RESIDENTIAL APPRAISER**

ISSUE DATE

December 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

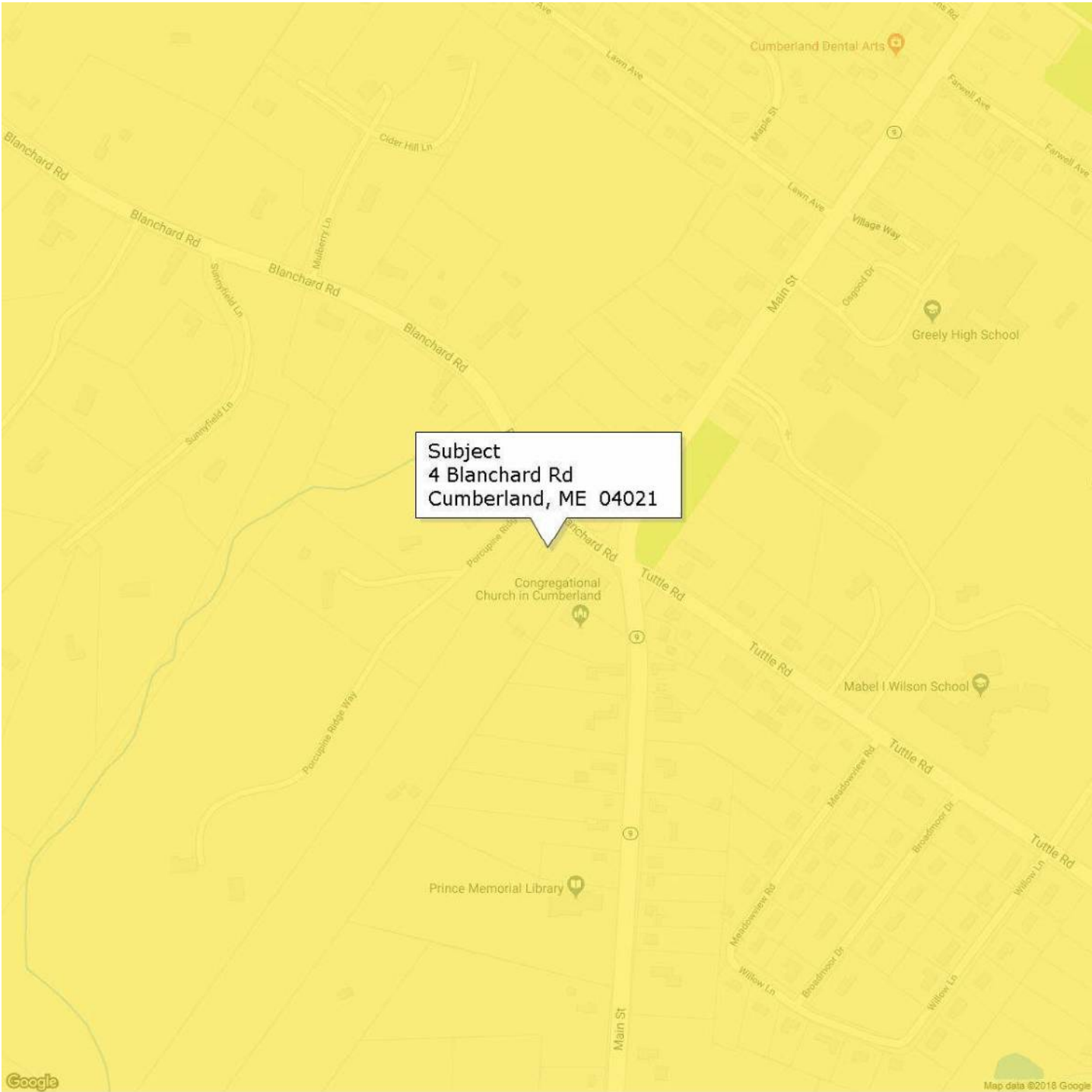


Commissioner



FLOOD MAP

Borrower: N/A	File No.: 2018-142L
Property Address: 4 Blanchard Road	Case No.:
City: Cumberland	State: ME Zip: 04021
Lender: Town of Cumberland	



FLOOD INFORMATION

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

LEGEND

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

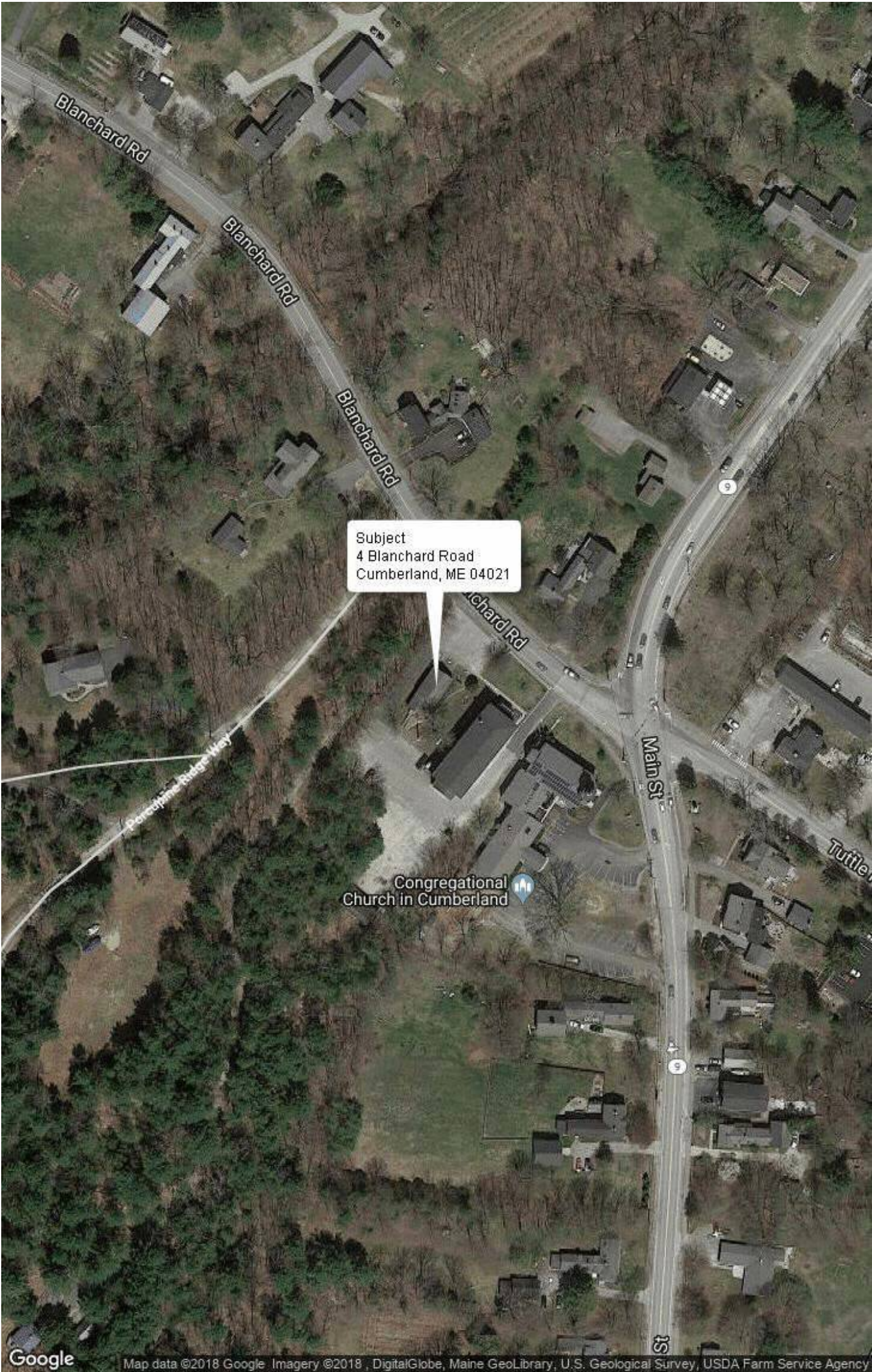
Sky Flood™

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



AERIAL MAP

Borrower: N/A	File No.: 2018-142L
Property Address: 4 Blanchard Road	Case No.:
City: Cumberland	State: ME
Lender: Town of Cumberland	Zip: 04021





CLOSE UP OF AERIAL MAP

Borrower: N/A	File No.: 2018-142L
Property Address: 4 Blanchard Road	Case No.:
City: Cumberland	State: ME
Lender: Town of Cumberland	Zip: 04021



Historical Society Location  
4 Blanchard Road

# ITEM

# 20-082

To hold a Public Hearing to consider and act on adding a Residential  
Solar Energy System Ordinance to the Cumberland Code,  
as recommended by the Ordinance Committee

## 1.0 Title

This Ordinance shall be known as the Residential Solar Energy System Ordinance for The Town of Cumberland, Maine.

## 2.0 Authority

*This Ordinance is adopted pursuant to the enabling provisions of Article VIII, Part 2, Section 1 of the Maine Constitution; the provisions of 30-A M.R.S. § 3001 (Home Rule), and the provisions of the Planning and Land Use Regulation Act, 30-A M.R.S. § 4312, et seq.*

## 3.0 Purpose

The purpose of the Ordinance is to provide for the construction and operation of residential solar energy systems in Cumberland, Maine, subject to reasonable conditions that will protect the public health, safety, and welfare.

## 4.0 Definitions

**Applicant.** The legal entity ~~including successors and assigns,~~ that files an application under this Ordinance.

**Mounting.** The manner in which a solar PV system is affixed to the roof or ground (i.e.; roof-mount, ground-mount, pole-mount).

**Person** means an individual, corporation, partnership, firm, organization or other legal entity.

**Photovoltaic (PV) System.** A solar energy system that produces electricity by the use of semiconductor devices, call photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.

**Residence** means a building or structure, including manufactured housing, maintained for permanent or seasonal residential occupancy providing living, cooking and sleeping facilities and having permanent indoor or outdoor sanitary facilities, excluding recreational vehicles, tents and watercraft.

**Solar Array.** Multiple solar panels or modules combined together to create one system.



**Solar Collector.** A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

**Solar Energy.** Radiant energy (direct, diffuse and/or reflective) received from the sun.

**Solar Energy System.** A device or structural design feature, a substantial purpose of which is to provide ~~daylight~~solar energy for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

**Solar Energy System, Ground-Mounted.** An Active Solar Energy System that is structurally mounted to the ground and is not roof-mounted or pole-mounted.

**Solar Energy System, Pole-Mounted.** A solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, which is anchored and firmly affixed to a foundation in the ground and wired underground to an attachment point at the building's meter. Pole-mounted systems can be designed to track the sun (with single-axis or dual-axis tracking motors) to help maximize solar output throughout the year.

**Solar Energy System, Roof-Mounted.** An active solar Energy System that is mounted on the roof of a building or structure.

**Solar Glare.** The potential for solar panels to reflect average sunlight, with an intensity sufficient to cause annoyance, discomfort, loss in visual performance or visibility, or a public safety hazard.

**Solar Panel (or module).** A device used for the director conversion of sunlight into useable solar energy, including electricity or heat.

**Solar Related Equipment.** Items including a solar photovoltaic cell, solar panel, module, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used or intended to be used for the collection of solar energy.

## 5.0 Applicability

- 5.1 This Ordinance shall apply to all Residential Solar Energy Systems installed ~~or engineered~~ after October \_\_\_\_, 2020 and shall apply to a solar energy system installed prior to October \_\_\_\_, 2020, that is modified to materially alter the size or placement of the solar collectors or the originally permitted energy output of the solar energy system.
- 5.2 A Residential Solar Energy System installed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance; provided that any ~~physical modifications~~ material alterations after the effective date of the Ordinance shall be subject to the permitting requirements of ~~Section 9.2 of this Ordinance~~

## 6.0 Permitted Use

~~A Residential Solar Energy System is considered to be an accessory use to a residential dwelling unit and as such is permitted in all zones where residential uses are allowed.~~ A Residential Solar Energy System is considered to be a use accessory to any permitted residential dwelling unit(s). As such, Residential Solar Energy Systems shall be permitted in all zones where residential uses are permitted, provided that: (1) the Residential Solar Energy System complies with all space, height, and bulk requirements, as outlined in Section 9.0 of this Ordinance; and (2) the Residential Solar Energy System is incidental and subordinate to the residential dwelling unit(s).

## 7.0 Administration and Permitting

### 7.1 Review and Approval Authority

The Code Enforcement Officer is authorized to review all applications for Solar Energy Systems pursuant to Maine Uniform Building and Energy Codes and the IRC 2015 as adopted by the State of Maine, as well as NFPA Chapters 1 and 70, and may approve, deny or approve such applications with conditions in accordance said codes and with the standards of the Ordinance.

### 7.2 Permit Required

1. No Residential Solar Energy System shall be installed or operated within the Town of Cumberland without a permit issued in accordance with this Ordinance, and if applicable, Chapter 226, ~~Shoreland Ordinance~~ Ordinance of the Town of Cumberland Code of Ordinances. Such permits shall comply with all requirements of a building permit and an electrical permit from the Code Enforcement Officer.
2. Any physical modification to an existing Residential Solar Energy System which alters the location, ~~or~~ increases the area of development on the site, or which increases the energy output of the solar energy system, shall require a permit modification under this Ordinance. Like-kind replacements and routine maintenance and repairs shall not require a permit modification.

### 7.3 Permit Applications

1. Application components. A Residential Solar Energy System permit application shall consist of the application form, application fee, and supporting documents, as described below:

a. Application Form. The Town shall provide an application form which shall include the following information:

- 1) The Applicant's name, address and contact information.
- 2) Receipt showing payment of the applicable application fee.
- ~~3) A copy of a deed, easement, purchase option, or other comparable documentation demonstrating that the Applicant has right, title, or interest in the subject property, or that the Applicant is authorized to apply for and receive a permit by another person who holds sufficient right, title, or interest.~~
- 4) Site plan ~~sketch~~ showing the proposed location of each Residential Solar Energy System and the following site elements: parcel boundaries, required setbacks, topographic contour lines (if available), roads, rights of way, overhead utility lines, buildings (identified by use), land cover, wetlands, streams, water bodies, and areas proposed to be regraded or otherwise cleared of vegetation.
- 5) Description of emergency and normal shutdown procedures for the proposed Residential Solar Energy System.
- ~~6) Photographs of the existing conditions of the site.~~

~~—Application Forms. The Town shall provide the application form which shall be signed by:~~

- ~~1) A Person with right, title and interest in the subject property or;~~
- ~~2) A Person having written authorization from a Person with right, title and interest in the subject property. The signature shall be dated and the signatory shall certify that the information in the application is complete and correct and that the proposed facility will be constructed and operated in accordance with the standards of this ordinance and all approval and permit conditions, if any.~~

~~a. Application Fees. Application fees shall be assessed and paid upon submission of the application in accordance with Appendix A of this Ordinance.~~

~~a. Supporting Documents. The application shall include all additional documents necessary to satisfy the applicable submission requirements under this Ordinance.~~

2. Application Submission. The Applicant shall submit its application for a Residential Solar Permit to the Code Enforcement Officer who shall note on the application the date on which it was received.

3. Changes to a Pending Application

a. The Applicant shall promptly notify the Code Enforcement Officer of any changes the Applicant proposes to make to information contained in the application.

#### 7.4 Permit Application Review Procedures for a Residential Solar Energy System; Expiration Thereof.

1. Application

a. **Within 10 days of**~~after~~ receiving an application, the Code Enforcement Officer shall notify the Applicant in writing either that the application is complete or, if the application is incomplete, the specific additional material needed to complete the application. The Code Enforcement Officer may waive any submission requirement if the Code Enforcement Officer issues a written

finding that, due to special circumstances of the application, adherence to that requirement is not necessary to determine compliance with the standards of this Ordinance.

- b. **Within 30 days after determining** the application to be complete, the Code Enforcement Officer shall issue a written order: 1) denying approval of the proposed Residential Solar Energy System, 2) granting approval of the proposed Residential Solar Energy System or, 3) granting approval of the proposed Residential Energy System with conditions. In making the decision, the Code Enforcement Officer shall make findings on whether the proposed Residential Energy System meets the applicable criteria described in **Section 8this Ordinance**.

#### ~~7.5 Professional Services~~

~~In reviewing the application for compliance with this Ordinance, the Town may retain professional services, including but not limited to third-party engineers and attorneys, the cost of which shall be borne by the Applicant.~~

#### 7.6 Expiration of Permits

Permits shall expire: 1) One year after the date of approval unless a substantial start on construction has occurred and; 2) Two years after the date of approval unless construction of the Residential Solar Energy System has been completed.

Upon the Applicant's written request, the Code Enforcement Officer may extend either or both expiration time limits by one year.

#### 7.7 Access

The Code Enforcement Officer shall have access to the site at all times to review the progress of the work and shall have the authority to review all records and documents directly related to the design, construction and operation of the facility.

### **8.0 Standards for All Roof-Mounted, Ground-Mounted, or Pole-Mounted Residential Solar Energy Systems.**

(a) A Residential Solar Energy System shall be permitted only if the Code Enforcement Officer determines that the system and its installation shall not present any unreasonable safety risks, as outlined in IRC Section 324, including, but not limited to, the following:

- (1) Weight load;
- (2) Wind resistance;
- (3) Ingress or egress in the event of fire or other emergency;
- (4) Proximity of a ground-mounted system relative to buildings.
- (5) Solar glare to adjacent properties.

~~All applications shall require an engineered or certified plan prepared by an engineer or other appropriate professional licensed within the State of Maine. The Code Enforcement Officer may obtain and consider the professional opinion of other parties in rendering a decision; a peer review of the application before rendering a decision, the costs of which shall be borne by the Applicant.~~

~~(b)~~

~~(c)~~

~~(d)~~(b) All solar energy system installations shall be installed in compliance with the photovoltaic systems standards of the latest edition of the National Fire Protection Association (NFPA) 1, Fire Prevention Code.

~~(e)~~(c) All wiring shall be installed in compliance with the photovoltaic systems standards identified in the latest edition of the National Electrical Code (NFPA 70).

~~(f)~~(d) Prior to operation, electrical connections must be inspected and approved by the Code Enforcement Officer or Electrical Inspector.

~~(g)~~(e) Each solar energy installation shall be regularly maintained as necessary to ensure that it is operating safely and as designed over its useful life.

## **9.0 Dimensional Standards.**

### **(a) Height.**

- (1) Roof-Mounted Solar Energy Systems. Roof-Mounted Residential Solar Energy Systems are exempt from the building height requirements in all zoning districts and in all Shoreland Zoning Districts.
- (2) Ground-Mounted Solar Energy Systems. 18 feet, as measured from the average elevation of the finished grade covered by the solar energy system to its tallest point.
- (3) Pole-Mounted Solar Energy Systems. 18 feet, as measured from the bottom of the pole to the tallest point of the solar energy system.

### **(b) Setbacks for Ground-Mounted and Pole-Mounted Solar Energy Systems.**

Setback standards for ground-mounted and Pole-Mounted solar energy systems shall be as follows

- (1) **Front Setback:** The same front setback shall apply to Residential Solar Energy Systems as applies to any other principal structure located within the same zoning district, as is more particularly defined in Chapter 315, Article II of the Town of Cumberland Code of Ordinances.
- (2) **Side Setback:** 15 feet from any side lot line, as defined in Section 315-4 of the Town of Cumberland Code of Ordinances.
- (3) **Rear Setback:** 15 feet from the rear lot line, as defined in Section 315-4 of the Town of Cumberland Code of Ordinances.

~~Overall size of Ground-Mounted Energy Systems shall not exceed 1,000 sf.~~

## **11. Enforcement**

1. It shall be unlawful for any ~~p~~Person to ~~violate or~~ fail to comply with or take any action that is contrary to the terms of the Ordinance, or to violate or fail to comply with any permit issued under the Ordinance, or to cause another to ~~violate or fail to comply or~~ take any action which is

contrary to the terms of the Ordinance or any permit under the Ordinance.

2. If the Code Enforcement Officer determines that a violation of the Ordinance or the permit has occurred, the Code Enforcement Officer shall provide written notice to any Person alleged to be in violation of this Ordinance or permit. If the alleged violation does not pose an immediate threat to public health or safety, the Code Enforcement Officer and the alleged violator shall engage in good faith negotiations to resolve the alleged violation. Such negotiations shall be conducted and concluded within thirty (30) days of the notice of violation. With the consent of the alleged violator, this time period may be extended.
3. If, after thirty (30) days from the date of notice of violation or further period as agreed to by the Town and the alleged violator, the Code Enforcement Officer determines that the parties have not resolved the alleged violation, the Code Enforcement Officer may institute civil enforcement proceedings pursuant to 30-A M.R.S. §4452 and Rule 80K of the Maine Rules of Civil Procedure or pursue any other available legal or equitable remedy to ensure compliance with the Ordinance or permit.

## **12. Appeals**

Any ~~p~~Person aggrieved by a decision of the Code Enforcement Officer or the under this Ordinance may appeal the decision to the Board of Adjustment and Appeals. The appeal shall be subject to the procedures established by Chapter 315-77 of the Zoning Ordinance.

## **13. Conflict and Severability**

- 13.1 If there is a conflict between provisions in this Ordinance, the more stringent shall apply. If there is a conflict between a provision in this Ordinance and that of another Town of Cumberland ordinance, the provision of this Ordinance shall apply.
- 13.2 The invalidity of any part of this Ordinance shall not invalidate any other part of this ordinance.



**14. Effective Date:**

This Ordinance becomes effective upon approval by the Cumberland Town Council.

## 1.0 Title

This Ordinance shall be known as the Residential Solar Energy System Ordinance for The Town of Cumberland, Maine.

Revision Energy - Fortunat Mueller

I'm a bit surprised to see this drafted as a 'Residential' only ordinance. Most of the towns that I am aware of who are considering solar ordinances are primarily focused on the non residential systems since they are relatively new and are where most of the ambiguity exists in exiting rule.

*Ordinance Committee – Not ready to discuss commercial solar farms at this time*

## 2.0 Authority

*This Ordinance is adopted pursuant to the enabling provisions of Article VIII, Part 2, Section 1 of the Maine Constitution; the provisions of 30-A M.R.S. § 3001 (Home Rule), and the provisions of the Planning and Land Use Regulation Act, 30-A M.R.S. § 4312, et seq.*

## 3.0 Purpose

The purpose of the Ordinance is to provide for the construction and operation of residential solar energy systems in Cumberland, Maine, subject to reasonable conditions that will protect the public health, safety, and welfare.

## 4.0 Definitions

**Applicant.** The legal entity that files an application under this Ordinance.

**Mounting.** The manner in which a solar PV system is affixed to the roof or ground (i.e.; roof-mount, ground-mount, pole-mount).

**Person** means an individual, corporation, partnership, firm, organization or other legal entity.

**Photovoltaic (PV) System.** A solar energy system that produces electricity by the use of semiconductor devices, call photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.

**Residence** means a building or structure, including manufactured housing, maintained for permanent or seasonal residential occupancy providing living,

cooking and sleeping facilities and having permanent indoor or outdoor sanitary facilities, excluding recreational vehicles, tents and watercraft

**Solar Array.** Multiple solar panels or modules combined together to create one system.

**Solar Collector.** A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

**Solar Energy.** Radiant energy (direct, diffuse and/or reflective) received from the sun.

**Solar Energy System.** A device or structural design feature, a substantial purpose of which is to provide solar energy for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

**Solar Energy System, Ground-Mounted.** An Active Solar Energy System that is structurally mounted to the ground and is not roof-mounted or pole-mounted.

**Revision Energy - Fortunat Mueller**

I am confused by the distinction between a ground mounted system and a pole mounted system. Many ground mount systems are installed on poles/pipes. Is the pole mount meant to include only those installed on a single pole?

**OC- See Next Definition?**

**Solar Energy System, Pole-Mounted.** A solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, which is anchored and firmly affixed to a foundation in the ground and wired underground to an attachment point at the building's meter. Pole-mounted systems can be designed to track the sun (with single-axis or dual-axis tracking motors) to help maximize solar output throughout the year.

**Solar Energy System, Roof-Mounted.** An active solar Energy System that is mounted on the roof of a building or structure.

**Solar Glare.** The potential for solar panels to reflect average sunlight, with an intensity sufficient to cause annoyance, discomfort, loss in visual performance or visibility, or a public safety hazard.

**Solar Panel (or module).** A device used for the director conversion of sunlight into useable solar energy, including electricity or heat.

**Solar Related Equipment.** Items including a solar photovoltaic cell, solar panel, module, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used or intended to be used for the collection of solar energy.

## 5.0 Applicability

- 5.1 This Ordinance shall apply to all Residential Solar Energy Systems installed after October \_\_\_\_, 2020 and shall apply to a solar energy system installed prior to October \_\_\_\_, 2020 that is modified to materially alter the size or placement of the solar collectors or the originally permitted energy output of the solar energy system.
- 5.2 A Residential Solar Energy System installed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance; provided that any material alterations after the effective date of the Ordinance shall be subject to the permitting requirements of this Ordinance

## 6.0 Permitted Use

A Residential Solar Energy System is considered to be a use accessory to any permitted residential dwelling unit(s). As such, Residential Solar Energy Systems shall be permitted in all zones where residential uses are permitted, provided that: (1) the Residential Solar Energy System complies with all space, height, and bulk requirements, as outlined in Section 9.0 of this Ordinance; and (2) the Residential Solar Energy System is incidental and subordinate to the residential dwelling unit(s).

**Revision Energy - Fortunat Mueller**

**Does this mean that a solar system can not be a primary use of a lot? If a resident owns two lots and a house is on one of them, can they still build a ground mounted solar system on the adjacent lot?**

*OC - lots can be combined*

## 7.0 Administration and Permitting

### 7.1 Review and Approval Authority

The Code Enforcement Officer is authorized to review all applications for Solar Energy Systems pursuant to Maine Uniform Building and Energy Codes, as well as NFPA Chapters 1 and 70, and may approve, deny or approve such applications with conditions in accordance with said codes and with the standards of the Ordinance.

**Revision Energy - Fortunat Mueller**

**We've had some challenges in other jurisdictions with inconsistent applications of varying versions/vintages of these codes. Is it worth being explicit that the CEO is reviewing against the version of the code that is adopted statewide (or locally if different than state).**

*OC- CEO reviews per the adopted Codes of the State and the Town*

### 7.2 Permit Required

1. No Residential Solar Energy System shall be installed or operated within the Town of Cumberland without a permit issued in accordance with this Ordinance, and if applicable, Chapter 226, Shoreland Zoning Ordinance. Such permits shall comply with all requirements of a building permit and an electrical permit from the Code Enforcement Officer.
2. Any physical modification to an existing Residential Solar Energy System which alters the location, increases the area of development on the site, or which increases the energy output of the solar energy system, shall require a permit modification under this Ordinance. Like-kind replacements and routine maintenance and repairs shall not require a permit modification.

### 7.3 Permit Applications

1. Application components. A Residential Solar Energy System permit application shall consist of the application form, application fee, and supporting documents, as described below:
  - a. Application Form. The Town shall provide an application form which shall include the following information:

- 1) The Applicant's name, address and contact information.
- ~~2) Receipt showing payment of the applicable application fee.~~
- ~~2) A copy of a deed, easement, purchase option, or other comparable documentation demonstrating that the Applicant has right, title, or interest in the subject property, or that the Applicant is authorized to apply for and receive a permit by another person who holds sufficient right, title, or interest.~~

Revision Energy - Fortunat Mueller

This seems pretty excessive for a residential solar project. Does a similar requirement exist when re-roofing or installing a shed or an above ground pool? Is there an actual problem this requirement is trying to solve or are we just adding cost and annoyance for the homeowner for no reason.

*Agreed – Deleted by Ordinance Committee*

- 3) Site plan **Sketch** showing the proposed location of each Residential Solar Energy System and the following site elements: parcel boundaries, required setbacks, topographic contour lines (if available), roads, rights of way, overhead utility lines, buildings (identified by use), land cover, wetlands, streams, water bodies, and areas proposed to be regraded or otherwise cleared of vegetation.

Revision Energy - Fortunat Mueller

I think some of these requirements make sense if you are proposing a round mount. But I can't think of a reason that an application for a rooftop solar system would need to include lot lines, set backs, topo map, wetland delineation etc. Again, this would seem to just increase cost for homeowners without any clear benefit or purpose.

*OC- not looking for a formal plan- Applicant can work with CEO off the Town mapping software ( Map GEO)*

- 4) Description of emergency and normal shutdown procedures for the proposed Residential Solar Energy System.
- 5) ~~Photographs of the existing conditions of the site.~~

Revision Energy - Fortunat Mueller

This requirement should either be a lot more specific or should be eliminated. It is not reasonable to ask an applicant to guess at what photos might be of interest to the CEO.

*OC - eliminated*

2. Application Submission. The Applicant shall submit its application for a Residential Solar Permit to the Code Enforcement Officer who shall note on the application the date on which it was received.
  3. Changes to a Pending Application
    - a. The Applicant shall promptly notify the Code Enforcement Officer of any changes the Applicant proposes to make to information contained in the application.
- 7.4 Permit Application Review Procedures for a Residential Solar Energy System; Expiration.

1. Application

- a. Within 10 days of receiving an application, the Code Enforcement Officer shall notify the Applicant in writing either that the application is complete or, if the application is incomplete, the specific additional material needed to complete the application. The Code Enforcement Officer may waive any submission requirement if the Code Enforcement Officer issues a written finding that, due to special circumstances of the application, adherence to that requirement is not necessary to determine compliance with the standards of this Ordinance.
- b. Within 30 days after determining the application to be complete, the Code Enforcement Officer shall issue a written order: 1) denying approval of the proposed Residential Solar Energy System, 2) granting approval of the proposed Residential Solar Energy System or, 3) granting approval of the proposed Residential Energy System with conditions. In making the decision, the Code Enforcement Officer shall make findings on whether the proposed Residential Energy System meets the applicable criteria described in this Ordinance.

Revision Energy - Fortunat Mueller

Is this timeline typical for other small home improvement project permits? It seems very slow for a review that ought to be very straight forward.

*OC- Leave as is for now.*

## ~~7.5 Professional Services~~

~~In reviewing the application for compliance with this Ordinance, the Town may retain professional services, including but not limited to third-party engineers and attorneys, the cost of which shall be borne by the Applicant.~~

Revision Energy - Fortunat Mueller

This is a reasonable expectation for very large ground mounted solar project. I don't think it belongs in a residential solar ordinance as it creates an unbounded uncertainty for an applicant as to the cost of review.

*OC- Agreed and eliminated*

## 7.5 Expiration of Permits

Permits shall expire: 1) One year after the date of approval unless a substantial start on construction has occurred and; 2) Two years after the date of approval unless construction of the Residential Solar Energy System has been completed.

Upon the Applicant's written request, the Code Enforcement Officer may extend either or both expiration time limits by one year.

## 7.6 Access

The Code Enforcement Officer shall have access to the site at all times to review the progress of the work and shall have the authority to review all records and documents directly related to the design, construction and operation of the facility.



## 8.0 Standards for All Roof-Mounted, Ground-Mounted, or Pole-Mounted Residential Solar Energy Systems.

- (a) A Residential Solar Energy System shall be permitted only if the Code Enforcement Officer determines that the system and its installation shall not present any unreasonable safety risks, as outlined in IRC Section 324, including, but not limited to, the following:
- (1) Weight load;
  - (2) Wind resistance;
  - (3) Ingress or egress in the event of fire or other emergency;
  - (4) Proximity of a ground-mounted system relative to buildings.
  - (5) Solar glare to adjacent properties.

- ~~(b) All applications shall require an engineered or certified plan prepared by an engineer or other appropriate professional licensed within the State of Maine. The Code Enforcement Officer may obtain and consider a peer review of the application before rendering a decision, the costs of which shall be borne by the Applicant.~~

Revision Energy - Fortunat Mueller

Is a PE stamped plan set a requirement for other small home improvement permits in Cumberland. If not, I think it is also inappropriate here. The utility requires a PE stamp on interconnection drawings for projects above 50 kW in size. Perhaps it would be sensible to adopt the same threshold.

Same comment as above about the potential cost of 'peer review', which seems excessive for small residential projects.

*OC- Agreed and eliminated*

- (b) All solar energy system installations shall be installed in compliance with the photovoltaic systems standards of the latest edition of the National Fire Protection Association (NFPA) 1, Fire Prevention Code.

Revision Energy - Fortunat Mueller

Clarify that this means the latest adopted edition, not the latest published edition.

*OC- CEO reviews per the adopted Codes of the State and the Town*

- (c) All wiring shall be installed in compliance with the photovoltaic systems standards identified in the latest edition of the National Electrical Code (NFPA 70).

**Revision Energy - Fortunat Mueller**

**Clarify that this means the latest adopted edition, not the latest published edition.**

*OC- CEO reviews per the adopted Codes of the State and the Town*

- (d) Prior to operation, electrical connections must be inspected and approved by the Code Enforcement Officer or Electrical Inspector.
- (e) Each solar energy installation shall be regularly maintained as necessary to ensure that it is operating safely and as designed over its useful life.

## **9.0 Dimensional Standards.**

- (a) Height.

- (1) Roof-Mounted Solar Energy Systems. Roof-Mounted Residential Solar Energy Systems are ~~exempt from~~ must meet the building height requirements in all zoning districts and in all Shoreland Zoning Districts.

**Revision Energy - Fortunat Mueller**

**Most of the local ordinances that I am aware of exempt rooftop solar from the height limits for buildings. Is there a reason Cumberland doesn't want to do the same?**

*OC- Shoreland has a height limitation of 35' (State mandated) all other area are 40'*

- (2) Ground-Mounted Solar Energy Systems. 18 feet, as measured from the average elevation of the finished grade covered by the solar energy system to its tallest point.
- (3) Pole-Mounted Solar Energy Systems. 18 feet, as measured from the bottom of the pole to the tallest point of the solar energy system.

- (b) Setbacks for Ground-Mounted and Pole-Mounted Solar Energy Systems.  
Setback standards for ground-mounted and Pole-Mounted solar energy systems shall be as follows:

~~(c) Front Setback: Residential Solar Energy Systems may not be located directly in front of the principal structure or in the front yard area which is the area between the principal structure and the adjacent street. [Issue to consider: 33 M.R.S. § 1423 prevents a municipality from prohibiting the installation of residential solar energy systems. What happens if the front yard is the only place where a system can be installed? Imposing the same setbacks as the underlying zone would be appropriate, but full-scale prohibition in the front yard could potentially cause issues.]~~

Revision Energy - Fortunat Mueller

Why would we impose unique restrictions on a solar project that aren't imposed on other accessory uses. If you'd be allowed to put a pool or a shed there, I don't see any reason why you shouldn't be allowed to put a ground mounted solar system there

*OC- Agree- new "Front" setback is the same as a structure in all zones.  
This is the same setback used for existing systems.*

- (1) Side Setback: 15 feet from any side lot line, as defined in Section 315-4 of the Town of Cumberland Code of Ordinances.
- (2) Rear Setback: 15 feet from the rear lot line, as defined in Section 315-4 of the Town of Cumberland Code of Ordinances.

~~(d) Overall ground coverage of Ground-Mounted Energy Systems shall not exceed 900 sf.~~

Revision Energy - Fortunat Mueller

Most towns have used 1000 sq ft. and also made clear that this is projected area on the ground, not module area. (projected area is smaller due to the angle of install).

*OC- Agreed and eliminated*

## **11. Enforcement**

1. It shall be unlawful for any person to fail to comply with or take any action that is contrary to the terms of the Ordinance, or to violate or fail to comply with any permit issued under the Ordinance, or to cause another to take any action which is contrary to the terms of the Ordinance or any permit under the Ordinance.
2. If the Code Enforcement Officer determines that a violation of the Ordinance or the permit has occurred, the Code Enforcement Officer shall provide written notice to any Person alleged to be in violation of this Ordinance or permit. If the alleged violation does not pose an immediate threat to public health or safety, the Code Enforcement Officer and the alleged violator shall engage in good faith negotiations to resolve the alleged violation. Such negotiations shall be conducted and concluded within thirty (30) days of the notice of violation. With the consent of the alleged violator, this time period may be extended.
3. If, after thirty (30) days from the date of notice of violation or further period as agreed to by the Town and the alleged violator, the Code Enforcement Officer determines that the parties have not resolved the alleged violation, the Code Enforcement Officer may institute civil enforcement proceedings pursuant to 30-A M.R.S. §4452 and Rule 80K of the Maine Rules of Civil Procedure or pursue any other available legal or equitable remedy to ensure compliance with the Ordinance or permit.

## **12. Appeals**

Any person aggrieved by a decision of the Code Enforcement Officer or the under this Ordinance may appeal the decision to the Board of Adjustment and Appeals. The appeal shall be subject to the procedures established by Chapter 315-77 of the Zoning Ordinance.

## **13. Conflict and Severability**

- 13.1 If there is a conflict between provisions in this Ordinance, the more stringent shall apply. If there is a conflict between a provision in this Ordinance and that of another Town of Cumberland ordinance, the provision of this Ordinance shall apply.

13.2 The invalidity of any part of this Ordinance shall not invalidate any other part of this ordinance.

**14. Effective Date:**

This Ordinance becomes effective upon approval by the Cumberland Town Council.

# ITEM 20-083

To award the bid for the reconstruction of Route 9 to A.H. Grover



707 Sable Oaks Drive, Suite 30  
South Portland, Maine 04106  
207.772.2515

October 2, 2020

Mr. William Shane, P.E.  
Manager, Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 0402

RE: Award of Contract  
Route 9 at Cross Road Sight Distance Improvements

Dear Bill:

Our office has reviewed the bids received at your office on October 2, 2020 from four contractors. Attached to this letter please find the following:

- Bid Tabulation
- Bid Summary

Based upon our review of the bids, we would recommend that the project be awarded to A.H. Grover, Inc. of North Yarmouth, Maine that provided a base bid in the amount of \$178,003.55.

Please feel free to contact our office with questions.

Sincerely,

Gorrill Palmer



Douglas E. Reynolds, PE  
Project Manager

Enclosure

3656\_Gen Eng Serv\_Cumberland\IR Specifications - Bidding\Bid Results\Route 9 at Cross Road Bid Letter 10.2.2020.doc

Client: Town of Cumberland, Maine  
Project: Route 9 at Cross Road  
Location: Cumberland, Maine  
Date of Bid: October 02, 2020  
JN: 3656

<b>BID SUMMARY - Route 9 Roadway Improvements</b>			
<b>Contractor Name</b>	<b>Base Bid</b>	<b>Corporate</b>	<b>Acknowledged</b>
A H Grover, Inc.	\$178,003.55	Y	Y
Storey Brothers Excavating	\$205,350.50	Y	Y
Grondin Corporation	\$246,120.00	Y	Y
Chase Excavating, Inc.	\$264,874.00	Y	Y

**OBSERVATIONS/FINDINGS:**

1. Based on Gorrill Palmer's review of the bids, A. H. Grover, Inc. is the
2. Based on Gorrill Palmer's review of Section 102 and Special Provisions

**Notes:**

1. Although Gorrill Palmer Consulting Engineers, Inc. has had working relationships with a number of the contractors, in our opinion this did not influence the preparation of the bid documents or our findings.

**Bid Summary Construction Budget Total:**

Lowest Responsive, Non-Qualified Base Bid	\$	178,003.55
<b>CONSTRUCTION SUBTOTAL - As Bid</b>	<b>\$</b>	<b>178,003.55</b>
Recommended Contingency (5% of Bid)	\$	8,900.18
<b>CONSTRUCTION TOTAL</b>	<b>\$</b>	<b>186,903.73</b>

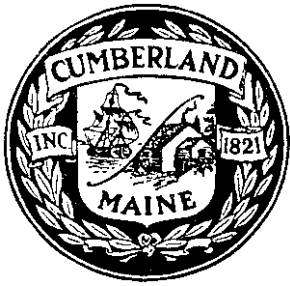


[illegible]

# ITEM

## 20-085

To set a Public Hearing date of October 26<sup>th</sup> to consider and act on an  
Automobile Graveyard/Junkyard and Automobile Recycling Permit for  
Cumberland Salvage for the period of  
October 31, 2020 – October 31, 2025



# MEMORANDUM

## CODE ENFORCEMENT OFFICE

---

To: Town of Cumberland Council  
From: William C. Longley Jr. CEO  
Subject: Cumberland Salvage, Inc. application for an Automobile Junkyard and Automobile Recycling at 40 Blackstrap Road Tax Map R-07 Lot 60  
Date: 10-07-2020  
CC: William Shane, Town Manager  
Tammy O'Donnell

Recently I toured the facility known as Cumberland Salvage. As noted during previous inspections, the area appears to be adequately fenced and screened from public streets and also a larger earthen berm has been installed along the boundary with a residential subdivision called Foxes Gore. Additionally, the operation continues to be neat and organized.

Based upon my observations, I would recommend approval of the Annual Junkyard permit and 5 year renewal of the Automobile Recycling permit, reserving the right to inspect as needed.

**APPLICATION FOR AUTOMOBILE RECYCLING BUSINESS PERMIT**  
**Town of Cumberland**

**PART I. To be completed by Applicant:**

**1. Recycling Facility Operator info:**

NAME(S): Cumberland Salvage Inc

ADDRESS: 40 Blackstrap Rd. Cumberland, ME 04021

PHONE #: 207-829-5021 EMAIL ADDRESS: Cumlb Salvage@gmail.com

Operator is a (circle one): Corporation Partnership Individual

**2. Owner information for the property where the facility is located:**

NAME(S): Jerald E Copp Jr

ADDRESS: 38 Blackstrap Rd, Cumberland, ME 04021

PHONE #: 207-776-5422 EMAIL ADDRESS: gerald.copp@yahoo.com

**3. Address where facility will be located:** 40 Blackstrap Rd  
Cumberland, ME 04021

**4. On an attached sheet, prepare a site plan (to a scale of no greater than 1 inch : 50 feet which includes the following information:**

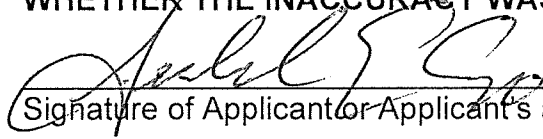
- a. The boundary lines of the property
- b. The soils
- c. The location of any sand gravel aquifer recharge area as mapped by the Maine Geological Survey or a licensed geologist,
- d. The location of any well that serves as a private or public water supply that is located within 300 feet of the proposed licensed site
- e. The location of any public building, public park, public playground, public bathing beach, school, church or cemetery located within 300 feet of the proposed licensed site
- f. The location of all roads within 1,000 feet of the proposed site
- g. The location of any body of water or freshwater wetland within property boundaries of the proposed licensed premises
- h. The boundaries of the 100-year flood plan

**5. Attach to this application a plan for the containment of fluids, containment and disposal of batteries and storage and disposal of tires.**

6. Describe the type of visual screen (at least 6 feet high) that will enclose the site:

Wood stockade fencing, buildings, trees

NOTE: APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN PART I. THE MUNICIPAL OFFICERS MAY, AFTER NOTICE AND HEARING, REVOKE OR SUSPEND ANY PERMIT WHICH WAS ISSUED ON THE BASIS OF INACCURATE INFORMATION REGARDLESS OF WHETHER THE INACCURACY WAS INTENTIONAL OR UNINTENTIONAL.



Signature of Applicant or Applicant's authorized agent

10/2/2020  
Date

**PART II. TO BE COMPLETED BY MUNICIPAL OFFICIAL**

Complete application received on: \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_

Date, time and place of hearing: \_\_\_\_\_

**NOTE:** Notice of hearing on this application must be posted in two public places at least 7 days, but no more than 14 days, before the hearing. Notice must be published once in a newspaper of general circulation. Notice must be provided by regular mail to the Maine Department of Transportation, State House Station #16, Augusta, ME 04333 at least 7 days, but no more than 14 days, before the hearing. It is the municipality's responsibility to provide proper notice, although the applicant may be required to pay the costs of the notice if so stated in the municipal ordinance.

Cumberland Salvage Inc.

Application For Automobile Recycling Business Permit

4 a: Property Boundary Lines: see enclosed map

4 b: Soils on the property are sand and gravel

4 c: There are no sand gravel aquifer recharge areas

4 d: Residential wells within 300 feet of licensed site area:

Jerald E Copp Jr. – 38 Blackstrap Road

Rental Property – Jerald E Copp Jr. – 46 Blackstrap Road

**\*\*Cumberland Salvage has yearly water tests done on these wells.\*\***

4 e: There are no public buildings, parks, playgrounds, beaches, schools, churches, or cemeteries within 300 feet of the licensed site.

4 f: Roads within 1000 feet (see attached map) are:

Blackstrap Road, Goosepond Road, Browning Way, Upper Methodist

4 g: There are no bodies of water or freshwater wetlands within the property boundaries.

4 h: Property has no flood plain

5: Containment/disposal of fluids, batteries & tires:

Oil, transmission fluid, brake fluid, power steering fluid, diesel oil (not a common item) are burned in our waste oil furnace.

Gasoline is used in our personal or yard vehicles

Antifreeze is reused, resold or recycled

Batteries are stored in a secure area for resale or sold to a battery recycler

Tires are resold to customers or hauled away for recycling

**Address:** 40 Blacktrap Rd  
Cumberland, ME 04021

## APPLICATION FOR AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT

1. Name of Applicant Jerald E Cropp Jr / Cumberland Salvage Inc
2. Mailing Address of Applicant 40 Blackstrap Rd Cumberland, ME 04021
3. Is the applicant the landowner? Yes ☒ No ☐ If not, provide name and contact information for landowner and a copy of the lease or other document giving legal authority to the applicant to use the property \_\_\_\_\_  
\_\_\_\_\_
4. Is the applicant the operator of the junkyard/automobile graveyard? yes
5. Is the junkyard or automobile graveyard part of a viable business entity? Yes ☒ No ☐
6. Is the "yard" actively engaged in the business of salvaging, recycling, dismantling, processing, repairing, or rebuilding junk or vehicles for sale or trade? Yes ☒ No ☐ 7. What is the physical location of the automobile graveyard and/or junkyard?  
40 Blackstrap Rd, Cumberland Provide a complete sketch of the "yard." Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of roads. Fill in route number or local road name, name of nearest city/town in each direction, distance from nearest intersection, bridge or other known reference point, tax map and lot number, and zone.  
R07-060-000-000
8. How will the junkyard/automobile graveyard be screened from view from the road? \_\_\_\_\_ Fence? (Type) wood stockade Height 7'  
Trees? (Type) pine/oak Embankment? ☐ Gully? ☐ Hill? ☐ Other? Buildings  
Describe with detail:  
Office/Dismantling Bays; Warehouses
9. How far is edge of "yard" from the center of nearby roads? 130 feet. 10. . Can junk or vehicles be seen from any part of a road? Yes ☐ No ☒ 11. . 12. 13. . . Is the "yard" within 300 feet of a Public Building, Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery or within ordinary view of such public facilities? Yes ☐ No ☒
14. . Is the "yard" located within 300 feet of a public or private water supply? Yes ☒ No ☐ If a private well, who does it serve and when was it installed? Jerald's personal home + rental property
15. In a separate attachment, describe in detail what fluids will be handled and how fluids will be handled and stored.



16. How close is the nearest body of water or freshwater wetland?

N/A

17. Is the "yard" within the 100-year floodplain? Yes \_\_\_\_\_ No ☒ Is it over a mapped sand and gravel aquifer? Yes \_\_\_\_\_ No ☒

18. Describe in a separate attachment how all solid wastes will be stored/disposed.

19. Describe the system that will be used to keep a log of all vehicles handled, proof of title or bill of sale, and the date upon which fluids, refrigerants, batteries, and mercury switches were removed, and date upon which vehicles were crushed.

20. Are the State storm water requirements applicable to this "yard"? Yes \_\_\_\_\_ No ☒ Have you filed a notice of intent with the Department of Environmental Protection to comply with storm water requirements or have you received a written determination from DEP that the "yard" is not subject to those requirements? Provide a copy of the notice or the determination.

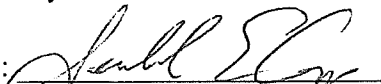
21. . When was the "yard" established? <sup>Lot 61 1971</sup> Lot 62 - 1934 By whom?

Jerald Copp + Clifton Copp

22. When was the last permit issued for this "yard"? 2019 To whom?

Jerald E Copp Jr

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner to make this application and to receive the permit under the law.

Signed by: 

For: Cumberland Salvage Inc (Corporation, Company, LLC.)

Date: 10/2/2020

Cumberland Salvage Inc.

Application For Automobile Graveyard/Junkyard Permit

15. How fluids are handled and/or stored:

Gas: We drain the vehicles and use it in our personal vehicles or yard vehicle. We have a 50 gallon caddy for storage, until needed.

Oil, Transmission Fluid, etc: We drain from the vehicles and place in a 55 Gallon drum. It is used in our Waste Oil Furnace.

Antifreeze: We drain from the vehicles and store it in 50/55 gallon tanks. It resold or recycled.

18. How Solid Wastes are stored or disposed of;

Batteries: They are stored in a secure area for resale or sold to a battery recycler.

Tires: They are resold to customers or hauled away for recycling.

Vehicles: Once all parts for resale are removed from the vehicles, they are crushed and sold to an auto recycling company (Schnitzer). Usually once or twice a year.

Office Waste: We have a 10' x 10' Dumpster. It is emptied once a week by Pine Tree Waste.

19. Vehicle Information Storage:

We use a Hollander Program called Powerlink to Inventory our vehicles. Each vehicle is given a stock number and any part used is marked/labeled with this unique number. All vehicle information is entered...VIN #, Year, Make, Model, mileage (if necessary), Title number, State in which the vehicle was titled in, date title was issued and the date we send the title to the State of Maine. We record who we received the vehicle from; when we purchased/received the vehicle, when it was inventoried/dismantled and when it was crushed.

Before the titles are sent into the State; we make copies of the titles with the stock # (or Crush date) and the date it was sent in. We keep a file of all the titles and Junk Release forms by Stock #. If a vehicle is simply 'crushed'...not inventoried...the copies are filed by Make/Model/Year in their own file.

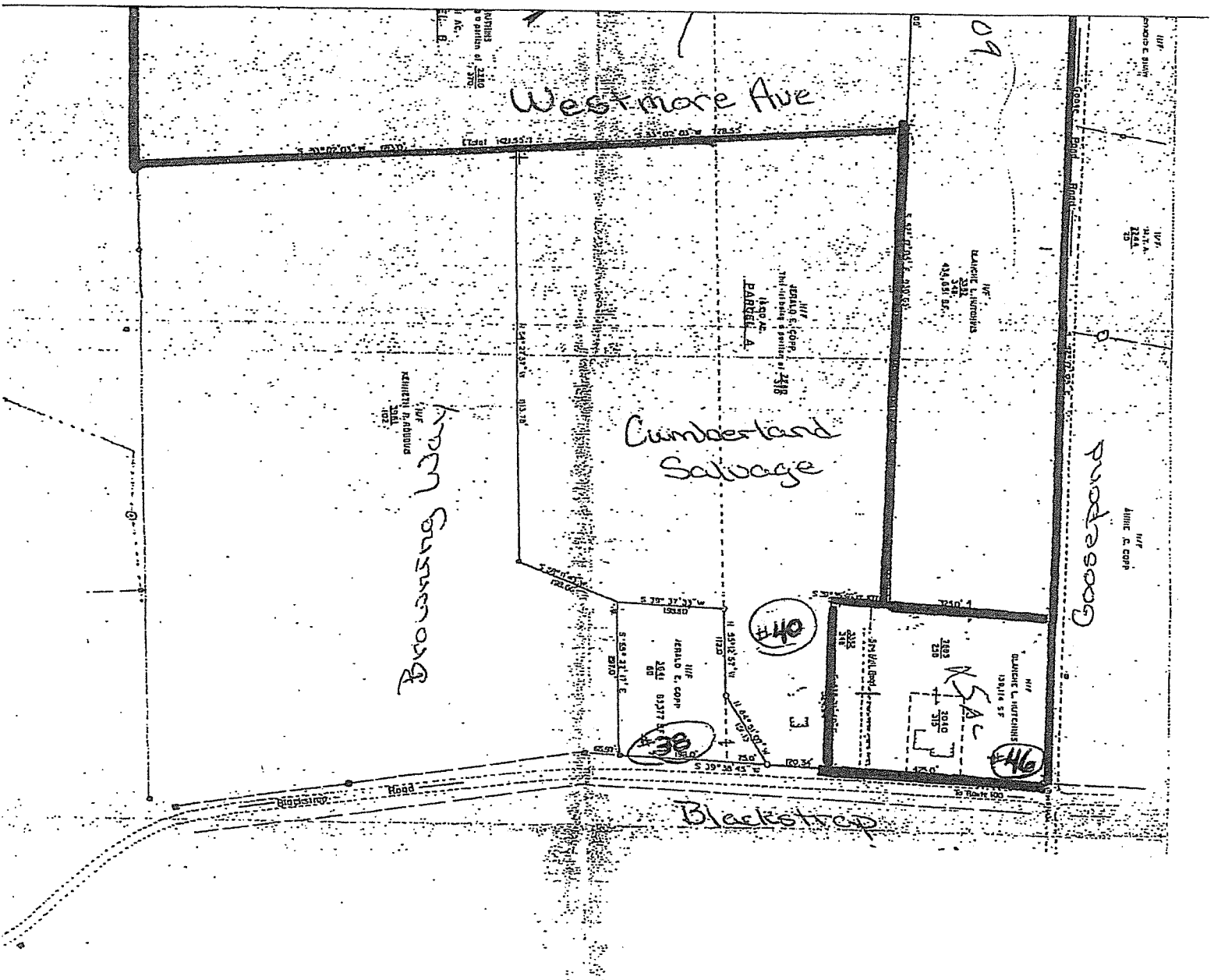
Make complete sketch of "yard." Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name, Name of nearest City/Town in each direction, distance from nearest intersection, bridge or other known reference point.

# SITE PLAN

Circle Correct Direction: N S E W

Name: Cumberland Salvage Inc

Address: 40 Blackstrap Rd  
Cumberland, ME 04021



# Cumberland Salvage Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

-----  
Jerald E Copp Jr, President

*Copy of letter  
mailed to abutters*

October 2, 2020

Dear Sirs:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Recycling License and Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting October 28, 2020, at 7:00 pm. Enclosed is a copy of our renewal application.

Sincerely,

*Jerald E Copp Jr.*

Jerald E Copp Jr.  
President

Enclosures

10/10/2017

CHASE, EVAN WADDELL  
CHASE, KATHARINE CHAPPELLE  
16 WESTMORE AVE  
CUMBERLAND. ME 04021

COPP CHRISTOPHER J  
COPP VICKI E  
34 BLACKSTRAP ROAD  
CUMBERLAND. ME 04021

COPP JERALD E JR\*  
COPP ELEANOR M  
38 BLACKSTRAP ROAD  
CUMBERLAND CTR. ME 04021

COPP, JERALD E JR  
COPP, PATRICK R  
36 BLACKSTRAP RD  
CUMBERLAND CTR. ME 04021

COPP, MATTHEW J.  
40 BLACKSTRAP ROAD  
CUMBERLAND CTR. ME 04021

GOOSE POND DEVELOPMENT LLC\*  
501 COUNTY ROAD  
WESTBROOK. ME 04092

GREENLEAF, MICHAELA R  
GREENLEAF, BRICE J  
24 WESTMORE AVE  
CUMBERLAND. ME 04021

JOHNSON, MONIQUE A  
JOHNSON, MAXWELL P  
20 WESTMORE AVE  
CUMBERLAND. ME 04021

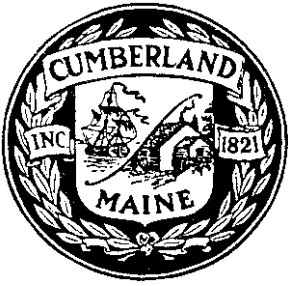
MCGOWAN, ROBERT W.  
28 WESTMORE AVENUE  
CUMBERLAND CTR. ME 04021

SLIGH, KATHRYN R  
12 WESTMORE AVE  
CUMBERLAND CTR. ME 04021

# ITEM

## 20-086

To set a Public Hearing date of October 26<sup>th</sup> to consider and act on an  
Automobile Recycling Permit for Copp Motors for the period of  
October 31, 2020 – October 31, 2025



# MEMORANDUM CODE ENFORCEMENT OFFICE

---

To: Town of Cumberland Council  
From: William C. Longley Jr. CEO  
Subject: Copp Motors application for an Automobile Recycling Business at 187 Gray Road Tax Map U-20 Lot 77 owned by Ronald Copp Sr.  
Date: 10-07-2020  
CC: William Shane, Town Manager  
Tammy O'Donnell

Recently I toured the facility known as Copp Motors. As noted during previous inspections, the area appears to be adequately fenced and screened from public streets, the operation continues to be neat and organized.

Based upon my observations, I would recommend approval of the Automobile Recycling permit, reserving the right to inspect as needed.

**APPLICATION FOR AUTOMOBILE RECYCLING BUSINESS PERMIT**  
**Town of Cumberland**

**PART I.** To be completed by Applicant:

**1.** Recycling Facility Operator info:

NAME(S): Copp Motors Inc.

ADDRESS: 187 Gray Road  
Cumberland, ME 04021

PHONE #: 829-3843 EMAIL ADDRESS: CoppMotors@AOL.com

Operator is a (circle one): Corporation Partnership Individual

**2.** Owner information for the property where the facility is located:

NAME(S): Same as above

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**3.** Address where facility will be located: Same as above

**4.** On an attached sheet, prepare a site plan (to a scale of no greater than 1 inch : 50 feet which includes the following information: (see attached sheet)

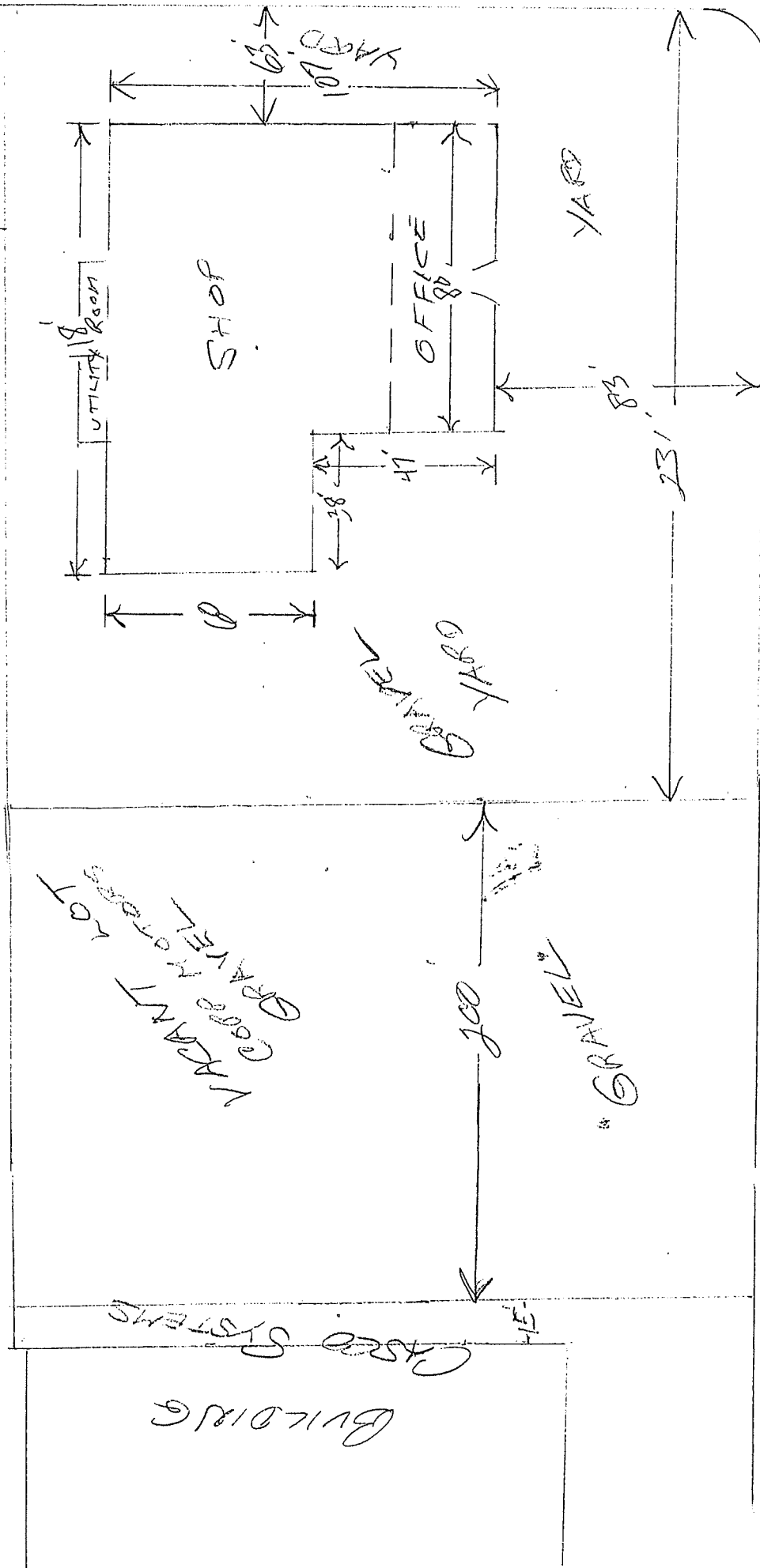
- a. The boundary lines of the property
- b. The soils
- c. The location of any sand gravel aquifer recharge area as mapped by the Maine Geological Survey or a licensed geologist,
- d. The location of any well that serves as a private or public water supply that is located within 300 feet of the proposed licensed site
- e. The location of any public building, public park, public playground, public bathing beach, school, church or cemetery located within 300 feet of the proposed licensed site
- f. The location of all roads within 1,000 feet of the proposed site
- g. The location of any body of water or freshwater wetland within property boundaries of the proposed licensed premises
- h. The boundaries of the 100-year flood plan

**5.** Attach to this application a plan for the containment of fluids, containment and disposal of batteries and storage and disposal of tires. (see attachment)



CORP MOTORS

SKILLING



QY 100

## **COPP MOTORS, INC.**

### ATTACHMENT FOR QUESTION #5 ON APPLICATION FOR RENEWAL OF AUTOMOBILE RECYCLING BUSINESS PERMIT:

OLD BATTERIES GO TO MAINE-LY BATTERIES OF BAR MILLS  
OLD TIRES GO TO BDS WASTE DISPOSAL SERVICES OF CORINNA  
OIL IS BURNED IN CLEAN BURN WASTE OIL FURNACE  
ANTI-FREEZE IS RECLAIMED & REUSED

6. Describe the type of visual screen (at least 6 feet high) that will enclose the site:

Burn, Shrubs & Trees

**NOTE: APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN PART I. THE MUNICIPAL OFFICERS MAY, AFTER NOTICE AND HEARING, REVOKE OR SUSPEND ANY PERMIT WHICH WAS ISSUED ON THE BASIS OF INACCURATE INFORMATION REGARDLESS OF WHETHER THE INACCURACY WAS INTENTIONAL OR UNINTENTIONAL.**

  
Signature of Applicant or Applicant's authorized agent

9/29/20  
Date

**PART II. TO BE COMPLETED BY MUNICIPAL OFFICIAL**

Complete application received on: \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_

Date, time and place of hearing: \_\_\_\_\_

**NOTE:** Notice of hearing on this application must be posted in two public places at least 7 days, but no more than 14 days, before the hearing. Notice must be published once in a newspaper of general circulation. Notice must be provided by regular mail to the Maine Department of Transportation, State House Station #16, Augusta, ME 04333 at least 7 days, but no more than 14 days, before the hearing. It is the municipality's responsibility to provide proper notice, although the applicant may be required to pay the costs of the notice if so stated in the municipal ordinance.

7019 0700 0000 7235 6845

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Portland, ME 04101	
OFFICIAL USE	
Certified Mail Fee \$3.55	0039
\$2.85	5
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.70	09/29/2020
Total Postage and Fees \$7.10	
Sent To Green Sip Construction 110 Marginal Way Unit #193 Portland ME 04101	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 0700 0000 7235 6838

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Cumberland Center, ME 04021	
OFFICIAL USE	
Certified Mail Fee \$3.55	0039
\$2.85	5
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.70	09/29/2020
Total Postage and Fees \$7.10	
Sent To Casco Holdings LLC Parade Dr. Ste #1 Cumberland ME 04021	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 0700 0000 7235 6869

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Augusta, ME 04333	
OFFICIAL USE	
Certified Mail Fee \$3.55	0039
\$2.85	5
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.70	09/29/2020
Total Postage and Fees \$7.10	
Sent To Bureau of Motor Vehicles 29 State Hse Station 101 Hospital St Augusta ME 04333	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 0700 0000 7235 6859

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Cumberland Center, ME 04021	
OFFICIAL USE	
Certified Mail Fee \$3.55	0039
\$2.85	5
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.70	09/29/2020
Total Postage and Fees \$7.10	
Sent To Curtin J Wetzel 6 Skillin Rd Cumberland ME 04021	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

# REVENUES

10/08/2020  
09:58:57

## TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1  
glactrpt

FOR PERIOD 04 OF 2021

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<hr/>					
0011 Other Tax Revenues					
<hr/>					
0011 0303 Motor Vehicle Excise Tax	-761,768.41	-802,144.35	-863,264.54	-805,348.56	-1,735,000.00
0011 0304 Boat Excise Tax	-2,840.74	-2,360.00	-2,451.90	-3,587.60	-14,000.00
0011 0328 Outer Islands Property Tax	-21,887.03	-22,020.50	-23,513.74	.00	-46,000.00
0011 0329 Payment in Lieu of Taxes	-15,344.00	-15,959.00	-16,061.48	-13,903.00	-33,000.00
TOTAL Other Tax Revenues	-801,840.18	-842,483.85	-905,291.66	-822,839.16	-1,828,000.00
0012 License & Permit Revenues					
<hr/>					
0012 0311 Hunting/Fishing Lic Agent Fees	-94.50	-143.50	-87.25	-70.25	-541.00
0012 0312 Marriage Lic & Vital Records	-1,123.00	-1,468.40	-1,379.40	-1,259.60	-2,436.00
0012 0313 Birth Certificates	-637.80	-647.20	-491.00	-437.00	-1,361.00
0012 0314 Death Certificates	-673.20	-817.80	-730.80	-246.00	-1,713.00
0012 0315 Clerk Licenses	-820.00	-2,135.00	-970.00	-215.00	-4,608.00
0012 0316 Shellfish Licenses	-36.06	-35.70	-14.28	-66.64	.00
0012 0317 Conservation Fees	-13.94	-14.30	-5.72	-23.36	.00
0012 0334 Snowmobile Reg. Agent Fees	-4.00	-12.00	-9.00	.00	.00
0012 0361 Motor Vehicle Reg. Agent Fees	-7,884.00	-8,100.00	-10,041.00	-11,266.00	-21,406.00
0012 0362 Boat Reg. Agent Fees	-115.00	-135.00	-158.00	-491.00	-1,098.00
0012 0366 Building Permits	-27,109.47	-28,791.90	-28,873.56	-30,189.87	-75,000.00
0012 0367 Electrical Permits	-12,478.55	-6,777.90	-8,123.55	-9,767.83	-21,634.00
0012 0368 Plumbing Permits	-10,007.50	-4,597.50	-5,367.50	-7,052.50	-18,789.00
0012 0369 Other Permits	-247.00	-558.00	-275.00	-158.00	-1,751.00
0012 0383 ATV Reg. Agent Fees	-34.00	-59.00	-50.00	-44.00	-37.00
0012 0390 Misc. Revenue	.00	.00	.00	-100.00	.00
0012 0398 Application Fee	-600.00	-450.00	-200.00	-300.00	-1,300.00
0012 0401 Dog Reg. Clerk Fees	-221.00	-308.00	-132.00	-28.00	-2,800.00
0012 0404 Commercial Haulers License	.00	.00	.00	-100.00	-500.00
TOTAL License & Permit Revenue	-62,099.02	-55,051.20	-56,908.06	-61,815.05	-154,974.00
0013 Intergovernmental Revenues					
<hr/>					
0013 0331 State Revenue Sharing	-156,238.73	-161,465.11	-259,982.65	-226,092.59	-500,000.00
0013 0335 DOT Block Grant	.00	.00	.00	.00	-71,480.00
0013 0341 North Yarmouth Recreation Shar	-8,344.00	-4,730.00	.00	.00	-18,184.00

10/08/2020  
09:58:57

TOWN OF CUMBERLAND  
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 2  
glactrpt

FOR PERIOD 04 OF 2021

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
0013 0342 North Yarmouth Library Share	-38,856.00	-40,018.00	.00	.00	-183,393.00
0013 0347 North Yarmouth Channel 2	-737.00	.00	.00	.00	.00
0013 0348 ACO Sharing Payments	.00	.00	-7,725.00	.00	.00
TOTAL Intergovernmental Revenue	-204,175.73	-206,213.11	-267,707.65	-226,092.59	-773,057.00
 0015 Other Revenues					
<hr/>					
0015 0305 Interest & Penalties	-2,985.78	-5,322.18	-5,467.33	-3,020.38	-30,000.00
0015 0306 Over/Short	590.44	6,465.27	3.81	455.08	-100.00
0015 0364 Growth Permits	-1,400.00	-1,100.00	-1,300.00	-1,600.00	-2,000.00
0015 0365 Board of Appeals	-200.00	-100.00	-200.00	.00	.00
0015 0390 Misc. Revenue	-33,757.60	-593.80	-656.41	-89.00	-25,000.00
0015 0399 Staff Review Fee	-4,800.00	-2,900.00	-1,350.00	-2,550.00	-14,117.00
0015 0403 Mooring Fees	-1,100.00	-150.02	-1,280.00	-64.00	-1,500.00
0015 0410 Private Ways	-200.00	-400.00	.00	.00	-400.00
0015 0508 Impact Fees	-27,808.20	-28,723.80	-31,315.20	-36,912.40	-60,000.00
TOTAL Other Revenues	-71,661.14	-32,824.53	-41,565.13	-43,780.70	-133,117.00
 0021 Police Related Revenues					
<hr/>					
0021 0337 State Grant revenue	.00	.00	.00	-951.30	.00
0021 0351 Police Issued Permits	-497.00	-1,070.00	-549.00	-345.00	-2,000.00
0021 0353 Police Insurance Reports	-200.00	-130.00	-190.00	-120.00	-500.00
0021 0390 Miscellaneous Police Revenue	-206.05	-24.00	-150.00	-27.00	-648.00
0021 0427 Parking Tickets	-200.00	.00	-300.00	-150.00	-100.00
0021 0431 Outside Detail	121.02	737.52	.00	.00	.00
0021 0536 Dog Licenses ACO Revenue	-695.00	-657.00	-402.00	-143.00	-1,800.00
0021 0540 MSAD #51 SRO Reimbursement	.00	-24,500.00	.00	.00	.00
0021 0546 Court Reimbursements	-50.00	46.00	-3,296.28	-39.02	-2,200.00
TOTAL Police Related Revenues	-1,727.03	-25,597.48	-4,887.28	-1,775.32	-7,248.00
 0022 Fire Related Revenues					
<hr/>					
0022 0390 Misc. Revenue	-300.00	.00	.00	.00	.00
0022 0431 Outside Details	-310.25	.00	.00	.00	.00

10/08/2020  
09:58:57

**TOWN OF CUMBERLAND**  
**HISTORICAL ACTUALS COMPARISON REPORT**
**PAGE 3**  
**glactrpt**
**FOR PERIOD 04 OF 2021**

<b>ACCOUNTS FOR:</b>	<b>PRIOR YR3</b>	<b>PRIOR YR2</b>	<b>LAST YR</b>	<b>CURRENT YR</b>	<b>CY REV</b>
<b>001 General Fund</b>	<b>ACTUALS</b>	<b>ACTUALS</b>	<b>ACTUALS</b>	<b>ACTUALS</b>	<b>BUDGET</b>
<hr/>					
0022 0504 Rescue Billing	-45,553.85	-57,180.06	-28,812.56	-15,424.44	-160,000.00
0022 0505 Non Emergency Transports	-6,377.67	.00	.00	.00	.00
TOTAL Fire Related Revenues	-52,541.77	-57,180.06	-28,812.56	-15,424.44	-160,000.00
 0031 Public Services Revenues					
<hr/>					
0031 0390 Misc. Revenue	-117.00	-3,109.00	-3,834.00	-230.00	-20,500.00
0031 0391 Field Usage Fees	-1,440.00	-360.00	-2,806.80	.00	-5,000.00
0031 0431 Outside Details	720.00	.00	.00	.00	.00
0031 0517 Bags/Universal Waste	-111,432.50	-109,382.50	-46,315.00	2,082.50	-295,015.00
0031 0539 Brush Passes	-1,276.00	-1,428.00	-1,356.00	-5,065.00	-8,277.00
0031 0617 Twin Brooks Donations	-18.00	.00	.00	.00	-92.00
TOTAL Public Services Revenues	-113,563.50	-114,279.50	-54,311.80	-3,212.50	-328,884.00
 0035 VH Other Revenues					
<hr/>					
0035 0329 Payment in Lieu of Taxes	.00	.00	-4,000.00	.00	-6,000.00
0035 0378 Soda Sales	-1,597.50	-2,016.60	-1,583.40	-1,890.40	-2,500.00
0035 0560 Rental Income	-2,790.51	-8,948.23	-6,750.00	-6,750.00	-14,000.00
0035 0565 Cell Tower Land Lease	-7,200.00	-9,000.00	-7,200.00	-7,200.00	-21,600.00
TOTAL VH Other Revenues	-11,588.01	-19,964.83	-19,533.40	-15,840.40	-44,100.00
 0037 VH Golf Revenues					
<hr/>					
0037 0306 Over/Short	2.78	-6.89	505.59	-.70	.00
0037 0357 Golf Memberships	-92,057.00	-115,856.40	-93,968.60	-49,930.05	-230,000.00
0037 0358 Greens Fees	-77,062.20	-87,668.14	-69,966.14	-98,308.61	-120,000.00
0037 0359 Golf Cart Rentals	-56,718.09	-47,232.18	-43,367.45	-56,012.09	-82,000.00
0037 0416 Practice Range	-6,256.50	-4,911.75	-758.25	-4,973.97	-7,000.00
0037 0417 VH Program Revenues	-27,491.52	-46,365.70	-42,284.00	-49,551.63	-64,715.00
0037 0419 Advertising Sales	-800.00	-5,600.00	.00	.00	-23,500.00
0037 0522 Outing Golf	-36,180.00	-41,978.43	-61,791.00	-30,813.00	-46,430.00
0037 0617 Donations Received	-745.00	.00	.00	.00	.00
TOTAL VH Golf Revenues	-297,307.53	-349,619.49	-311,629.85	-289,590.05	-573,645.00
 0041 Recreation Related Revenues					
<hr/>					

10/08/2020  
09:58:57

TOWN OF CUMBERLAND  
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 4  
glactrpt

FOR PERIOD 04 OF 2021

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
0041 0440 41100 After School Programs	-78,429.50	-77,655.27	-93,228.00	-23,090.50	-270,000.00
0041 0441 41110 Youth Enrichment Programs	-37,077.60	-44,611.60	-53,267.00	-11,359.50	-175,000.00
0041 0442 41120 Youth Sports Programs	-33,769.50	-41,258.75	-41,030.00	-3,701.00	-115,000.00
0041 0443 41130 Skiing Programs	-20,315.00	-41,949.00	-50,374.00	-295.00	-45,020.00
0041 0444 41140 Day Camps	-33,700.18	-29,100.65	-29,548.93	-67,166.50	-175,000.00
0041 0445 41150 Swimming Programs	-6,736.00	-8,762.29	-8,345.00	.00	-22,500.00
0041 0446 41160 Adult Enrichment Revenue	-10,810.04	-9,416.17	-9,650.29	-380.00	-30,000.00
0041 0447 41170 Adult Fitness Revenue	-21,785.34	-23,893.13	-22,240.70	-6,615.00	-60,000.00
0041 0448 41190 Special Events/Trips Reven	-1,169.00	-665.00	-629.00	.00	.00
0041 0449 41190 Recreation Programs	-1,890.00	-400.00	-3,805.00	.00	.00
0041 0570 41190 Rec Soccer Revenue	-16,120.00	-18,175.00	-20,190.00	-8,968.00	-23,000.00
0041 0571 41190 Rec Ultimate Frisbee Reven	.00	.00	.00	.00	-14,000.00
0041 0606 41190 CPR/First Aid Revenues	-50.00	-550.00	-490.00	-165.00	-250.00
TOTAL Recreation Related Reven	-261,852.16	-296,436.86	-332,797.92	-121,740.50	-929,770.00
0045 Library Related Revenues					
0045 0392 Library Fines	-1,083.71	-999.15	-1,971.04	-314.85	-3,500.00
0045 0394 Misc. Library Revenue	-368.50	-435.80	-518.60	-160.30	-1,000.00
TOTAL Library Related Revenues	-1,452.21	-1,434.95	-2,489.64	-475.15	-4,500.00
0211 Police- Salaries & Bens					
0211 0431 Outside Details	.00	-552.84	-15,902.52	-1,229.40	-21,998.00
TOTAL Police- Salaries & Bens	.00	-552.84	-15,902.52	-1,229.40	-21,998.00
0221 Fire- Salaries & Benefits					
0221 0431 Outside Details	.00	338.00	-14,303.60	.00	-18,000.00
TOTAL Fire- Salaries & Benefits	.00	338.00	-14,303.60	.00	-18,000.00
TOTAL General Fund	-1,879,808.28	-2,001,300.70	-2,056,141.07	-1,603,815.26	-4,977,293.00
TOTAL REVENUES	-1,879,808.28	-2,001,300.70	-2,056,141.07	-1,603,815.26	-4,977,293.00
GRAND TOTAL	-1,879,808.28	-2,001,300.70	-2,056,141.07	-1,603,815.26	-4,977,293.00



## EXPENSES

 10/08/2020  
 10:03:32

 TOWN OF CUMBERLAND  
 HISTORICAL ACTUALS COMPARISON REPORT

 PAGE 1  
 glactrpt

FOR PERIOD 04 OF 2021

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
130 Administration	224,212.36	228,326.53	229,921.10	160,732.28	616,244.00
140 Assessor	22,710.59	38,874.42	35,068.65	30,476.84	112,471.00
150 Town Clerk	61,606.13	81,387.12	101,581.08	77,672.68	275,187.00
160 Technology	100,925.29	92,061.91	101,405.06	87,013.21	212,517.00
165 Elections	118.42	1,858.61	25.50	10,241.15	14,241.00
170 Planning	20,471.14	21,141.87	21,318.04	14,979.34	73,137.00
190 Legal	22,224.85	13,265.40	14,292.89	12,826.50	47,500.00
210 Police	384,099.41	452,586.66	496,800.75	370,192.02	1,494,752.00
220 Fire	280,279.77	315,470.91	337,695.28	230,493.58	1,088,962.00
240 Code Enforcement	44,990.01	46,265.56	49,536.90	39,003.18	143,113.00
250 Harbor Master	2,116.09	2,647.39	9,099.61	192.00	25,226.00
260 Animal Control	14,439.54	14,647.52	27,001.19	30,470.54	35,412.00
310 Public Works	254,446.89	298,243.55	290,837.30	236,845.22	1,269,713.00
320 Waste Disposal	125,416.78	157,254.91	172,415.34	130,406.60	592,696.00
350 Valhalla-Club	16,560.89	17,503.66	9,385.77	2,305.12	27,231.00
360 Valhalla-Course	219,770.77	251,113.95	226,278.94	220,281.03	515,427.00
370 Valhalla-Pro Shop	138,392.22	177,984.78	137,462.04	99,262.23	238,467.00
410 Recreation	369,563.64	417,179.87	469,198.89	217,544.45	914,018.00
420 Aging in Place	.00	5,080.79	55,916.47	3,024.19	85,105.00
430 Parks	138,019.37	151,972.96	138,404.38	90,507.48	318,355.00
440 West Cumberland Rec	763.65	750.48	1,361.69	174.35	8,204.00
450 Library	127,766.79	162,953.44	176,502.72	124,438.54	516,000.00
470 Historical Society Building	663.93	2,591.77	1,130.04	168.00	8,964.00
580 General Assistance	20,116.44	9,838.35	16,213.91	26,035.40	35,000.00
590 Health Services	11,192.40	11,341.45	15,341.45	.00	3,875.00
620 Cemetery Association	26,700.00	28,450.00	26,700.00	26,700.00	26,700.00
630 Conservation	2,176.04	4,122.45	1,293.27	3,595.99	13,000.00
650 Debt Service	692,833.99	528,987.24	361,209.26	270,890.50	1,157,320.00
750 Insurance	157,855.26	213,839.23	198,831.56	184,495.60	277,823.00
800 Fire Hydrants	25,252.32	25,806.17	27,330.68	13,883.02	81,686.00
810 Street Lighting	13,770.49	9,775.31	10,381.06	3,796.89	45,000.00
830 Contingent	.00	-247.20	2,500.00	3,369.08	100,000.00
840 Municipal Building	21,964.63	32,396.49	26,365.52	14,768.16	105,160.00
850 Abatements	19,800.27	2,633.89	20,965.43	1,469.28	1.00
TOTAL General Fund	3,561,220.37	3,818,107.44	3,809,771.77	2,738,254.45	10,478,507.00
TOTAL EXPENSES	3,561,220.37	3,818,107.44	3,809,771.77	2,738,254.45	10,478,507.00
GRAND TOTAL	3,561,220.37	3,818,107.44	3,809,771.77	2,738,254.45	10,478,507.00