

AGENDA

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, October 12, 2015

6:00 Executive Session of the Appointments Committee

7:00 P.M. Call to Order

6:00 P.M. EXECUTIVE SESSION of the Appointments Committee pursuant to 1 M.R.S.A. § 405(6)(A)(1)

I. CALL TO ORDER

II. APPROVAL OF MINUTES

September 28, 2015

III. MANAGER'S REPORT

- Swearing in of Police Sergeant, David Young

IV. PUBLIC DISCUSSION

V. LEGISLATION AND POLICY

- 15 - 135** To hold a Public Hearing to consider and act on authorizing the Town Council Chairman to send a letter to inform the Town of Windham that effective December 1, 2015, the Town of Cumberland will no longer be able to provide primary response services for Fire, EMS and Police. The Town will continue to assist with mutual aid calls as circumstances allow.
- 15 – 136** To hold a Public Hearing to consider and act on authorizing the Town Manager to order a traffic count for the intersection of Blanchard and Skillin Roads to determine if the stop sign at Blanchard Road can be removed.
- 15 – 137** To hold a Public Hearing to consider and act on an Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2015 – October 31, 2020.
- 15 – 138** To hold a Public Hearing to consider and act on an Automobile Recycling Permit for Copp Motors for the period of October 31, 2015 – October 31, 2020.
- 15 – 139** To hold a Public Hearing to consider and act on draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (VMU) for the property located at 306 Tuttle Road, as recommended by the Planning Board.
- 15 – 140** To appoint a member to the M.S.A.D. 51 School Board.
- 15 – 141** To hold a Public Hearing to consider and act on amendments to the Purchase and Sale Agreement for the Knight's Pond properties and to authorize the Town Manager to execute said agreements.

VI. NEW BUSINESS

- Saturday, October 24th @ 2:00 – “Grand Opening” of new trails in the Town Forest (Rain date, Sunday, October 25th @ 2:00)
- Saturday, October 24th from 10:00 a.m. to noon – Knight's Pond Dedication Ceremony
- Saturday, October 31st from 10:00 a.m. – 2:30 p.m. Aging in Place Forum at Greely Middle School

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

VIII. ADJOURNMENT

MOTIONS

MOTIONS

- 15 - 135 I move to authorize** Chairman Bingham to send a letter to inform the Town of Windham that effective December 1, 2015, the Town of Cumberland will no longer be able to provide primary response services for Fire, EMS and Police. The Town will continue to assist with mutual aid calls as circumstances allow.
- 15 – 136 I move to authorize** the Town Manager to order a traffic count for the intersection of Blanchard and Skillin Roads to determine if the stop sign at Blanchard Road can be removed.
- 15 – 137 I move to approve** the Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2015 – October 31, 2020.
- 15 – 138 I move to approve** the Automobile Recycling Permit for Copp Motors for the period of October 31, 2015 – October 31, 2020.
- 15 – 139 I move to approve** the draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (VMU) for the property located at 306 Tuttle Road, as recommended by the Planning Board.
- 15 – 140 I move to appoint** _____ to the M.S.A.D. 51 School Board to fill a vacancy until the next regular municipal election on June 14, 2016.
- 15 – 141 I move to amend** the Purchase and Sale Agreement for the Knight's Pond properties and to authorize the Town Manager to execute said agreements.

MINUTES

09-28-15

MINUTES

Cumberland Town Council Meeting
Town Council Chambers
MONDAY, September 28, 2015

7:00 P.M. CALL TO ORDER

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

I. APPROVAL OF MINUTES

Motion by Councilor Copp, seconded by Councilor Gruber, to accept the September 14, 2015 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

II. MANAGER'S REPORT

Town Manager Shane said that he would hold his comments until New Business.

III. PUBLIC DISCUSSION

Chris Neagle of 76 Orchard Road said that he was surprised that he was not notified of the September 14th Council meeting (regarding the stop sign at Blanchard and Skillin Road). In August, when he requested that the stop sign at Blanchard Road be removed he felt that the Council supported that request, but at the September 14th meeting, there was no support. There has been no review by a traffic engineer for 20 years. Orchard Road is not the same place it was 20 years. There are many large subdivisions in that area now and a busy apple orchard. Relying on 20 year old information is not fair to the residents. If the Council thinks that stop signs are a good method of speed control, let's put them half way down Greely Road, Blanchard Road, and Tuttle Road. Stop signs are not speed controls, speed limits are speed controls. Stop signs cause pollution, stop signs cost gas money, and stop signs cause wear and tear on vehicles. For people to say there is no problem because there have been no accidents, isn't fair. He was disappointed that the issue was killed without a vote. He requested that the Council consider funding a study that could save area residents hundreds of hours of time.

Mr. Neagle's next item is contract zoning. It is becoming a problem at the Planning Board (he is the Planning Board Chairman). A developer comes to the Council with a subdivision plan and convinces the Council that it is a good idea. The Council attaches it to a contract and sends it to the Planning Board for a recommendation. There is a lengthy process to go through for subdivision plans (at the Planning Board level). We don't have that process with the way these plans get sent to the Planning Board by the Council. He urged the Council to reconsider how they adopt Contract Zones by making a deal with the developer ahead of time, and sending the Planning Board a final plan.

Mr. Neagle's last topic is the Conservation Subdivision Ordinance. He was disappointed to learn that when the Planning Board forwarded its recommendation to form a committee to study the development of a Conservation Subdivision Ordinance, he was informed that this would not happen until January. He urged the Council to get the committee going sooner. There is a lot of energy for this process and it is important for the Town.

IV. LEGISLATION AND POLICY

15 – 124 To consider and act on authorizing the Code Enforcement Officer to execute a Consent Agreement with the owners of 318 Harris Road.

Town Manager Shane said that the Town Attorney has reviewed the document and staff is recommending authorization with a \$500 fee.

Motion by Councilor Gruber, seconded by Councilor Edes, to authorize the Code Enforcement Officer to execute a Consent Agreement with the owners of 318 Harris Road.

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

15 – 125 To hold a Public Hearing to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-D for the period of October 1, 2015 – September 30, 2016.

Town Manager Shane said that this is adopted annually and it is the guidelines for our General Assistance program. Staff is recommending approval.

Chairman Bingham opened the Public Hearing.

Public discussion: None

Chairman Bingham closed the Public Hearing.

Motion by Councilor Gruber, seconded by Councilor Turner, move to adopt the Maine Municipal Association Model General Assistance Ordinance and Appendices A-D for the period of October 1, 2015 – September 30, 2016.

VOTE: 7-0 UNANIMOUS

15 - 126 To set a Public Hearing date of October 12th to consider and act on authorizing the Town Manager to send a letter to inform the Town of Windham that effective December 1, 2015, the Town of Cumberland will no longer be able to provide primary response services for Fire, EMS and Police. The Town will continue to assist with mutual aid calls as circumstances allow.

Councilor Copp explained that we notified the Town of Windham about 3 years ago, that the road conditions around Forest Lake (on the Cumberland side) would have to be improved if we were to continue sending our emergency vehicles to that area. Nothing ever happened and we met with the Windham Town Council who talked about the problem, but still have made no movement toward a solution. He does not think that any road improvements will happen quickly, and they are aware that this action is coming.

Councilor Edes added that we will continue to assist Windham on emergency calls as needed, but will no longer be the primary public safety response to that area. We are doing the right thing and hopefully this problem will get fixed.

Motion by Councilor Turner, seconded by Councilor Stiles, to set a Public Hearing date of October 12th to consider and act on authorizing the Town Manager to send a letter to inform the Town of Windham that effective December 1, 2015, the Town of Cumberland will no longer be able to provide primary response services for Fire, EMS and Police. The Town will continue to assist with mutual aid calls as circumstances allow.

VOTE: 7-0 UNANIMOUS

15 – 127 To consider and act on sending to the Planning Board for a Public Hearing and recommendation, amendments Section 315-71(F) (Residential Care Facilities) as recommended by the Ordinance Committee.

Councilor Storey-King explained that Residential Care Facilities that provide nursing care for people have their own set of standards from the State. The Ordinance Committee is proposing that a Residential Care Facility with 25 or more units (previously 8 units). After 25 units, there must be affordable units available.

Motion by Councilor Storey-King, seconded by Councilor Edes, to send to the Planning Board for a Public Hearing and recommendation, amendments Section 315-71(F) (Residential Care Facilities) as recommended by the Ordinance Committee.

VOTE: 7-0 UNANIMOUS

15 – 128 To set a meeting date of November 9th to discuss the recommended amendments to the Town Center Growth Area and the proposed zone changes, as recommended by the Planning Board.

Town Manager Shane explained that this was the most controversial piece of the Comprehensive Plan updates. It will be more productive to isolate those two pieces for the Council to hold a meeting and invite the neighbors to hear their concerns before any action is taken on this.

Motion by Councilor Copp, seconded by Councilor Stiles, to set a meeting date of November 9th to discuss the recommended amendments to the Town Center Growth Area and the proposed zone changes, as recommended by the Planning Board.

VOTE: 7-0 UNANIMOUS

15 – 129 To consider and act on sending to the Planning Board for a Public Hearing and recommendation proposed amendments to the Cumberland Code for:

- a) Eliminating Timber Harvesting in the OC-N and OC-S Zones**
- b) Allowing limited restaurants and retail uses in the OC-N and OC-S Zones**
- c) Create an overlay district for restaurant and retail uses in the OC-S Zone**

The Ordinance Committee had no issue with the Land Use Committee's recommendation on this one and decided to move it forward to the Council.

Motion by Councilor Storey-King, seconded by Councilor Gruber, to send to the Planning Board for a Public Hearing and recommendation proposed amendments to the Cumberland Code for:

- a) Eliminating Timber Harvesting in the OC-N and OC-S Zones
- b) Allowing limited restaurants and retail uses in the OC-N and OC-S Zones
- c) Create an overlay district for restaurant and retail uses in the OC-S Zone

VOTE: 7-0 UNANIMOUS

15 – 130 To consider and act on sending to the Planning Board for a Public Hearing and recommendation a proposed recommendation to prohibit drive-through's in the OC-N and OC-S Zone.

Councilor Storey-King explained that the Ordinance Committee looked at this and decided that they did not want to prohibit a use that might be the only possible use for a tiny piece of land (such as the triangle lot between Route One and 295 for a coffee kiosk, for example).

Motion by Councilor Storey-King, seconded by Councilor Turner, to send to the Planning Board for a Public Hearing and recommendation a proposed recommendation to prohibit or allow drive-through's in the OC-N and OC-S Zone.

VOTE: 7-0 UNANIMOUS

15 – 131 To set a Public Hearing date of October 12th to consider and act on an Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2015 – October 31, 2020.

Motion by Councilor Stiles, seconded by Councilor Edes, to set a Public Hearing date of October 12th to consider and act on an Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2015 – October 31, 2020.

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

15 – 132 To set a Public Hearing date of October 12th to consider and act on an Automobile Recycling Permit for Copp Motors for the period of October 31, 2015 – October 31, 2020.

Motion by Councilor Stiles, seconded by Councilor Turner, to set a Public Hearing date of October 12th to consider and act on an Automobile Recycling Permit for Copp Motors for the period of October 31, 2015 – October 31, 2020.

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

15 – 133 To set a Public Hearing date of October 12th to consider and act on draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (VMU) for the property located at 306 Tuttle Road, as recommended by the Planning Board.

Town Manager Shane explained that this item went to the Planning Board and they came back with a positive recommendation and staff is recommending October 12th for the Public Hearing.

Motion by Councilor Copp, seconded by Councilor Gruber, to set a Public Hearing date of October 12th to consider and act on draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (VMU) for the property located at 306 Tuttle Road, as recommended by the Planning Board.

VOTE: 6-1 (Sties opposed) MOTION PASSES

15 – 134 To set a Public Hearing date of October 26th to consider and act on draft amendments to the 2009 Comprehensive Plan as recommended by the Planning Board in their Notices of Decision dated August 19th and September 16th, 2015 (excluding Town Center Growth Area).

Town Manager Shane explained that this is basically a housekeeping issue and we are taking the recommendations to the Comp Plan update and adopting them, excluding the Town Center Growth Area.

Motion by Councilor Storey-King, seconded by Councilor Turner, to set a Public Hearing date of October 26th to consider and act on draft amendments to the 2009 Comprehensive Plan as recommended by the Planning Board in their Notices of Decision dated August 19th and September 16th, 2015 (excluding Town Center Growth Area).

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Edes – None

Councilor Gruber – The Aging in Place forum will be held on October 31st from 10:00 a.m. to 2:00 p.m. at the Middle School.

The Coastal Waters Commission has done some great work and made a lot of progress at their last few meetings.

The food pantry is a tremendous success due to all the donations that we receive. A couple recently got married and requested donations in lieu of gifts. They raised almost \$2,500. Thank you to them!

Thank you to Peggy Picinni for organizing the Veterans recognition night at a Greely football game recently.

Councilor Storey-King – Pete Smith passed away last Sunday and he will be sadly missed. He was a great man and she has many fond memories of him.

To those who watch from North Yarmouth, she reminded them that there will be two important referendum questions on the ballot in November and she encouraged everyone to get out and vote.

Councilor Turner – None

Chairman Bingham – He encouraged everyone to come to the fair and stop by the Lion's Club food booth.

In regard to Mr. Neagle's comments during Public Discussion, he asked the Council if there is any interest in doing a traffic study.

Councilor Stiles said that the stop sign on Blanchard Road does not make sense to him either. He agreed with Mr. Neagle that there is much more traffic in that area now that it is much more developed than it was 20 years ago. He doesn't necessarily want to spend money on it, but it just doesn't make sense to him.

Councilor Turner said that he agrees with Councilor Stiles to a certain extent. He thinks that part of the reason the stop sign was installed was because it used to be that people thought that road was part of Skillin Road, the way that it curved to the left off Blanchard Road. He travels that road almost every day and has never seen cars lined up at that stop sign, as Mr. Neagle said.

He also travels that area a lot and grew up on Skillin Road. That stop sign has only been there for about 15 years and there was not a stop sign on Skillin Road back then. There were many, many accidents before the stop signs were installed. He has an issue with the Town spending \$5,000 to \$7,000 just to find out if it should go or if it should stay. He would be more comfortable for the Council to simply make a decision.

Town Manager Shane said that for \$2,500 we could get raw data of the traffic counts of that intersection. That way we could see what the counts are on the Blanchard Road side and the Orchard Road side and if one side is more heavily traveled than the other.

Chairman Bingham asked the Council if they are in favor of the traffic count.

Councilors Gruber and Edes said they are not in favor of spending money on this and would prefer leaving it as it is. They have heard from no other residents about this.

Councilor Copp said that we should hold a Public Hearing to see if anyone else comes forward that has an issue before spending any money.

Councilor Turner said that in regard to Mr. Neagle's comments about contract zone agreements, we have a Council that is here to make policy, take recommendations, and then make their own conclusions about those recommendations. He does not see anything wrong with the process and does not agree with Mr. Neagle about this.

In regard to Mr. Neagle's comments regarding not waiting to get the Committee working on the Conservation Subdivision, the Council agreed to move up the selection process for that committee.

Councilor Stiles – Harland and Carol Storey came to his house to deliver their donation to the 4-H auction. He appreciated that very much. The total right now is \$8,700. We have a couple of days to raise \$1,300. The 4-H group and the Town really appreciate this fundraiser.

Councilor Copp – He thanked Councilor Stiles for all his hard working raising money for the 4-H auction that will benefit the food pantry with meat. He has done a great job and put a lot of effort into this. He reminded the public that they have one more day to donate before the auction.

Town Manager Shane – Alex Lear, our Forecaster Reporter, lost his father this week. Our thoughts go out to Alex and his family.

We are getting a lot of calls regarding potential development in Town.

We will close on the Knight's Pond property by the end of October.

VI. ADJOURNMENT

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

VOTE: 7-0 UNANIMOUS

TIME: 8:20 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary

ITEM

15-135

To hold a Public Hearing to consider and act on authorizing the Town Manager to send a letter to inform the Town of Windham that effective December 1, 2015, the Town of Cumberland will no longer be able to provide primary response services for Fire, EMS and Police. The Town will continue to assist with mutual aid calls as circumstances allow



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

DRAFT

October 13, 2015

Mr. David Nadeau, Chairman
Windham Town Council
8 School Road
Windham, Maine 04062

Dear David:

At the Cumberland Town Council meeting last evening, the Council voted to end the current agreement with the Town of Windham for primary emergency response services. The effective date of this action will be December 1, 2015. The Town of Cumberland will continue to provide mutual aid as resources permit.

The Town will be willing to re-visit a future agreement if road conditions (both winter and summer) improve, and turnarounds at the end of all roads can be installed. The Town Council truly regrets to have to take this position, but the safety to our employees and the potential damage to expensive emergency response equipment weighed most heavily in our decision.

Please contact our Town Manager if you have any questions or if there are any additional items which need to be addressed in this transition. We hope in the near future, once the road issues have been addressed, we can sit down and negotiate a new agreement.

Sincerely,

Peter Bingham, Chairman
Cumberland Town Council

cc: Tony Plante, Windham Town Manager
Bill Shane, Cumberland Town Manager



MEMORANDUM

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: September 24, 2015
Re: **Item 126 – Begin Mutual Aid with Windham December 1, 2015**

I am recommending we hold a Public Hearing so all parties involved have the ability to voice concerns. Councilor Edes and Councilor Copp have now had 3 meetings with Windham Councilors and Councilor Copp attended a Windham Council meeting this past Monday. They will be reporting to the Town about those meetings.

I would recommend:

- Set the Date for the Public Hearing- October 12, 2015 7 PM
- Prepare Notices that we will no longer be the primary responder for all public safety related items.
- Announce we will continue to respect and abide by our current Mutual Aid agreements.
- Encourage Windham to return to the Town Council and rev-visit a future agreement once all road deficiencies are corrected and winter maintenance procedures are improved.

Original February 1983

Cumberland Fire Department
Windham Fire Department

Standard Operating Procedure for the Forest Lake Area

1. Smoke in the area or burning without a permit
 - a. If the situation is a hazard, Cumberland will respond and extinguish.
An officer from Windham will respond and care for the paper work.
 - b. If the burn is not a hazard, then Windham will be notified by dispatch to respond an Officer to care for the situation.
2. Rescues
 - a. Handle as always. No need to notify Windham except in the case of a police matter.
3. Vehicle fire, structure fires, chimney fires, woods fires, etc.
 - a. As soon as it is apparent the call is in Windham, dispatch will be notified to have Windham respond an Officer and that Cumberland is responding to a reported _____ fire.
 - b. As soon as Cumberland is on the scene, dispatch will be notified of the situation and if Windham's apparatus will be needed.
The Windham Officer will meet with the Cumberland Officer to take information.
4. Any Cumberland response to this area, that appears will be of any duration, will be relieved by Windham apparatus or Officer.
5. Any response to this area that encounters impassable road conditions will be handled as follows:
 - a. Cumberland apparatus nor ambulance will be risked on impassable roads or road conditions i.e. mud, snow, ice, etc.
 - b. Windham will be notified by dispatch of the type of response i.e. fire, rescue, etc.
What will be the need for the extra equipment i.e. snow plow, sand truck, etc.
 - c. A Cumberland Officer will standby to meet the equipment and direct to the scene.
6. This protocol will be added to page 17 of the Department S.O.P.

Cumberland Fire Department

Windham Fire Department

Kenneth C. Wagner, Chief

Timothy Dolby, Chief

William Shane

From: William Shane
Sent: Monday, March 05, 2012 9:58 AM
To: Anthony Plante (E-mail)
Subject: Windham Fire Coverage in the Forest Lake Area

Hi Tony,

My Council has requested I review the current agreement for Fire Services around the Forest Lake area of Windham. Since I have been here (9 years) it has been set at \$3,900 per year. This is not an exercise to gain additional monies from Windham, but over the past 5 years the conditions of many of the private roads around the lake has deteriorated to a point now that I am concerned with damage to our fire equipment. Also a lot of the seasonal camps have become year round residences.

Perhaps our Fire Chiefs and Public Works Directors could meet and review the service area and the conditions of the roads. Everything from road grading, brush cutting and pot hole repair should be looked at and addressed. I personally drove around the Windham area and believe it would not take much to bring the roads to an acceptable level for the trucks to pass safely.

Let me know if you'd like to talk or meet to discuss this further before handing this off to Department heads. I have not seen any formal agreement, so if you have a copy and could e-mail or fax to me that would be much appreciated.

Talk to you soon,

Bill

William R. Shane, P.E.
Town Manager
290 Tuttle Road
Cumberland, Maine 04021

Tel: 207-829-2205
Fax: 207-829-2224
Cell: 207-232-5258

William Shane

From: William Shane
Sent: Friday, November 08, 2013 7:15 AM
To: Anthony Plante (E-mail)
Subject: Fire Truck accident James Rd

Hi Tony

You probably have heard by now but we had damage to one of our trucks yesterday responding to a call on James Rd. Driver trying to avoid an oncoming truck moved over too far on soft shoulder. Minor damage but truck is out of service. Have you had a chance to discuss with your Town Council the letter I sent regarding road improvements to the roads in the neighborhood we inspected several months ago? I'm certain this incident will be raised during our next council meeting on Nov 25. Any update would be appreciated.

Thank you,
Bill

Sent from my iPhone

William Shane

From: Tony Plante <atplante@town.windham.me.us>
Sent: Tuesday, November 12, 2013 7:15 AM
To: William Shane
Cc: Charles Hammond; Douglas Fortier
Subject: RE: Fire Truck accident James Rd

Bill,

I was not aware of the most recent incident. As we discussed previously, I briefed the Council on the issues with some of the private roads and emergency response from Cumberland around Forest Lake. We will be following up with the property owners in an effort to improve the situation.

Tony Plante, Town Manager
Town of Windham
8 School Road
Windham, ME 04062

207-892-1907 x1121
207-892-1910 fax
207-233-0806 cell

NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents - including emails - in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

-----Original Message-----

From: William Shane [mailto:wshane@cumberlandmaine.com]
Sent: Friday, November 08, 2013 7:15 AM
To: Tony Plante
Subject: Fire Truck accident James Rd

Hi Tony

You probably have heard by now but we had damage to one of our trucks yesterday responding to a call on James Rd. Driver trying to avoid an oncoming truck moved over too far on soft shoulder. Minor damage but truck is out of service. Have you had a chance to discuss with your Town Council the letter I sent regarding road improvements to the roads in the neighborhood we inspected several months ago? I'm certain this incident will be raised during our next council meeting on Nov 25. Any update would be appreciated.

Thank you,
Bill

Sent from my iPhone

Please be advised that pursuant to Title 1 M.R.S.A. Section 402(3), a public record includes any written, printed or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction of public or governmental business and contains information relating to the transaction of said business; therefore, the public is advised that any correspondence,

William Shane

From: Tony Plante <atplante@town.windham.me.us>
Sent: Thursday, November 14, 2013 4:37 PM
To: William Shane
Subject: Forest Lake Update

Bill,

Chief Hammond, Doug Fortier, and I met recently to map out an approach to the residents of James Way and other private roads connected to it in response to Cumberland's concerns. We will be writing a letter to residents soon seeking their cooperation in improving winter maintenance for the short term and adding appropriate turn-arounds before next winter in order to preserve our current arrangement. I will try to keep you informed as we go.

Please feel free to contact me at any time if you have any questions, concerns, or suggestions.

Tony Plante, Town Manager
Town of Windham
8 School Road
Windham, ME 04062

207-892-1907 x1121
207-892-1910 fax
207-233-0806 cell

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October 7, 2013

Mr. Anthony Plante, Town Manager
Town Office
School Street
Windham, Maine

Re: Forest Lake Area Roads

Dear Tony:

Thank you for the time you and your staff spent with us riding the Windham private roads around Forest Lake on September 19, 2013. The significant increase in housing in this area, coupled with substandard road conditions have caused the Town of Cumberland some serious public safety issues over the past few years, particularly during winter months. The most serious issue was when two large wreckers were needed to help maneuver one of our fire trucks off of one of the roads due to the lack of a turnaround and icy road conditions.

We are now to a point where we must give you notice that these conditions must be addressed, including turnarounds and roadside brush encroachments, or we will be unable to provide emergency services to this area of your town. The minimal fee we collect for this service pales in comparison to the potential damage that exists to our Fire, EMS and Police vehicles. This has nothing to do with money, and entirely to do with protecting Cumberland personnel and equipment from unnecessary damage or injury because of road conditions that worsen as additional homes are built each year in this growing neighborhood.

We ask that you develop an action and implementation plan for the private roads around the lake with a minimum of the following conditions:

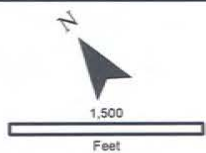
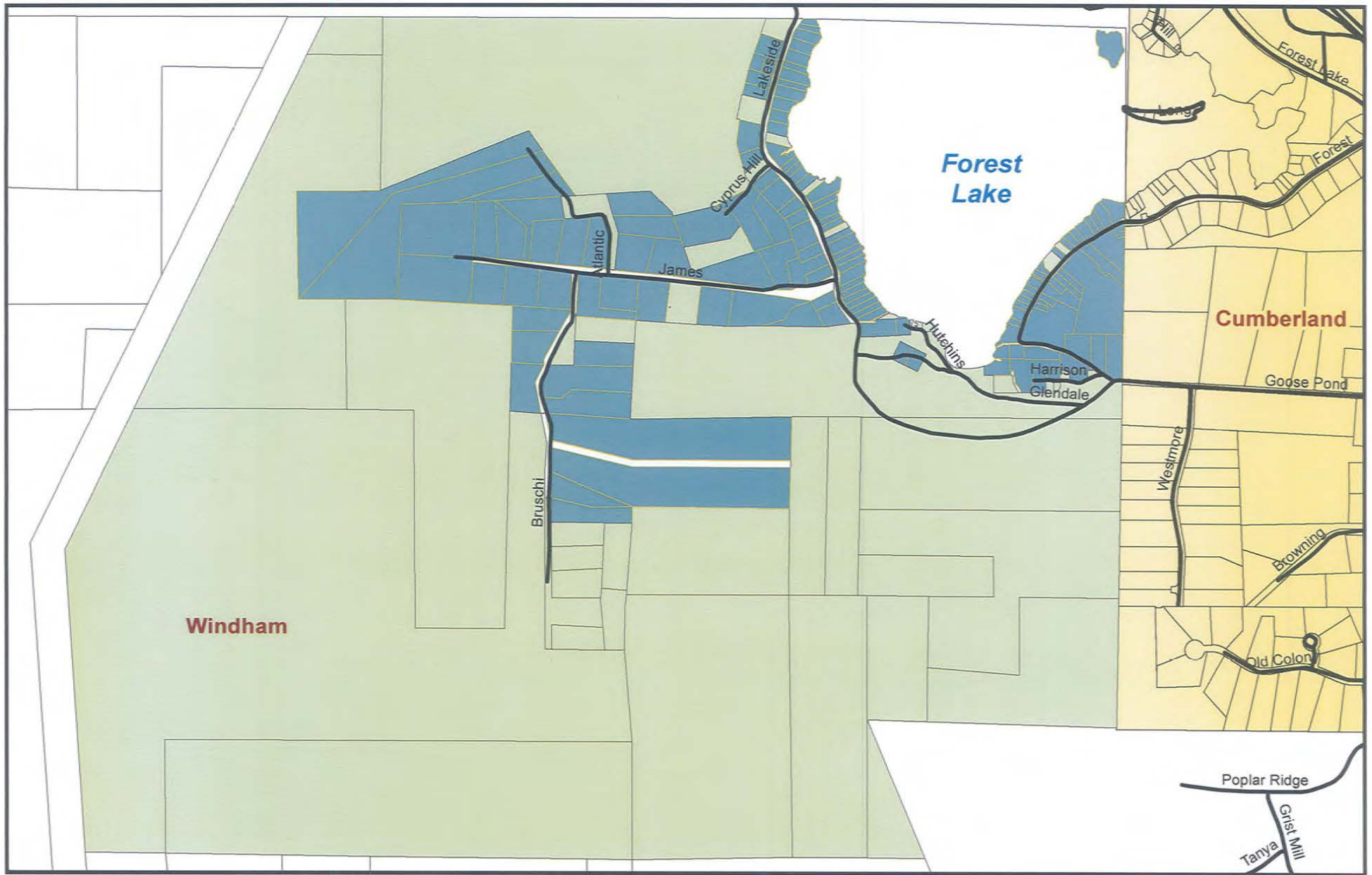
1. Road side brush is cut back annually
2. All gravel roads graded each year prior to winter (no sooner than October 15th).
3. Turnarounds are installed on all dead end roads. The turnaround must have no less than 25' radii, be at least 40' deep and 16' wide on all dead end roads. The grade of the turnarounds can be no more than 8% positive or negative.
4. That the road associations employ a truck with mechanical sanding devices (not hand shovels from the back of a pick-up truck) to properly apply sand to all of these roads during the winter months to allow for traction during winter conditions.

We will continue to service this area through August 31, 2014 and ask that we meet on site in early August to review all the turnarounds and road conditions. If conditions have not significantly improved, we need to discuss the next steps as I cannot continue to place my employees and equipment in situations where they could be injured or equipment damaged.

Sincerely,

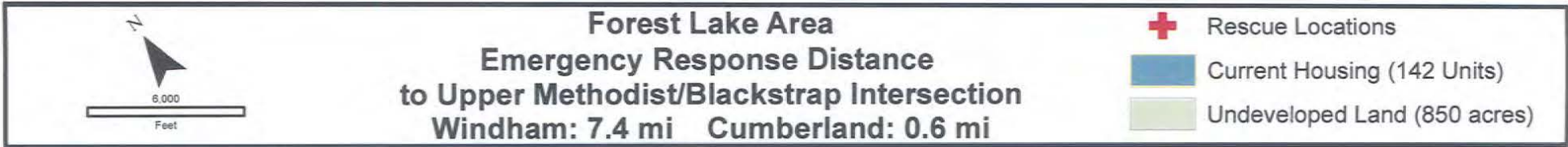
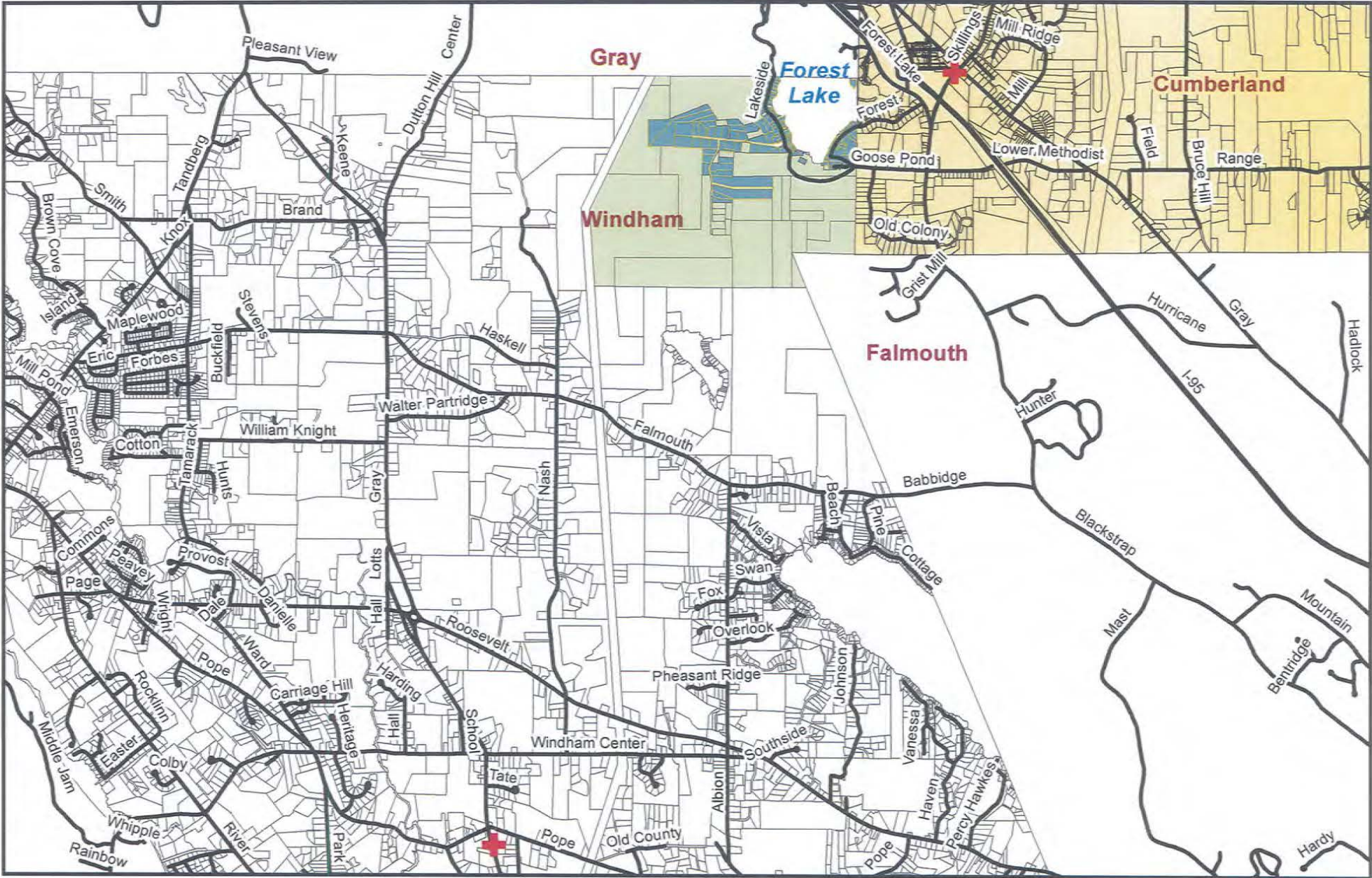
William R. Shane, P.E.
Town Manager

cc: Town Council



Forest Lake Area Cumberland Emergency Response

- Current Housing (142 Units)
- Undeveloped Land (850 acres)



ITEM

15-136

To hold a Public Hearing to consider and act on authorizing the Town Manager to order a traffic count for the intersection of Blanchard and Skillin Roads to determine if the stop sign at Blanchard Road can be removed



M E M O R A N D U M

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

To: Town Council
From: William R. Shane, Town Manager
Date: October 8, 2015
Re: Skillin / Blanchard Road Stop Sign Removal

Attached you will find the Traffic Study proposal from GP who gave us a favorable price for this work. If you authorize this work, I would suggest you authorize a cost not to exceed \$2,500 and that the money be taken from Contingency. Postcard notices were sent to 135 residents in the area this past Tuesday.

I believe this would be a worthwhile traffic study and perhaps better reflect the current traffic volumes in the area. As an added bonus, this may give us some factual data that may lead to reconsideration by MDOT for signalization at Rt. 100 & Skillin/ Blackstrap.

Traffic decisions are always best made with real data and a recommendation from Traffic Engineers who specialize in this area. The potential for injury often is increased when these types of decisions are based on anecdotal or emotional appeals.



PO Box 1237, 15 Shaker Road
Gray, Maine 04039
207.657.6910

October 6, 2015

Mr. William Shane, PE
Manager, Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Subject: Proposal for Traffic Services
Blanchard Road / Skillin Road
Cumberland, Maine

Dear Bill,

Gorrill Palmer (GP) is pleased to submit this proposal to evaluate the intersection of Blanchard Road / Skillin Road. This "T" intersection is unconventional in that Skillin Road and the southeast bound leg of Blanchard Road are both STOP controlled, with the northwest bound leg of Blanchard Road having the right of way. Based on our understanding of the intersection we offer the following scope of services:


Scope of Services:

1. Request and review the latest three year crash data for the intersection and associated police reports.
2. Conduct turning movement counts from 7-9 AM and 4-6 PM. Times to be confirmed prior to counting.
3. Place Automatic Traffic Recorders (ATR) on each of the three approaches for a period of not less than one week. Data to be collected includes traffic volumes, vehicle classifications, and speeds.
4. Based on a review of items 1-3, offer our written opinion of the most appropriate control for the intersection including; one, two or three STOP signs.

Fee: GP proposes to complete items 1-4 for a fixed fee of \$1,600 plus expenses (estimated at \$375 for ATR use and mileage). Additional work would be at our pre-established hourly rate.

Sincerely,

Gorrill Palmer



Randy Dunton, P.E., PTOE
Senior Engineer

Accepted by: _____

Signature

Date

Mr. William Shane, PE
Town Manager


Don Ettinger, PE
Principal

RED/1636.68/Proposal 10-6-15



October 12, 2015 Meeting- Skillin Road Intersection



October 12, 2015 Meeting- Skillin Road Intersection

ITEM

15-137

To hold a Public Hearing to consider and act on an Automobile Graveyard/Junkyard and Automobile Recycling Permit for Cumberland Salvage for the period of October 31, 2015 – October 31, 2020

Town of Cumberland, Maine

Application for Automobile Recycling Business Permit

PART I. TO BE FILLED OUT BY APPLICANT:

1. Name and address of person or entity who will operate the recycling facility:

Jerald E Copp Jr + Matthew J Copp
Cumberland Salvage Inc.
40 Blackstrap Rd
Cumberland, ME 04021

Operator is a (circle one): corporation partnership individual

Relationship of person filling out this application to the operator of the recycling facility:

Office Manager

2. Name and address of owner(s) of the property on which the facility is located:

Jerald E Copp Jr
38 Blackstrap Rd
Cumberland, ME 04021

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

- the boundary lines of the property
- the soils
- the location of any sand and gravel aquifer recharge area, as mapped by the Maine Geological Survey, or a licensed geologist
- 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
- 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
- the location of all roads within 1,000 feet of the proposed licensed site
- the location of any body of water or freshwater wetland within property boundaries of proposed licensed premises
- the boundaries of the 100-year flood plain

See
attached

4. Attach to this application a plan for the containment of fluids, containment and disposal of batteries, and storage and disposal of tires. See attached

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

7' Wood Stakeade fence
Buildings

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]
Signature of applicant or person authorized to act for applicant

Date: 9/22/15

PART II. TO BE FILLED IN BY MUNICIPAL OFFICIAL:

Complete application received on _____

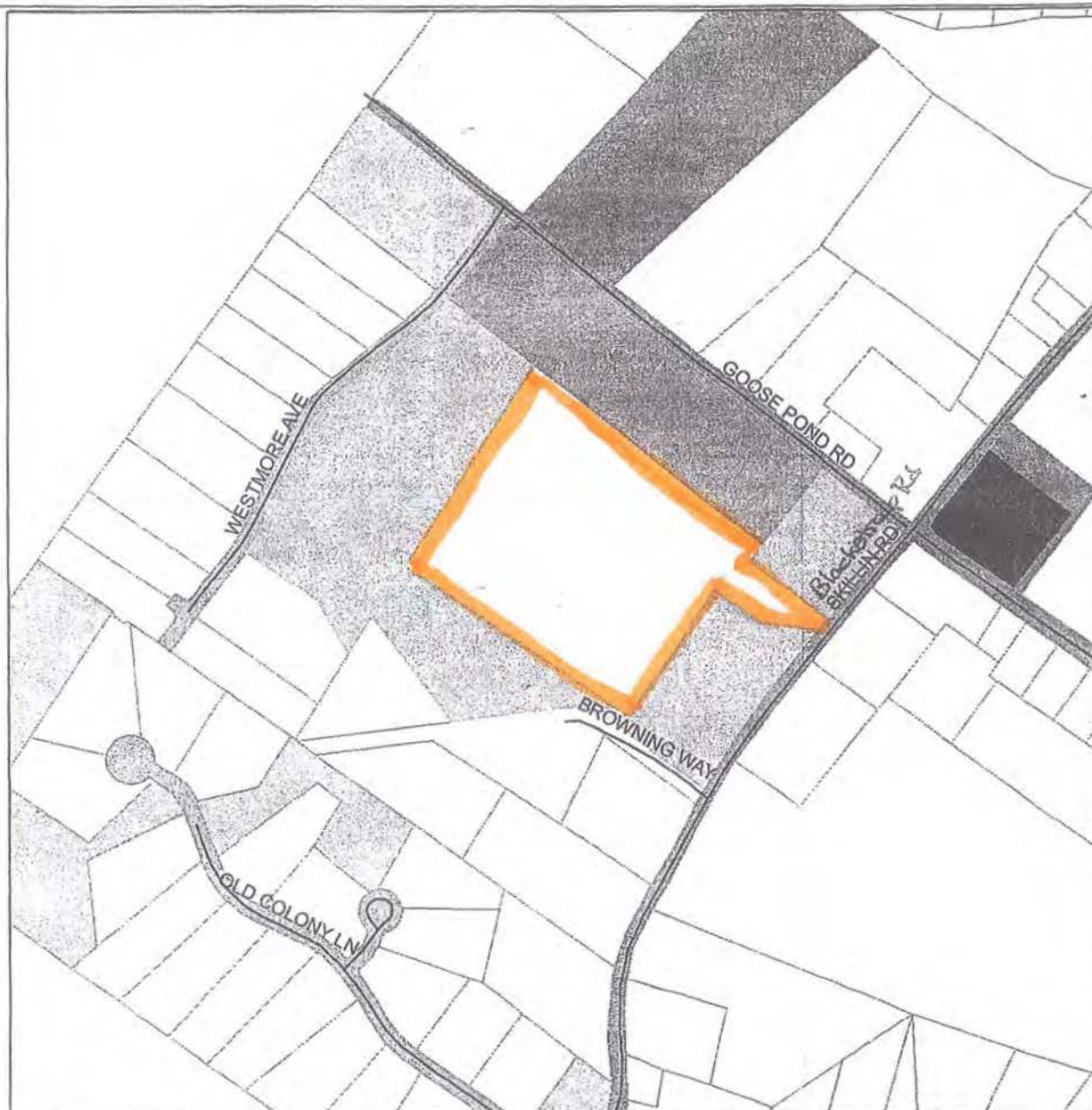
Fee paid: \$ _____

Date, time and place of hearing: _____

NOTE: Notice of the hearing on this application must be posted in 2 public places at least 7 days but no more than 14 days before the hearing, and notice must be published once in a newspaper of general circulation, and notice must be provided by regular mail to the Maine Department of Transportation (State House Station #16, Augusta, ME 04333) at least 7 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 notice if so stated in a municipal ordinance.

Name: Cumberland Salvage Inc.

Address: 40 Blackstrap Rd, Cumberland, ME 04021



Cumberland Salvage Inc.

Application For Automobile Recycling Business Permit

3 a: Property Boundary Lines: see enclosed map

3 b: Soils on the property are sand and gravel

3 c: There are no sand and gravel aquifer recharge areas

3 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.****

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

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

Blackstrap Road, Goosepond Road, Browning Way, Upper Methodist

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

3 h: Property has no flood plain

4: 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 or resold

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

ITEM

15-138

To hold a Public Hearing to consider and act on an Automobile
Recycling Permit for Copp Motors for the period of
October 31, 2015 – October 31, 2020

Town of Cumberland, Maine

Application for Automobile Recycling Business Permit

PART I. TO BE FILLED OUT BY APPLICANT:

1. Name and address of person or entity who will operate the recycling facility:

Copp Motors Inc.
187 Gray Road
Cumberland Me 04021

Operator is a (circle one) corporation partnership individual

Relationship of person filling out this application to the operator of the recycling facility:

Owner of facility

2. Name and address of owner(s) of the property on which the facility is located:

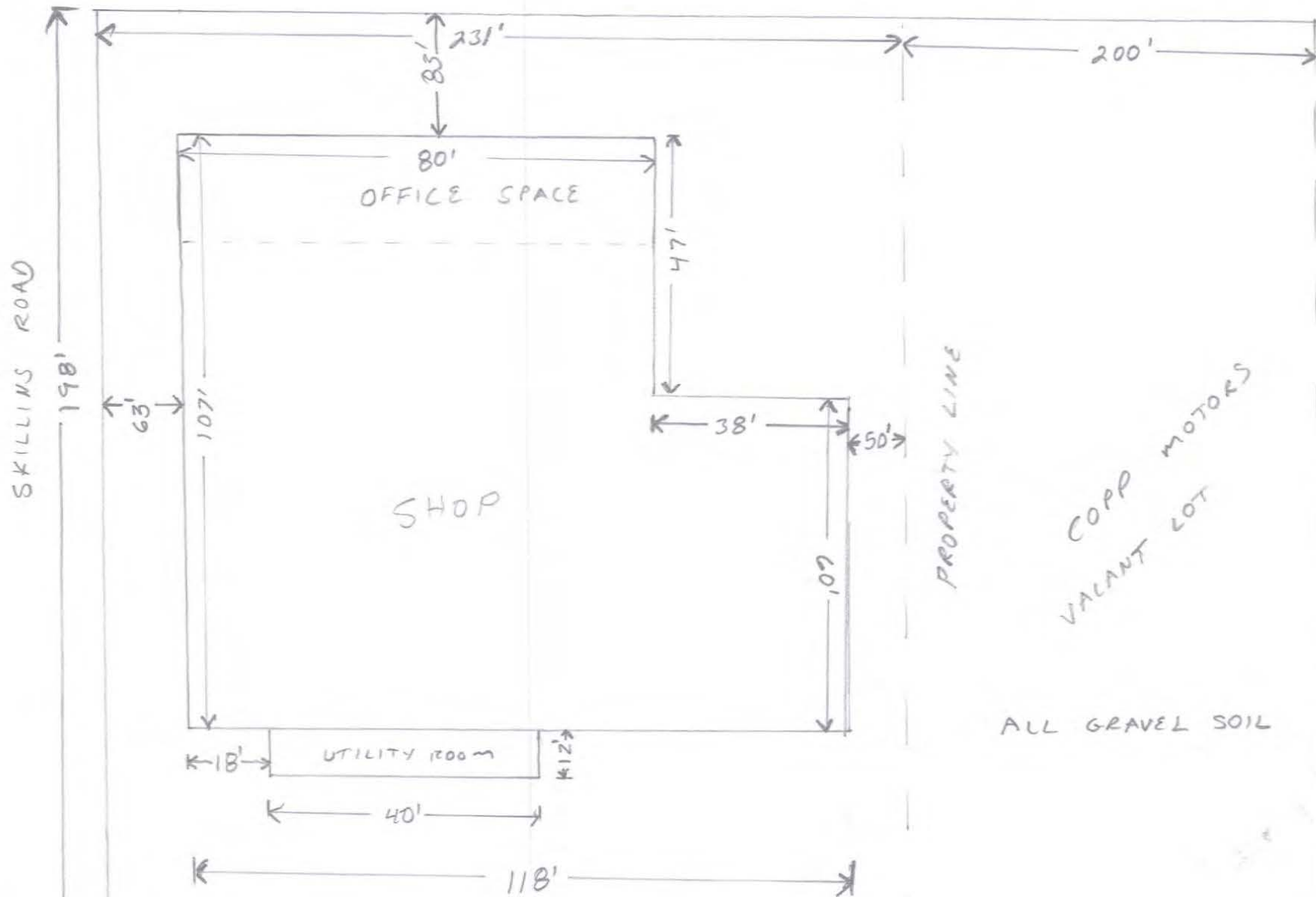
Ronald W Copp SR 5 Skillin Rd Cumberland, Me 04021
Ronald W. Copp JR 25 Interurban Drive Cumberland, Me
04021

3. 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 attachment)

- the boundary lines of the property
- the soils
- the location of any sand and gravel aquifer recharge area, as mapped by the Maine Geological Survey, or a licensed geologist
- 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
- 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
- the location of all roads within 1,000 feet of the proposed licensed site
- the location of any body of water or freshwater wetland within property boundaries of proposed licensed premises
- the boundaries of the 100-year flood plain

Copp Motors Inc. 187 Gray Rd Cumberland

ROUTE 100 GRAY ROAD



COPP MOTORS
VALANT LOT

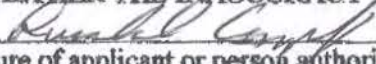
ALL GRAVEL SOIL

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

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

No fence all parts are inside building
Vehicles for sale are outside

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 person authorized to act for applicant

Date: 10-6-15

PART II TO BE FILLED IN BY MUNICIPAL OFFICIAL:

Complete application received on _____

Fee paid: \$ _____

Date, time and place of hearing: _____

NOTE: Notice of the hearing on this application must be posted in 2 public places at least 7 days but no more than 14 days before the hearing, and notice must be published once in a newspaper of general circulation, and notice must be provided by regular mail to the Maine Department of Transportation (State House Station #16, Augusta, ME 04333) at least 7 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 notice if so stated in a municipal ordinance.

COPP MOTORS, INC.

ATTACHMENT FOR QUESTION #4 ON APPLICATION FOR
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

ITEM

15-139

To hold a Public Hearing to consider and act on draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (VMU) for the property located at 306 Tuttle Road, as recommended by the Planning Board

Notice of Decision

Date: September 17, 2015

To: William Shane, Town Manager
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

RE: Public Hearing: To recommend to the Town Council draft amendments to change the zoning from Rural Residential One (RR1) district to Village Mixed Use Zone (V-MU) for the property located at 306 Tuttle Road, Tax Assessor Map R03, Lot 52.



This is to advise you that on September 15, 2015 the Planning made the following recommendations:

- To recommend to the Town Council a draft zoning map amendment for the property located at 306 Tuttle Road, Tax Assessor Map R03, Lot 52 to change the zone from Rural Residential One (RR1) to Village Mixed-Use Zone (V-MUZ) zone.
- To recommend to the Town Council draft zoning amendments to §315-18 D. (1) of the Cumberland Code as follows: (1) Minimum lot size of 5,000 square feet, provided the minimum lot size of a lot with frontage on Tuttle Road shall be 20,000 square feet.

Findings of Fact: None
Waivers granted: None
Waivers Denied: None

Standard Conditions of Approval

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except minor changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

Cumberland Planning Board


Christopher S. Neagle, Board Chair



Zone Change - Tuttle/ Drowne two 20,000 SF lots +/- Oct. 2015

Drowne Farm

306 Tuttle Road, Cumberland ME
Book & Page 31516/ 276
Acct# M1010R
PID 1137

Zone Change Application

43° 47'26.92"N / 70°14'52.87" W Lot Elevation ~123'
Mblu R03/ 52/
Owner Jeremiah D. McCarty Supp Care Trust
McCarty Blackwell Jane E Trustee

2014 Town Assessment

Total: **\$201,600** = Improvements: \$77,400 + Land (1 acre): \$124,200

The owner of this property asks that the current zoning for 306 Tuttle Road (formally Drowne Farm) be changed from Rural Residential 1 (RR1) to Village Mixed Use Zone (V-MUZ). A zone change will reduce development restrictions, increase the value of the property by reducing required yard setbacks and allow subdivision of the lot into two lots.

Drowne Farm Development Restrictions

The current home and lot does not conform to the Rural Residential (RR1) zone for two reasons:

- First, The house is currently located in the required rear yard. There is only a ~11.3' deep by ~56' buildable strip of land in front of the house after subtracting the 50' front yard and the 75' rear yard from the lot's 134.60' plus lot depth. A new addition is permissible to the east and flush with the rear provided that the addition does not project further into the rear yard than the existing house. If the foundation is removed then a new home can only be built in that 11'-3" deep strip. The current RR1 zoning severely restricts its buildable area because of large front and rear setbacks.
- Second, this one acre lot does not conform to the minimum two acre lot size required by the RR1 zone when hooked-up to a sewer (a 4 acre lot requirement without a sewer hook-up).

Drowne Farm Development Goal

1. Subdivide the one acre property into two approximately one-half acre lots which is permissible if the current RR1 zone were changed to Village -Mixed Use Zone (V- MUZ) to match the adjacent properties to the south and west. V- MUZ permits a 5,000 s.f. lot area with 15' front and rear yard setbacks and 10' side yard setback. See Site Plans.
2. Develop Lot #1 such that it saves and restores the circa 1788 Georgian Style historic home that meets current building and energy codes, construct an addition that does not visually overwhelm the historic home, and provides all the features (i.e. HVAC, kitchen, bathroom, attached garage...) provided in neighboring homes to make the property sellable to the majority of the real estate market and profitable for the developer.

Note: The current home is un-insulated, the heating system, electrical, bathroom and kitchen are unusable, and the roof, siding, windows, front sill girt, chimney, & first floor framing require much restoration work.

3. Develop lot #2 with a new Georgian Style replica home with features similar to neighborhood homes that is sellable to the majority of the real estate market and profitable for the developer.

Drowne Farm Developer

Jeremiah D. McCarty Supp Care Trust and Flying Point Construction propose to jointly develop Drowne Farm on speculation.

Due to the poor condition of the home and cost to renovate there is no Real value to the home and the zoning restrictions limits the value of the land.

Reducing zoning yard setback requirements and allowing subdivision of this property into a second lot with a new home will help to defray costs to restore the existing c1788 Georgian Style home and contribute favorably to Cumberland's historic character.. The two homes to be developed will match zoning of adjacent property on two sides, help connect the neighborhood between the new town hall and Cumberland Center, add to Cumberland's property tax base, and make our project more economically viable.

Thank you for your consideration,

Application submitted by:
Clyde Blackwell Maine Licensed Architect
361 Ludlow Street
Portland ME 04102
(207) 317-6449

Representing: Jane McCarty Blackwell Trustee

ITEM 15-140

To appoint a member to the M.S.A.D. 51 School Board

No materials

ITEM 15-141

To hold a Public Hearing to consider and act on amendments to the Purchase and Sale Agreement for the Knight's Pond properties

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

This SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT (the “Amendment”) is entered into as of October _____, 2015 (the “Effective Date”), by and between THE TRUST FOR PUBLIC LAND, a California public benefit corporation registered to do business in the State of Maine (together with its successors and/or assigns, “Seller”) and the TOWN OF CUMBERLAND, a municipal corporation organized under the laws of Maine, acting by and through its Town Manager (“Buyer”).

RECITALS

WHEREAS, pursuant to the terms of that certain Purchase and Sale Agreement by and between Seller and Buyer dated as of March 26, 2015, as amended by that certain First Amendment to Purchase and Sale Agreement dated as of June 30, 2015 (as so amended, the “Agreement”), Seller agreed to sell, and Buyer agreed to purchase, certain real property located on Greeley Road Extension and Old Range Road in Cumberland, Cumberland County, Maine, all as more particularly described in the Agreement. Capitalized terms used herein, but not defined herein, shall have the meanings ascribed to them in the Agreement, and all section references used herein are to the corresponding numbered sections in the Agreement; and

WHEREAS, Seller and Buyer desire to modify certain material terms of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the Agreement and the mutual covenants contained herein, the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Section 5(b) of the Agreement hereby is amended to delete “a Land for Maine’s Future Fund Project Agreement (fee version) (the “LMF Project Agreement”)” and to substitute “(intentionally omitted)” in lieu thereof.

2. Section 9 of the Agreement hereby is amended in its entirety and the following text is substituted in lieu thereof:

“9. **Buyer’s Covenant to Convey Certain Instruments.**

(a) Buyer covenants and agrees to grant and convey a permanent conservation restriction on, over and across the Subject Property to the Chebeague and Cumberland Land Trust for no consideration on the Closing Date as part of the Closing, which conservation restriction shall be substantially in the form attached hereto as **Exhibit D** and incorporated herein (in its final form, the “Conservation Restriction”).

(b) Buyer acknowledges that Seller had intended to fund its acquisition of the Site, in part, with already awarded Land for Maine’s Future Fund Program funds (collectively, the “LMF Funds”). Given that the LMF Funds shall not be available for disbursement on the

Closing Date, however, Seller has obtained substitute funding in order to close on its acquisition of the Site and Buyer covenants and agrees to cooperate with Seller in good faith to preserve Seller's ability to obtain the LMF Funds on a reimbursement basis following the Closing. Without limiting the generality of the foregoing sentence, Buyer specifically covenants and agrees to execute and deliver an original, executed and properly acknowledged Land for Maine's Future Fund Project Agreement (fee version) in substantially similar form to the document attached hereto as **Exhibit E** and incorporated herein and/or any other documentation required in order for Seller to receive the LMF Funds on a reimbursement basis within thirty (30) calendar days of Seller's written demand. Notwithstanding anything to the contrary set forth in this Agreement, however, Buyer's obligations under this Section 9(b) shall terminate on the fifth (5th) anniversary of Buyer's acquisition of the Property."

3. The penultimate sentence of the second paragraph of Section 11 of the Agreement hereby is amended to delete "the LMF Project Agreement."

4. The sketch plan attached to the Agreement as **Exhibit D** and incorporated therein is hereby deleted in its entirety and the form of conservation restriction attached hereto as Attachment 1 is substituted as **Exhibit D** in lieu thereof.

5. The document attached hereto as Attachment II shall be added to the Agreement as **Exhibit E** and incorporated therein.

6. This Amendment shall be binding on the parties and their respective successors and assigns. Except as expressly set forth herein, the Agreement shall remain unamended and in full force and effect.

7. This Amendment may be signed in any number of counterparts and by each party on a separate counterpart, each of which when taken together shall be deemed an original for all purposes. For purposes of this Amendment, a facsimile signature, an electronic signature or a scanned signature shall be deemed an original.

[Remainder of page intentionally left blank.]

IN WITNESS of the foregoing provisions, the parties have executed and delivered this Amendment as of the date first set forth above:

SELLER:

THE TRUST FOR PUBLIC LAND,

By: _____
Lauren L. Butler
Counsel
Duly authorized

BUYER:

TOWN OF CUMBERLAND, a municipal corporation organized under the laws of Maine, acting by and through its Town Manager

By: _____
William R. Shane
Town Manager
Duly authorized

Attachment I

Form of Conservation Restriction

(see attached)

Attachment II

Form of LMF Project Agreement

(see attached)

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



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

Telephone (207) 829-5559 • Fax (207) 829-2214

March 18, 2014

Jeff Easterling, President
NELMA
272 Tuttle Road
P.O. Box 87A
Cumberland, Maine 04021

Re: Town of Cumberland Request

Dear Jeff:

Thank you for meeting with Chris Bolduc and me yesterday. I was very impressed to learn about your organization and what an important role it plays in everything around us. I will forward you our management plans for the Town and Rines Forest and truly appreciate any constructive feedback you may offer.

As you may have read, the Town is entering into Phase Two of the redevelopment of land at the end of Drowne Road. I have attached copies of the redevelopment plan for your use. The final piece of the Plan is to move the Public Works facility from its current location at the end of Drowne Road. I am requesting your consideration for the purchase of 10.6 acres of your property per the attached concept plan. We have an access road to the property through the Town Forest parcel which is already in existence and would not need additional access from your property along Tuttle Road. It is a unique set of circumstances that would allow us to hide the Town Garage in the back of your parcel and still efficiently service the entire community.

The Town is willing to structure a deal that works best for your organization and could offer the following types of purchase scenarios:

1. A negotiated outright purchase for the land.
2. A structured purchase for the land with payments over a period of time determined by NELMA.
3. A negotiated purchase price plus a dollar value for the option on the front portion that would be paid annually over a fixed period of time, for example, 8 or 12 years, and would increase with the increases in your annual property taxes payment (essentially making your property tax free for a period of time).
4. Any combination of the above.

Your present property taxes are \$7,933.90. That is broken into two components, the land and building values. The land is valued \$313,200 and the building at \$149,300 and an out building valued at \$4,200.

The Total value is taxed at \$17.60 per thousand on a total value of \$466,700. The excess land (minimum required in the RR1 is 4 acres), is valued at \$4,747 per acre.

Type	Acres	Cost Per Acre	Totals
Building			\$149,700
Out building			\$ 4,200
Land			
Building Lot (4 Acre)			\$180,300
Excess Land	27.99545	\$4,747	\$132,900
Totals			\$466,700

I am hopeful that you might be able to give us an answer by the first of May or sooner if possible. If we can negotiate a land deal, our plans would be to begin construction by the end of 2014 or early 2015.

Please let me know if I can provide any additional information as you and your board prepare to deliberate on this request.

Sincerely,



William R. Shane, P.E.

Town Manager

cc: Town Council
Town Attorney



MBLU: R03/50///

Location: 272 TUTTLE ROAD

Owner Name: INST NE LUMBER MANUFACTURERS

Account Number: I0130R

Parcel Value

Item	Assessed Value
Buildings	149,300
Xtra Bldg Features	0
Outbuildings	4,200
Land	313,200
Total:	466,700

Owner of Record

INST NE LUMBER MANUFACTURERS
ASSOC
272 TUTTLE ROAD PO BOX 87A
CUMBERLAND, ME 04021

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
INST NE LUMBER MANUFACTURERS	7115/ 296		0

Land Use

Land Use Code	Land Use Description
3400	OFFICE BLD

Land Line Valuation

Size	Zone	Assessed Value
1393920 SF	RR1	313,200

Construction Detail

Building # 1		
STYLE Office Bldg	MODEL Commercial	Stories: 1
Exterior Wall 1 Clapboard	Roof Structure Gable/Hip	Roof Cover Wood Shingle
Interior Wall 1 Drywall/Sheet	Interior Floor 1 Hardwood	Heating Fuel Gas
Heating Type Forced Air-Duc	AC Type Heat Pump	Bldg Use OFFICE BLD
Total Bedrms 00	Total Baths 0	1st Floor Use: 3400
Heat/AC NONE	Frame Type WOOD FRAME	Baths/Plumbing AVERAGE
Ceiling/Wall CEIL & WALLS	Rooms/Prtns AVERAGE	Wall Height 8
% Comn Wall 0		

Building Valuation

Living Area: 1,960 square feet	Replacement Cost: 347,278	Year Built: 1986
Depreciation: 57%	Building Value: 149,300	

Extra Features

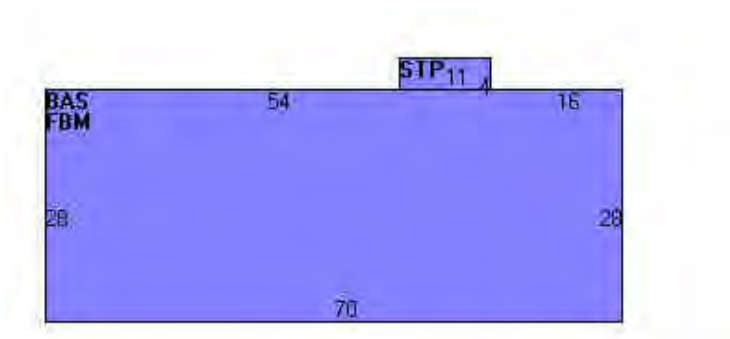
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
------	-------------	-------

Code	Description	Units
PAV1	PAVING-ASPHALT	5000 S.F.
LT1	LIGHTS-IN W/PL	2 UNITS

Building Sketch



Subarea Summary

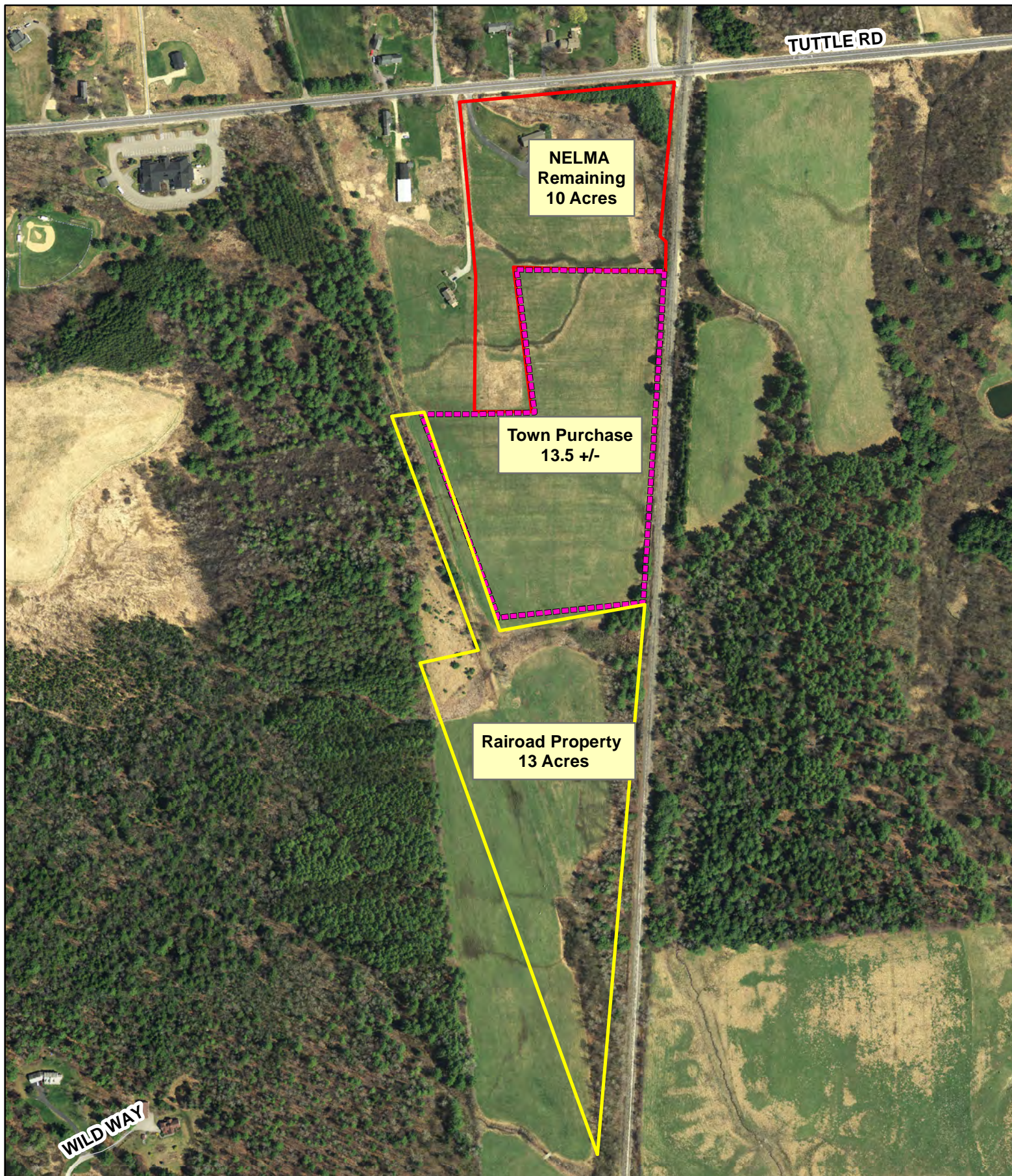
Code	Description	Gross Area	Living Area
BAS	First Floor	1960	1960
FBM	Basement, Finished	1960	0
STP	Stoop	44	0

Tuttle Road						
	Unit Cost	Units		Total		
8" Water	\$0	0	feet	\$0		
Hydrant	\$4,500	1	ea.	\$4,500		
6" Water	\$65	1,400	feet	\$91,000		
Sewer- 8"	\$50	1,400	feet	\$70,000		
Manhole	\$3,500	5	ea.	\$17,500		
Access Road					\$183,000	Offsite
Clear & Grub	\$4,000	1	acre	\$4,000		
Borrow	\$5	2,000	CY	\$10,000		1100 x 20 x2 - 20% Swell
Gravel	\$12	2,000	CY	\$24,000		1100 x 20 x2 - 20% Swell
Paved	\$100	700	Tons	\$70,000		1100 x 24 x 4 + 10%
Road Crossing	\$1	5,000	LS	\$5,000		
					\$113,000	Access Road
Land				\$200,000	\$200,000	Purchase
Fuel Storage				\$175,000	\$175,000	Fuel
Site Grubbing	\$4	16,000	CY	\$64,000		600 x 600 x 1'- use in Berm -16,000 CY Loam @\$20 -\$320,000
Compost Pad	\$25	5,800	CY	\$145,000		1.5 A x 2' + 20% Swell - in place cost
Drive to Sand /Salt	\$30	1,100	CY	\$33,000		400 x30 x 2'- in place cost - 20% Swell
Gravel - Bus Park	\$30	8,000	CY	\$240,000		500 x 180 x 2' - in place cost- 20% Swell
Paved Drive	\$90	300	Ton	\$27,000		400 x30 x 4"
Paved Bus	\$90	2,200	Ton	\$198,000		500 x 180 x 4"
					\$707,000	Site work
Sand	\$100	12,000	SF	\$1,200,000		200x60
Salt	\$130	4,000	SF	\$520,000		100x40
Garage	\$150	8,000	SF	\$1,200,000		100x80
Cold Storage	\$110	2,000	SF	\$220,000		40x50
Bus Electric	\$25,000	1	LS	\$25,000		20 bus plugins
					\$3,165,000	Buildings
Landscape Berm	\$40,000	1	LS	\$40,000		
Trees	\$100	160	Ea.	\$16,000		
Stormwater	\$75,000	1	Ea.	\$75,000		
					\$131,000	Landscape & E&S
Total Costs				\$4,674,000		
Engineering & Permits		8%		\$373,920.0	\$373,920	E&P
Contingency		8%		\$373,920.0	\$373,920	Contingency
Grand Total				\$5,421,840	\$5,421,840	

Job Number: 1636.45
Project Location: Cumberland, ME
Comments: Public Works Concept
Date: 12/16/2013
References: Conceptual Design
MaineDOT 2010 Unit Prices
Calculated By: JWA
Checked By:

- Notes:**
1. Opinion of cost has been prepared without an actual building site. Development of a specific site could result in modifications to the Opinion of Cost.
 2. Opinion of cost does not include Legal Costs.
 3. Opinion of cost does not include the remediation or removal of any special or hazardous materials such as Asbestos, PCB's, etc., if encountered.
 4. Opinion of cost does not include any costs associated with relocation of any utilities, which are not anticipated. These costs are assumed to be the responsibility of the utility company.
 5. Opinion of Cost assumes that three phase power is located adjacent to the site.
 6. Opinion of Cost does not include fencing.
 7. Opinion of cost assumes water and sanitary service are within 200 feet of the site.
 8. Opinion of cost assumes that the Sand Storage, Salt Storage, and both Cold Storage buildings will have an HMA finished floor
 9. Opinion of cost assumes a gravel finished surface for the Compost Area, Gravel Lay Down Area, and Gravel Snow Dump Area.
 10. Opinion of Cost assumes that a holding tank and alarm will be utilized for the Wash Bay area and will require periodic pumping.

Item	Item Description	Unit	Quantity	2010 Unit Price	Amount
201.11	CLEARING	AC	10.5	\$ 7,500.00	\$ 78,750.00
203.2	COMMON EXCAVATION	CY	38600	\$ 10.00	\$ 386,000.00
203.21	ROCK EXCAVATION	ALLOWANCE	1	-	\$ 150,000.00
	STRUCTURAL FILL	CY	1700	\$ 30.00	\$ 51,000.00
203.25	GRANULAR BORROW	CY	475	\$ 32.00	\$ 15,200.00
203.29	CRUSHED STONE	CY	190	\$ 30.00	\$ 5,700.00
203.38	FILTER SAND	CY	160	\$ 20.00	\$ 3,200.00
304.1	AGGR SUBB COURSE - GRAVEL	CY	22000	\$ 25.00	\$ 550,000.00
403.207	HOT MIX ASPHALT 19.0 MM HMA	T	3250	\$ 90.00	\$ 292,500.00
403.208	HOT MIX ASPHALT 12.5 MM HMA SURFACE	T	1650	\$ 95.00	\$ 156,750.00
	4" FOUNDATION DRAIN	LF	2000	\$ 20.00	\$ 40,000.00
603.159	12" CULV PIPE OPTION III	LF	300	\$ 56.49	\$ 16,947.00
603.169	15" CULV PIPE OPTION III	LF	300	\$ 60.46	\$ 18,138.00
603.179	18" CULV PIPE OPTION III	LF	480	\$ 71.70	\$ 34,416.00
603.199	24" CULV PIPE OPTION III	LF	200	\$ 91.55	\$ 18,310.00
603.801	TRASH RACK	EA	2	\$ 1,500.00	\$ 3,000.00
604.131	4' DIAMETER CATCH BASIN	EA	10	\$ 3,300.00	\$ 33,000.00
604.15	MANHOLE	EA	4	\$ 3,016.97	\$ 12,067.88
605.091	6" WET POND UD	LF	70	\$ 40.00	\$ 2,800.00
605.092	4" LINER UD - PIPE ONLY	LF	500	\$ 12.67	\$ 6,335.00
610.08	PLAIN RIPRAP	CY	50	\$ 68.67	\$ 3,433.50
615.0701	LOAM - PLAN QUANTITY	CY	1700	\$ 53.26	\$ 90,542.00
615.20	SOIL FILTER MEDIA	CY	250	\$ 133.93	\$ 33,482.50
618.140	SEEDING METHOD NUMBER 2 - PLAN QUANTIT	UN	145	\$ 55.72	\$ 8,079.40
619.120	MULCH	UN	145	\$ 63.05	\$ 9,142.25
627.75	WHITE OR YELLOW PAVEMENT & CURB MARKIN	SF	800	\$ 1.99	\$ 1,592.00
656.75	TEMP SOIL EROSION & WATER POLLUTION CT	LS	1	\$ 15,000.00	\$ 15,000.00
	CONNECT TO EXISTING SEWER	ALLOWANCE	1	-	\$ 10,000.00
801.170	8" PVC SANITARY SEWER	LF	300	\$ 40.00	\$ 12,000.00
803.160	4' DIAMETER PRECAST SEWER MAN	EA	2	\$ 3,388.80	\$ 6,777.60
822.330	6" CLASS 52 DUCTILE IRON PIPE	LF	500	\$ 45.00	\$ 22,500.00
822.340	8" CLASS 52 DUCTILE IRON PIPE	LF	300	\$ 60.00	\$ 18,000.00
	6" BENDS	EA	4	\$ 800.00	\$ 3,200.00
	8" TAPPING SLEEVE AND VALVE	EA	1	\$ 10,000.00	\$ 10,000.00
823.3251	8" GATE VALVE WITH BOX	EA	2	\$ 1,399.17	\$ 2,798.34
823.330	6" GATE VALVE WITH BOX	EA	2	\$ 980.00	\$ 1,960.00
824.300	FIRE HYDRANT	EA	2	\$ 4,346.29	\$ 8,692.58
	ELECTRICAL SERVICE	ALLOWANCE	1	-	\$ 25,000.00
	LIGHT POLE	EA	20	\$ 5,000.00	\$ 100,000.00
	SECONDARY ELECTRIC SERVICE	LF	1950	\$ 15.00	\$ 29,250.00
	CONCRETE SLAB	CY	13	\$ 500.00	\$ 6,500.00
	2,000 GALLON HOLDING TANK, PIPING, ALARM	ALLOWANCE	1	-	\$ 20,000.00
	LANDSCAPING	ALLOWANCE	1	-	\$ 150,000.00
659.1	MOBILIZATION	LS	1	-	\$ 247,000.00
SUB-TOTAL CONSTRUCTION					\$ 2,710,000.00
Contingency (15%)					\$ 407,000.00
TOTAL					\$ 3,117,000.00



1000 100 Feet



1 inch = 400 feet





- NOTES:**
1. EXISTING PARCEL FROM TOWN OF CUMBERLAND GIS.
 2. AERIAL PHOTO FROM GOOGLE EARTH, DATED 9/18/2013.

LEGEND

— PARCEL LINES

- - - PROPOSED PROPERTY LINE



CONCEPTUAL SITE PLAN
PUBLIC WORKS FACILITY
TOWN OF CUMBERLAND
CUMBERLAND, MAINE

SME
Sevee & Maher Engineers, Inc.

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BUDGET REPORT

REVENUES



Financials, Revenue & Citizen Services and Human Capital Management



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TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
<hr/>					
0011 Tax Revenues					
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0011 0303 Motor Vehicle Excise Tax	-507,907.30	-562,820.02	-612,803.92	-538,087.27	-1,480,000.00
0011 0304 Boat Excise Tax	-2,088.50	-2,604.60	-1,555.80	-2,427.90	-10,000.00
0011 0328 Outer Islands Property Tax	-20,232.32	-20,783.21	.00	.00	-40,000.00
0011 0329 Payment in Lieu of Taxes	.00	-11,556.00	-14,328.00	-14,804.00	-23,793.00
TOTAL Tax Revenues	-530,228.12	-597,763.83	-628,687.72	-555,319.17	-1,553,793.00
0012 License & Permit Revenues					
<hr/>					
0012 0311 Hunting & Fishing License	-123.00	-158.25	-180.75	-111.75	-600.00
0012 0312 Marriage Lic & Vital Records	-1,157.60	-1,088.40	-1,305.80	-943.40	-1,900.00
0012 0313 Birth Certificates	-502.20	-666.20	-427.40	-405.40	-365.00
0012 0314 Death Certificates	-581.20	-331.20	-459.80	-262.80	-1,000.00
0012 0315 Clerk Licenses	-546.00	-1,200.00	-1,205.00	-775.00	-4,500.00
0012 0316 Shellfish Licenses	-7.14	-37.85	-32.14	.00	-3,000.00
0012 0317 Conservation Fees	-2.86	-13.15	-12.86	.00	-500.00
0012 0334 Snowmobile Reg	-4.00	-3.00	-6.00	.00	-200.00
0012 0361 Auto Reg. Fees	-7,089.00	-7,574.00	-7,456.00	-6,189.00	-21,000.00
0012 0362 Boat Reg. Fees	-119.00	-485.60	-466.40	-138.00	-500.00
0012 0366 Building Permits	-44,188.03	-30,999.72	-37,415.82	-23,174.95	-70,000.00
0012 0367 Electrical Permits	-4,910.73	-8,767.08	-7,856.65	-4,847.10	-18,000.00
0012 0368 Plumbing Permits	-7,018.50	-8,981.00	-10,088.75	-3,988.73	-18,000.00
0012 0369 Other Permits	-500.00	-775.00	-1,050.00	-300.00	-2,500.00
0012 0383 Agent Fees-Moses	.00	-4.00	-2.00	.00	.00
0012 0398 Application Fee	-600.00	-233.33	-300.00	-255.56	-1,000.00
0012 0401 Dog Licenses	-325.00	-861.00	-129.00	-64.00	-3,000.00
0012 0404 Commercial Haulers License	-200.00	.00	.00	-200.00	-600.00
TOTAL License & Permit Revenue	-67,874.26	-62,178.78	-68,394.37	-41,655.69	-146,665.00
0013 Intergovernmental Revenues					
<hr/>					
0013 0327 Homestead State Reimb	-161,558.14	-119,408.00	-81,770.00	-128,242.00	.00
0013 0331 State Revenue Sharing	-202,624.71	-140,585.42	-112,133.52	-119,194.23	-385,710.00
0013 0332 Park Fee Sharing	.00	.00	.00	.00	-7,080.00
0013 0335 DOT Block Grant	-20,418.00	.00	.00	.00	-62,592.00



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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
0013 0337 State Grant revenue	.00	.00	-2,673.74	.00	.00
0013 0338 Federal Grants	.00	.00	-10,000.00	.00	.00
0013 0341 North Yarmouth Recreation Shar	-12,588.25	-12,589.00	-8,976.00	.00	-7,355.00
0013 0342 North Yarmouth Library Share	-32,819.00	-32,819.00	-35,345.00	.00	-145,952.00
0013 0347 North Yarmouth Channel 2	.00	-550.00	-636.00	.00	-2,674.00
0013 0348 ACO Sharing Payments	-1,050.00	-1,125.00	.00	.00	.00
0013 0397 Windham-Fire & Rescue	.00	.00	.00	.00	-3,900.00
0013 0509 Regional Assessing	-19,496.00	.00	.00	.00	.00
TOTAL Intergovernmental Revenue	-450,554.10	-307,076.42	-251,534.26	-247,436.23	-615,263.00
0015 Other Revenues					
0015 0305 Interest & Penalties	-7,093.81	-12,044.24	-3,744.92	-2,967.41	-40,000.00
0015 0306 Over/Short	86.18	-134.12	-93.19	5.43	-100.00
0015 0364 Growth Permits	-1,200.00	-2,200.00	-2,300.00	-1,200.00	-2,000.00
0015 0365 Board of Appeals	-100.00	.00	.00	-100.00	-100.00
0015 0379 Investment Earnings	-663.93	-55.42	-116.10	1,040.88	.00
0015 0381 Building Rentals	.00	.00	.00	.00	-500.00
0015 0382 Sale of Assets	.00	-550.00	-2,100.00	.00	-25,000.00
0015 0390 Misc. Revenue	-1,710.50	-1,252.90	-35,162.73	-1,266.52	-38,000.00
0015 0399 Staff Review Fee	-6,750.00	-766.67	-4,559.00	-719.44	-10,000.00
0015 0402 Cable TV Revenue	-550.00	.00	.00	.00	-107,000.00
0015 0403 Mooring Fees	-130.00	-135.00	-135.00	-135.00	-1,000.00
0015 0410 Private Ways	-200.00	-200.00	-400.00	-400.00	-400.00
0015 0508 Impact Fees	-26,255.60	-38,483.00	-41,238.65	-25,671.80	-50,000.00
0015 0513 Assessing Records	.00	.00	.00	.00	-100.00
TOTAL Other Revenues	-44,567.66	-55,821.35	-89,849.59	-31,413.86	-274,200.00
0021 Police Related Revenues					
0021 0351 Police Issued Permits	-1,749.00	-409.00	-139.00	-200.00	-3,500.00
0021 0353 Police Insurance Reports	-136.00	-184.00	-120.00	-160.00	-500.00
0021 0427 Parking Tickets	-190.00	.00	.00	.00	-200.00
0021 0428 Outside Detail	-12,899.40	-5,927.16	-2,788.13	-1,583.23	-35,000.00
0021 0536 Animal Control Officer Revenue	-226.60	-370.00	-136.00	-120.00	-2,500.00
0021 0546 Court Reimbursements	-215.00	-867.84	-200.00	-100.00	-3,500.00
0021 0547 Miscellaneous Police Revenue	-1,242.87	-1,021.59	-33.00	-15.00	-500.00
0021 0620 Federal Grant revenue	.00	.00	.00	-5,000.00	-25,000.00



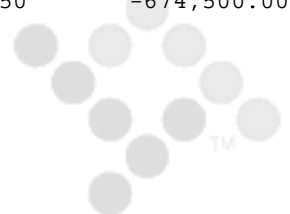
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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
TOTAL Police Related Revenues	-16,658.87	-8,779.59	-3,416.13	-7,178.23	-70,700.00
0022 Fire Related Revenues					
0022 0390 Misc. Revenue	-10,518.50	.00	.00	.00	-15,000.00
0022 0431 Outside Details	-2,215.00	-3,291.00	-2,990.00	-1,622.88	-15,000.00
0022 0504 Rescue Billing	-13,599.24	-8,526.49	-24,658.29	-19,630.59	-155,000.00
0022 0505 Non Emergency Transports	.00	.00	-10,918.72	-19,699.16	-31,200.00
0022 0507 Paramedic Intercepts	-600.00	-600.00	.00	.00	-2,000.00
TOTAL Fire Related Revenues	-26,932.74	-12,417.49	-38,567.01	-40,952.63	-218,200.00
0031 Public Works Related Revenues					
0031 0355 Recycling Income	.00	-20.00	.00	.00	.00
0031 0390 Misc. Revenue	-569.00	-312.00	-31,726.00	-273.00	-500.00
0031 0517 Bags/Universal Waste	-52,019.00	-42,944.00	-48,195.50	-23,050.00	-260,000.00
0031 0539 Brush Passes	-1,011.00	-1,097.00	-1,264.00	-683.00	-7,500.00
TOTAL Public Works Related Rev	-53,599.00	-44,373.00	-81,185.50	-24,006.00	-268,000.00
0037 ValHalla Revenues					
0037 0306 Over/Short	.00	.00	.00	-7.84	.00
0037 0329 Payment in Lieu of Taxes	.00	.00	.00	.00	-8,000.00
0037 0357 Golf Memberships	.00	.00	.00	-31,292.50	-239,283.00
0037 0358 Greens Fees	.00	.00	.00	-63,843.05	-127,148.00
0037 0359 Golf Cart Rentals	.00	.00	.00	-39,264.71	-89,232.00
0037 0378 Soda Sales	.00	.00	.00	-1,546.12	-3,325.00
0037 0416 Practice Range	.00	.00	.00	-5,914.00	-9,465.00
0037 0417 Program Revenues	.00	.00	.00	-12,954.00	-60,132.00
0037 0419 Advertising Sales	.00	.00	.00	-2,050.00	-24,000.00
0037 0522 Outing Golf	.00	.00	.00	-56,082.08	-72,315.00
0037 0560 Rental Income	.00	.00	.00	-4,545.20	-21,600.00
0037 0565 Cell Tower Land Lease	.00	.00	.00	.00	-20,000.00
TOTAL ValHalla Revenues	.00	.00	.00	-217,499.50	-674,500.00
0041 Recreation Related Revenues					



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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
0041 0370 Recreation Programs	-293.00	-5,254.50	-3,426.66	-1,003.00	-32,408.00
0041 0371 Fall Recreation Revenue	-35,762.22	-39,412.70	-32,279.00	-39,446.00	-36,228.00
0041 0372 Winter Recreation Revenue	-15,964.68	-15,625.00	-19,532.00	-1,490.00	-124,846.00
0041 0373 Spring Recreation Revenue	-325.70	-21.00	-2,428.00	.00	-41,239.00
0041 0374 Summer Recreation Revenue	-34,599.68	-37,578.79	-36,024.92	-21,178.50	-223,017.00
0041 0385 After School Programs	-33,114.22	-36,946.45	-55,980.20	-28,611.55	-173,302.00
0041 0387 Adult Enrichment Revenue	.00	.00	-10,126.50	-6,877.15	-32,377.00
0041 0388 Adult Fitness Revenue	.00	.00	-14,794.05	-17,824.00	-41,840.00
0041 0570 Rec Soccer Revenue	-1,755.00	-10,320.00	-7,456.00	-6,815.00	-10,211.00
0041 0606 CPR/First Aid Revenues	.00	.00	.00	-50.00	.00
TOTAL Recreation Related Reven	-121,814.50	-145,158.44	-182,047.33	-123,295.20	-715,468.00
0043 Park Revenues					
0043 0391 Field Usage Fees	-4,809.87	-3,992.70	-6,282.40	-250.00	-15,000.00
0043 0617 Twin Brooks Donations	.00	.00	-25.00	.00	.00
TOTAL Park Revenues	-4,809.87	-3,992.70	-6,307.40	-250.00	-15,000.00
0045 Library Related Revenues					
0045 0379 Library Interest Income	-118.42	-79.80	.00	-93.80	-200.00
0045 0392 Library Fines	-1,606.05	-1,597.98	-2,595.40	-1,456.75	-3,500.00
0045 0394 Misc. Library Revenue	-538.10	-347.00	-566.50	-447.90	.00
TOTAL Library Related Revenues	-2,262.57	-2,024.78	-3,161.90	-1,998.45	-3,700.00
TOTAL General Fund	-1,319,301.69	-1,239,586.38	-1,353,151.21	-1,291,004.96	-4,555,489.00
TOTAL REVENUES	-1,319,301.69	-1,239,586.38	-1,353,151.21	-1,291,004.96	-4,555,489.00
GRAND TOTAL	-1,319,301.69	-1,239,586.38	-1,353,151.21	-1,291,004.96	-4,555,489.00



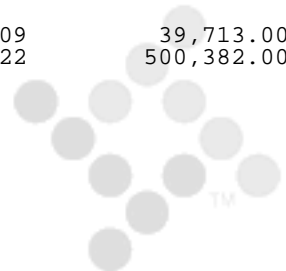


EXPENSES

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HISTORICAL ACTUALS COMPARISON REPORTPAGE 1
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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
10 General Government					
<hr/>					
130 Administration	197,822.67	188,719.51	196,933.96	181,727.46	548,827.00
140 Assessor	55,654.44	29,994.47	22,342.36	20,271.01	79,486.00
150 Town Clerk	57,246.69	58,075.27	66,421.96	63,991.82	221,002.00
160 Technology	69,995.26	82,252.97	45,707.33	65,169.01	166,546.00
165 Elections	956.49	2,327.00	5,922.39	221.77	11,953.00
170 Planning	19,619.74	18,183.17	20,158.48	16,282.71	63,775.00
190 Legal	3,757.34	6,633.74	11,372.48	10,404.00	42,500.00
999 Finance/GAAP entries	.00	.00	-63.26	-125.00	.00
TOTAL General Government	405,052.63	386,186.13	368,795.70	357,942.78	1,134,089.00
20 Public Safety					
<hr/>					
210 Police	364,768.85	356,852.20	425,664.24	376,751.93	1,257,423.00
220 Fire	253,008.73	241,820.07	292,991.32	253,018.38	885,161.00
240 Code Enforcement	21,718.30	23,660.36	31,782.55	28,648.72	94,049.00
260 Animal Control	14,555.54	16,391.34	9,616.02	13,526.73	27,661.00
TOTAL Public Safety	654,051.42	638,723.97	760,054.13	671,945.76	2,264,294.00
30 Public Services					
<hr/>					
310 Public Works	284,515.06	216,369.84	250,820.52	219,864.58	968,453.00
320 Waste Disposal	210,105.52	132,438.00	121,362.10	85,275.96	520,525.00
430 Parks	58,585.15	78,652.78	117,758.72	98,330.60	221,520.00
440 West Cumberland Rec	947.18	1,429.54	395.60	338.80	7,775.00
470 Historical Society Building	.00	.00	.00	.00	2,102.00
TOTAL Public Services	554,152.91	428,890.16	490,336.94	403,809.94	1,720,375.00
37 Val Halla Golf Club					
<hr/>					
350 Valhalla-Club	.00	.00	.00	11,022.09	39,713.00
360 Valhalla-Course	.00	.00	.00	235,235.22	500,382.00



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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
370 Valhalla-Pro Shop	.00	.00	.00	84,932.24	195,668.00
TOTAL Val Halla Golf Club	.00	.00	.00	331,189.55	735,763.00
40 Recreation					
360 Valhalla-Course	.00	.00	.00	.00	23,471.00
410 Recreation	246,317.14	250,035.10	313,567.25	281,750.49	783,686.00
TOTAL Recreation	246,317.14	250,035.10	313,567.25	281,750.49	807,157.00
45 Library					
450 Library	117,976.67	122,026.59	128,169.25	117,283.73	411,267.00
TOTAL Library	117,976.67	122,026.59	128,169.25	117,283.73	411,267.00
50 Health & Welfare					
580 General Assistance	10,541.35	10,552.02	9,298.36	11,453.03	35,000.00
590 Health Services	6,341.45	6,341.45	7,841.45	13,380.40	13,375.00
TOTAL Health & Welfare	16,882.80	16,893.47	17,139.81	24,833.43	48,375.00
90 Other					
620 Cemetery Association	22,600.00	25,700.00	22,500.00	32,500.00	26,700.00
630 Conservation Commission	.00	.00	2,000.00	5,961.36	6,000.00
800 Fire Hydrants	18,924.49	19,187.45	15,004.93	16,608.70	65,000.00
810 Street Lighting	8,995.13	9,126.82	10,139.10	10,566.76	37,000.00
830 Contingent	1,633.62	9,273.08	.00	2,958.70	25,000.00
840 Municipal Building	49,593.84	53,680.34	49,273.97	14,225.47	80,629.00
850 Abatements	.00	1,690.00	24,450.48	1,771.99	20,000.00
TOTAL Other	101,747.08	118,657.69	123,368.48	84,592.98	260,329.00
98 Fixed Expenses					

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**TOWN OF CUMBERLAND
 HISTORICAL ACTUALS COMPARISON REPORT**

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FOR PERIOD 04 OF 2016

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
650 Debt Service	572,892.69	573,651.86	594,533.52	571,794.72	825,000.00
750 Insurance	166,476.01	159,085.94	120,472.86	147,081.19	219,499.00
860 MSAD #51	4,392,202.20	4,558,835.91	4,771,102.00	5,185,683.64	15,557,051.00
890 County Tax	623,416.00	.00	.00	1,494,862.00	747,431.00
910 Capital Imp. Plan	896,137.00	1,133,693.00	1,323,868.00	1,181,500.00	1,181,500.00
TOTAL Fixed Expenses	6,651,123.90	6,425,266.71	6,809,976.38	8,580,921.55	18,530,481.00
TOTAL General Fund	8,747,304.55	8,386,679.82	9,011,407.94	10,854,270.21	25,912,130.00
TOTAL EXPENSES	8,747,304.55	8,386,679.82	9,011,407.94	10,854,270.21	25,912,130.00
GRAND TOTAL	8,747,304.55	8,386,679.82	9,011,407.94	10,854,270.21	25,912,130.00

