

TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
MONDAY, May 14, 2001
AMENDED

- I. Call to order at the Cumberland Town Council Chambers at 7:00 p.m.
- II. Approval of Minutes
 - April 9, 2001
 - April 23, 2001
- III. Manager's Report
- IV. Public Discussion
- V. Legislation and Policy
 - 01-23 To hold Public Hearing to hear report from Assessor regarding assessment to sales ratio in certain areas of town.
-
 - 01-24 To consider and act on a Special Amusement Permit application of Innco, Inc. d/b/a Chebeague Island Inn
 - 01-25 To consider and act on a Swimming Pool License – Chebeague Recreation Center
 - 01-26 To adopt 2001-02 Municipal Budget
 - 01-27 To set date for Special Meeting to swear in newly elected Councilors
 - 01-28 To set date for Public Hearing - Blanchard Road reconstruction.
- VI. Correspondence
- VII. New Business
- VIII. EXECUTIVE SESSION:
 - a) Land Acquisition
- VIII. Adjourn

MEMBERS OF THE TOWN COUNCIL

Stephen Moriarty (Chair)	829-5095	James Phipps	846-6274
Mark Kuntz	829-6482	Harland Storey	829-3939
John Lambert, Jr.	781-5282	Peter Bingham	829-5713
Jeffrey Porter	829-4129		

Town of Cumberland web site: www.cumberlandmaine.com

Peter and
Jeff
↓
minutes
Change
Andy
Filmore

IV. Public Discussion

NONE

V. Legislation & Policy

01-12 To hear concerns of residents of Cumberland Commons and Oak Street regarding traffic issues and to consider taking action.

Motion by _____

Seconded by _____

VOTE: UNANIMOUS (#____)

Recap discussion of past 2 meetings.

Karen Furigan speaking for Beth (sister)
post a sign - "not for school use"
problem - morning bus time + afternoon
kids don't use sidewalks.
"speed" is the issue

18 homes 35 kids under Age 8

Adam - signage IAW

sign ordinance → 1991 - Amended '97

Chief Chon - pee

Legal posting 25mph

signs on Tuttle Rd are Maine DOT

Steve → questioned that the kids are problem is issue.

Jeff → speed is a factor - recommends sign

Mark → school zone? 15mph → 200 feet from Browne Rd
Adam → school

Peter → Val Halla

Adam → school zone signs

Local Traffic Signs not encouraged

will the sign be both ways?

John - Dead End or hammerhead - No Way - from Fire Chief
one way signs - Engineering Traffic Study
→ Regulatory

Jeff - take in consideration of new school sites
cones or temp speed bumps??

Adam - State DOT recommends
liability
Temp Speed bumps → liability - hazard
in Rd

01-13 To consider acceptance of Stonewall Drive as a public way.

Motion by Jeff
Seconded by Peter

VOTE: UNANIMOUS (# 6)

Road inspected - in service for 2 years
we have title & Right interest
Accepted 1/2 mile Road

01-14 To authorize Ground Water Study on Chebeague Island

Motion by Peter
Seconded by John

VOTE: UNANIMOUS (# 6)

see Sevee / Mahan letters

Bob - recommended Sevee / Mahan - extensive
knowledge research - no bids
Funded - Reserve Funds \$20,000

**01-15 To consider and act on a Special Amusement Permit application for Val
Halla Golf & Recreation Center.**

Motion by Harland
Seconded by John

VOTE: UNANIMOUS (# 6)

Lined area for minutes or notes.

01-16 To set date for Public Hearing to consider and act on application for a Mass Gathering Permit by the United Maine Craftsmen to hold the annual craft fair at the Cumberland Fairgrounds, August 9th through August 12th, 2001.

Motion by Jeff
Seconded by John

VOTE: UNANIMOUS (# 6)

Set date Apr 23rd

Televised

01-17 To set date for Public Hearing on 2001-2002 Municipal Budget.

7pm

Motion by Peter
Seconded by Jeff

VOTE: UNANIMOUS (# 6)

Bob - ^{Recommends} May 2nd

Peter - doesn't want tax increase.
Municipal side

Bob - workshops

April 23 - preliminary

May 2nd - Public Hearing

VI. Correspondence

- ◆ Bob Benson Memo dtd 4/5/01
- ◆ Town Assessor Proposal Letter
- ◆ Steve Moriarty Memo dtd 4/5/01 – Cumberland Commons/Oak Street Traffic
- ◆ Joseph Charron, Chief of Police ltr dtd 3/12/01 – Oak Street Traffic Report
- ◆ Town Council Letter of Condolences to Carolyn Murray dtd 4/5/01
- ◆ Sevee & Maher Engineers ltr dtd 3/01/01 – Chebeague Island Groundwater Study
- ◆ Sevee & Maher Engineers ltr dtd 3/12/01 – Chebeague Island Groundwater Study Cost Proposal
- ◆ Adam Ogden, Public Works Director Memo dtd 4/02/01 – Road Upgrade at Culvert Crossings – Lower Route 9
- ◆ State of Maine DOT ltr dtd 2/12/01 to Bob Fisk
- ◆ Attorney Ken Cole ltr dtd 2/12/01 to Adam Ogden – Blanchard Road Extension
- ◆ Attorney Ken Cole ltr dtd 2/12/01 to Adam Ogden – Blanchard Road Extension
- ◆ H. Peter Del Bianco Jr ltr dtd 3/27/01 – Compliments to Public Works Director and Public Works Department
- ◆ Board of Adjustment & Appeals Public Hearing Notice or 4/12/01
- ◆ Attorney Ken Cole ltr dtd 4/03/01 – Chebeague Growth Cap Amendments
- ◆ Town Council Letter of Thanks to Robert Vail (podium construction/donation)
- ◆ State of Maine Office of the Governor ltr dtd 3/29/01 – Flooding in Maine
- ◆ M.S.A.D. #51 Agenda for 3/26/01 (Addendum)
- ◆ M.S.A.D. #51 Minutes for 3/26/01 (Addendum)
- ◆ M.S.A.D. #51 Agenda for 4/2/01
- ◆ Board of Cumberland County Commissioners Meeting Minutes 3/12/01
- ◆ Portland Water District Board of Trustees Agenda of 3/26/01
- ◆ Cumberland County Child Abuse & Neglect Council ltr dtd 3/1/01 Proclamation Request for Child Abuse Prevention Month for April.
- ◆ Town of Cumberland Financial Reports
- ◆ Solid Waste to R.W.S. Report
- ◆ Maine Local Roads Center dtd Apr 99 - Stops

Tape 2 Side 2
John →
Go to
Bottom of
List or
Leave
Permed

John - Focus
on Affordable
HOUSING
"Stop Gap"

* Bob Notes
Hoosier
purple

VII. New Business

Harland ~~7th~~ a 21st ^{Monday} (1st & 3rd) No

14th Adopt Budget & Assessor →

Jeff - TV Bulletin Board -
2001 Fire Dept Report - Dan Small

John

Peter - Dan Blanchard passed away
founding of Downe Rd School

Steve Murray

Candidates Nights

School C TC - Wed Night & Thurs
Night

found Moderator

Food Pantry - Church

Provide list of Resources - Charity for
to Alana Needy

Note

John - Distribute Financial Statements
proposed resources

**TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
APRIL 23, 2001**

Present: Stephen Moriarty, Peter Bingham, Mark Kuntz, Jeffrey Porter, and Harland Storey
Absent: John Lambert and James Phipps (excused)

I. The meeting was called to order by Chairman Moriarty at Cumberland Town Hall at 7:07 p.m.

II. Manager's Report

- Reminded the Council of the April 24th Volunteer Appreciation night at Val Halla
- Asked the Council's sense of the Assessor doing an interview with the Forecaster before the upcoming meeting of May 14th with regard to the letter sent to residents concerning possible changes in their property assessments. The Councilors felt it was important to keep the public informed on this issue.

III. Public Discussion

None

IV. Legislation and Policy

01-18 To consider and act on application for Innco, Inc. d/b/a Chebeague Island Inn for Liquor License renewal.

Councilor Bingham moved to grant a temporary Liquor License to Chebeague Island Inn to expire 6/30/2001, at which time the code related concerns will be reviewed.

Seconded by Councilor Porter.

**VOTE: IN FAVOR: 4
OPPOSED: 1 (Kuntz)**

01-19 To hold a Public Hearing to consider and act on application for a Mass Gathering Permit by the United Maine Craftsmen to hold the annual craft fair at the Cumberland Fairgrounds August 9th through August 12th, 2001.

Chairman Moriarty opened the Public Hearing.
No public was present.
Chairman Moriarty closed the Public Hearing.

Councilor Storey moved to grant a Mass Gathering Permit to the United Maine Craftsmen to hold their annual craft fair at the Cumberland Fairgrounds August 9th through August 12, 2001.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (5)

01-20 To re-set date for a Public Hearing on the 2001-2002 Municipal Budget.

Councilor Porter moved to set the date of Thursday, May 10, 2001 at 7:00 p.m. for a Public Hearing on the 2001-2002 Municipal Budget.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (5)

01-21 To set dates for budget workshops.

Councilor Bingham moved to set the dates of Monday, April 30th and Wednesday, May 2nd at 7:00 p.m. for budget workshops.

Seconded by Councilor Porter.

VOTE: UNANIMOUS (5)

V. Correspondence

- Robert Benson from Carla Nixon: Directional Sign for Town Center
- DEP Shoreland Zoning Newsletter
- Cumberland County Commissioner's 03-26-01 Meeting Minutes
- Cumberland Planning Board 03-20-01 Meeting Minutes
- Cumberland Soccer Club, Suburban Little League, Cumberland Football Boosters: Year 2000 Financial Disclosure Ordinance Statements required for use of Cumberland's recreational facilities.
- M.S.A.D. #51 School Board: 04-02-01 Meeting Minutes
- M.S.A.D. #51 School Board: 04-23-01 Meeting Agenda
- Barbara McPheters, Building Inspector: Master Summary Report - Building Permits
- Robert Benson from Ken Cole, Esq.: Growth Control Ordinance revision
- Robert Benson/Ken Cole from Andy Fillmore, Town Planner: Impact Fees Workshop
- Innco., Inc. (Chebeague Inn) from Rebecca Vigue, Manager, State of ME Eating & Lodging Program

VI. New Business

Councilor Bingham reported discussions with Klara Norton, Cumberland's Welfare Director, officials at the schools, North Yarmouth, Chebeague Island and local churches, to ensure coordination of services to meet special emergency needs of people in the community.

Chairman Moriarty pointed out that the S.A.D. #51 School Board and Steering Committee were meeting tonight to discuss the continued viability of the Drowne Road School site recommendation. It's conceivable that, with the clay problem there, other sites may have to be re-examined. More will be known by the time the evening is over.

VII. Adjourn to workshop

The Council adjourned to a workshop on Impact fees at 7:20 p.m.

VIII. WORKSHOP - Impact Fees

Town Planner Andy Fillmore and the Council had a general discussion regarding various options of implementing impact fees. The Council directed the Town Planner to draft an ordinance on impact fees to present to them at a later date.

IX. EXECUTIVE SESSION: Hardship Abatement

Councilor Bingham moved to go into Executive Session: Hardship Abatement at 8:05 p.m.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (5)

Councilor Bingham moved to come out of Executive Session at 8:10 p.m.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (5)

Councilor Kuntz moved to grant an abatement request made pursuant to 36 MRSA, subsection 841(2), in the sum of \$613.06 for tax year 2000 and \$1,316.72 for the year 2001.

Seconded by Councilor Bingham.

VOTE: UNANIMOUS (5)

The meeting adjourned at 8:12 p.m.

Respectfully submitted,



Klara M. Norton
Town Clerk

Bob - Please edit this and give to Lisa so she can make any needed corrections. Thanks! Kiana

**TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
MAY 14, 2001**

Councilors Present: Stephen Moriarty, Peter Bingham, John Lambert, Jeffrey Porter, Harland Storey, Mark Kuntz
Councilors Absent: James Phipps (excused)

- I. The meeting was called to order by Chairman Moriarty in the Council Chambers at Cumberland Town Hall at 7:06 p.m.

II. Approval of Minutes

- (a) April 9, 2001

Councilor Lambert moved to approve the minutes of the meeting of April 9, 2001 as written.

Seconded by Councilor Bingham.

VOTE: UNANIMOUS (6)

- (b) April 23, 2001

Councilor Bingham moved to approve the minutes of the meeting of April 23, 2001 as written.

Seconded by Councilor Storey.

VOTE: IN FAVOR: 5

ABSTAIN: 1 (Lambert)

III. Manager's Report

None

Public Discussion

None

IV. Legislation & Policy

- 01-23 To hold a Public Hearing to hear report from Assessor regarding assessment to sales ratio in certain areas of town.**

Town Attorney Natalie Burns gave a brief summary of the interaction of State law, local ordinance and the Town Charter on assessment matters.

Town Assessor Bill Healey answered Council questions with regard to his constitutional obligation and methodology used in arriving at a fair value in this assessment to sales ratio process.

Chairman Moriarty opened the Public Hearing at 7:40 p.m. About 150 residents were present, many of whom expressed concerns that the proposed method of assessment is flawed, arbitrary and unfair. The public's general consensus was, to be equitable to all, a town-wide assessment needed to be done instead.

The Public Hearing was closed at 9:15 p.m.

The Council voiced their various concerns and that of the public, and questioned whether the Assessor should continue to pursue the proposed sales to assessment ratio mechanism as had been outlined tonight. It was the sense of the Council not to pursue this ~~proposed method any further~~. Instead, it was agreed to wait to hear alternatives from the Assessor by ~~planning~~ ^{scheduling} a workshop as soon as the Assessor could arrange it, to discuss the ~~framework~~, cost and timing of a re-evaluation as well as other options.

Chairman Moriarty called for a ten-minute break.

01-24 To consider and act on a Special Amusement Permit application of Innco, Inc d/b/a Chebeague Island Inn

Councilor Storey moved to approve a Special Amusement Permit to Innco, Inc., d/b/a/ Chebeague Island Inn conditionally through June 30th, 2001, concurrent with their liquor license, both to come up for review at the June 25, 2001 Council meeting.

Seconded by Councilor Lambert.

VOTE: UNANIMOUS (6)

01-25 To consider and act on a Swimming Pool License – Chebeague Recreation Center.

Councilor Storey moved to approve a Swimming Pool License to Chebeague Recreation Center contingent upon Health Officer's final inspection.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (6)

01-26 To adopt 2001-2002 Municipal Budget

Councilor Bingham moved to approve a Municipal Budget for the fiscal year 2001-2002 of \$5,762,781.00.

Seconded by Councilor Storey.

VOTE: UNANIMOUS (6)

01-27 To set date for Special Meeting to swear in newly elected Councilors

Councilor Lambert moved to set the date of June 18, 2001 for a Special Meeting to swear in newly elected Town Councilors.

Seconded by Councilor Bingham.

VOTE: UNANIMOUS (6)

01-28 To set date for Public Hearing – Blanchard Road reconstruction

It was decided not to set a date for a public hearing. Instead, the Council agreed upon May 23rd as the second Town Council meeting in May. At that time, a workshop will be held on Impact Fees and "To set the date for a Special Meeting on the Blanchard Road reconstruction project" will be on the agenda.

V. Correspondence

- ◆ Assessor's Packet
- ◆ Carole & Fred James Letter RE: Middle school location concern dtd 5/8/01
- ◆ News Article – Maine Communities should look for cuts dtd 5/6/01
- ◆ News Article – SAD 51 can fight sprawl with new school location dtd 5/10/01
- ◆ News Article – Families find subdivisions offer best kid-friendly neighborhoods dtd 5/8/01
- ◆ MSAD 51 4/23/01 Minutes
- ◆ MSAD 51 5/07/01 Agenda
- ◆ Town of Cumberland Planning Board 5/15/01 Agenda
- ◆ Solid Waste to RWS April 2001 report
- ◆ Finance Department Revenue Control Report
- ◆ Finance Department Appropriation Control Report

VI. New Business

leave in
Councilor Storey ~~expressed the observation~~ ^{stated} that this year's Bulky Waste Pick up was not done in its usual timely and organized fashion.

Councilor Lambert spoke of exploring the possibility of the Council being more aggressive about what the expectation would be for property being put aside in the subdivisions for recreational purposes. Generally, ~~to~~ ^{to} the extent that its been done, its been for passive recreation. He thought it might work out well where the town could have, as part of the subdivision process, a certain amount of land that is segregated for future use on a more active recreational basis. It might actually enhance the subdivision that is put in by having a soccer or ballfield a part of it. This would benefit both the town and the developer. ~~There is a huge demand for more fields, and this would make sense and be a way to incorporate them in the town on a very useful basis.~~ The Chairman will contact Phil Hunt to ask the Planning Board to explore this in a workshop context.

Councilor Lambert also spoke about a meeting with the Town Manager, Councilor Porter and Bill Landis, Recreational Director on issues with Twin Brook's use in terms

of priorities, availability and terms. He felt the Council should meet ~~soon~~ with the appropriate officials to develop priorities for Twin Brook. He will get out a memo to the Council which outlines the issues identified and starts the process of developing a systematic, coherent policy on uses at Twin Brook.

Councilor Kuntz noted that traffic on Route 100 seems to be increasing at a rapid pace. He requested to explore, in conjunction with the Maine Dept. of Transportation, the need for a traffic light at the intersection of Skillin Road and Route 100 (Gray Road).

flu Councilor Bingham moved to authorize Town Manager Bob Benson to ~~sit down with the Falmouth Town Manager, at their leisure, to have an informal discussion to explore any mutually beneficial programs that could help out the two towns.~~ *discuss with benefit*

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (6)

Councilor Bingham also reported on the schedule for "Candidates Night" for the June 12, 2001 Municipal Election. Chebeague Island will hold their Candidates Night on May 30th and the Mainland schedule is for June 6th for the S.A.D. 51 School Board candidates, and June 7th for Town Councilors, all starting at 7:00 p.m.

Chairman Moriarty asked the status of the Chebeague Island Water Study. The Town Manager stated that it was presently underway. The data will provide much needed information with regard to maintaining water quality on the island and identify areas of risk to future development.

It was decided to hold the June 11th Town Council meeting at West Cumberland Hall.

The Town Manager advised the Council that, per the State's requirements, the Town Attorney has been asked to prepare a Sewer License Agreement to use for individuals who are requesting access to the sewer on State roads such as Tuttle Road and Route 88.

VII. EXECUTIVE SESSION

Councilor Bingham moved to go into Executive Session at 10:22 p.m. to discuss Land Acquisition.

Second by Councilor Kuntz.

VOTE: UNANIMOUS (6)

Councilor Bingham moved to come out of Executive Session at 10:45 p.m.

Second by Councilor Kuntz.

VOTE: UNANIMOUS (6)

VIII. Adjourn

No further business was conducted. The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Klara M. Norton, Town Clerk

01-27 To set date for Special Meeting to swear in newly elected Councilors

Councilor Lambert moved to set the date of June 18, 2001 for a Special Meeting to swear in newly elected Town Councilors.

Seconded by Councilor Bingham.

VOTE: UNANIMOUS (6)

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of priorities, availability and terms. He felt the Council should meet soon with the appropriate officials to develop priorities for Twin Brook. He will get out a memo to the Council which outlines the issues identified and starts the process of developing a systematic, coherent policy on uses at Twin Brook.

Councilor Kuntz noted that traffic on Route 100 seems to be increasing at a rapid pace. He requested to explore, in conjunction with the Maine Dept. of Transportation, the need for a traffic light at the intersection of Skillin Road and Route 26/100 (Gray Road).

Councilor Bingham moved to authorize Town Manager Bob Benson to discuss with the Falmouth Town Manager any mutually beneficial programs that could benefit the two towns.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (6)

Councilor Bingham also reported on the schedule for "Candidates Night" for the June 12, 2001 Municipal Election. Chebeague Island will hold their Candidates Night on May 30th and the Mainland schedule is for June 6th for the M.S.A.D. 51 School Board candidates, and June 7th for Town Councilors, all starting at 7:00 p.m.

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VII. EXECUTIVE SESSION

Councilor Bingham moved to go into Executive Session at 10:22 p.m. to discuss Land Acquisition.

Second by Councilor Kuntz.

VOTE: UNANIMOUS (6)

Councilor Bingham moved to come out of Executive Session at 10:45 p.m.

Second by Councilor Kuntz.

VOTE: UNANIMOUS (6)

VIII. Adjourn

No further business was conducted. The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Klara M. Norton, Town Clerk

TO: TOWN MANAGER'S OFFICE:
FROM: Klara Norton, Town Clerk
DATE: April 30, 2001

Bob's
Copy

MAY 14, 2001 COUNCIL AGENDA ITEMS

- 00- To consider and act on a Special Amusement Permit application for Innco, Inc. d/b/a Chebeague Island Inn.

HISTORY: This is a license for MUSIC & DANCING only, that, by law must go along with their liquor license.

- 00- To set date for Special Meeting to swear in newly elected Town Councilors.

HISTORY: The Municipal Election is June 12th, and the new Town Councilor's need to be sworn in the following Monday, June 18, 2001.

MOTION: Move to set the date of **June 18, 2001** for a Special Meeting to swear in newly elected Town Councilors.

- 00- To consider and act on a Swimming Pool License - Chebeague Recreation Center.

HISTORY: This license needs to be granted contingent upon the Health Officer's final inspection as water testing needs to be done several times AFTER the pool opens.

MOTION: Move to approve the Swimming Pool License for Chebeague Recreation Center pending the Health Officer's final inspection.

Chebeague Recreation Center, Inc
RR1 Box 320
Chebeague Island, ME 04017
Phone/Fax: 207-846-5068

Chebeague Recreation Center

Fax

To: Klara Norton

From: Beth Dyer

Fax: 829-2214

Pages: 6 inc. this one

Phone:

Date: 04/24/01

Re: Swimming pool license renew

CC:

☐ **Urgent**

For Review

☐ **Please Comment**

☐ **Please Reply**

Please Recycle

Dear Klara-

Here's the application for the swimming pool this summer. We'd like to open May 26th.

Please let me know if there's anything else you need.

Thank s.

TOWN OF CUMBERLAND

APPLICATION TO OPERATE A PUBLIC SWIMMING POOL

Date of Application: 4/24/01

Individual Preparing Application: Beth Dyer

Owner of Pool (Licensee): Chebeague Recreation Center Inc

Premises to be Licensed: Same

Location (Street Address): North Rd. Box 320 Chebeague Island ME 04617

Dimensions of Pool: 36' WIDE x 75' LONG

Pool Volume: 110,000 GALLONS

Maximum Depth: 9' NINE FEET

Brief Narrative Description of Nature of Use of Pool:

Recreational swimming, swim lessons, water exercise programs

Designated Pool Director: Robert Friclander

Section 8.1: Source of water supply for pool, drinking fountains, showers, etc.:

Drilled well

Section 8.2: Does pool meet the requirement of this section? Yes

Section 9.1: Does waste disposal system meet the requirements of this section? Yes

Section 9.2: Does pool meet the conditions of this section? Yes

Section 10.1: Does pool meet the construction standards of this section? Yes

Section 10.2: Pool bottom material: White marcite

Section 10.3: Does pool conform to standards of this section? Yes

Section 11.1: Does pool conform to standards of this section? Yes

Section 11.2: Does pool conform to standards of this section? Yes

Section 11.3: Does pool conform to standards of this section? Yes

Section 11.4 Depth, shallow end: 3'6"

Section 12.1: Is depth marked at or above water line surface on vertical wall of pool? Yes ☒ No ☐; on edge of deck? Yes ☒ No ☐; at maximum and minimum points? Yes ☒ No ☐; at points of break between the depth and shallow portions not more than 25 feet apart? Yes ☒ No ☐; and at the diving area? Yes ☒ No ☐

Section 12.2: Size (height) of depth marking numerals: 4" Four inches
Contrasting color to background? Yes ☒ No ☐

Section 12.3: Width of lane markings: N/A

Section 13.1: Does pool conform to standards of this section? Yes

Section 14.2: Bather capacity as computed under the provisions of this section: 112

Sections 15.1 and 15.2:
Does pool conform to requirements of these sections? Yes

Section 16.1: Does pool conform to requirements of this section? Yes

Section 16.2: Does pool conform to requirements of this section? Yes

Section 16.3: Does pool conform to requirements of this section? Yes

Section 16.4: Does pool conform to requirements of this section? Yes

Section 16.5: Does pool conform to requirements of this section? N/A

Section 17.1: Does pool conform to requirements of this section? Yes

Section 17.2: Does pool conform to requirements of this section? Yes

Section 17.3: Will the pool operator be required to enforce the provisions of this section? Yes

Section 18.1: Does the pool diving area conform to the requirements of this section? N/A

Height of diving board(s) in meters: N/A

Depth of water at end of diving board(s) and 12 feet beyond: N/A

Section 18.2: Free and unobstructed headroom above diving board(s): N/A

Section 18.3: Horizontal separation between diving board and sidewalls of the pool: N/A

Section 19.1: Type of disinfectant feeder: Chlorinator

Section 19.2: (Where applicable)
Are the requirements of Section 19.2(a) fulfilled? N/A

Does the chlorinating equipment conform to the requirements of Section 19.2(b)? N/A

19.2(c) Is chlorine gas used? If yes, are gas cylinders securely mounted? Is a valve system wrench maintained on or near the chlorine cylinder? Is a valve protection hood provided? N/A

19.2(d) In the event of an accident or other drainage to the chlorinating equipment or chlorine supply, would leaking chlorine gas be vented to the out-of-doors? N/A

19.2(e) Does the equipment conform to the provisions of this section? N/A

19.2(f) Is a gas mask meeting these standards available? If yes, where? N/A

19.2(g) Person responsible for operation and installation of chlorinating equipment: N/A

Section 20.1: Is underwater lighting used? If yes, intensity of underwater lighting: N/A

Section 20.2: Does the lighting of the pool area conform to the requirements of this section: N/A - No night swimming

Section 20.3: Does all electrical wiring conform with the National Electrical Code of the National Underwriters Laboratory and all state and local laws and regulations? Yes

Section 20.4: Are the provisions of this section met? *N/A*

Section 20.5: Are the requirements of this section met? *Yes*

Section 20.6: Are all electrical light fixtures protected as required by this section? *Yes*

Section 20.7: Are the pool, dressing rooms, shower rooms, and toilet spaces adequately ventilated as required by this section? *Yes*

Section 20.8: Has a directive been issued to the pool director or operators to assure compliance with this section? *Yes*

Section 21.1: Do the bathhouses (locker rooms) conform to the requirements of this section? *Yes*

Section 21.2: Do the floors of the locker rooms conform to the requirements of this section? *Yes*

Section 21.3: Are the requirements of this section met as they apply to the premises to be licensed? *Yes*

Section 22.1: Do toilet, lavatory, shower facilities and drinking fountains conform to the schedule contained in this section? *Yes*

Section 22.2: Does the layout of the bathhouse conform to the requirements of this section? *Yes*

Section 22.3: Do the showers meet the requirements of this section? *Yes*

Section 22.4: What action has been taken or is contemplated to comply with the intent of this section? *Signs posted*

Section 23.1: Is the pool continuously disinfected by a chemical? If yes, what is that chemical? *Chlorine*

Section 23.3: Has a ph testing kit accurate to the nearest 0.2 ph unit been provided for testing purposes? *Yes*

Section 23.4: Has a total alkalinity test kit been provided for testing purposes? *Yes*

Section 24.1: How often is visible dirt scheduled to be removed from the pool?

Daily and as required

Section 24.2: How often is floating matter regularly scheduled to be removed from the pool?

Daily and as required

Section 25.1: Is a telephone for emergency use provided as required by this section?

Yes

Section 26.2: Are emergency numbers listed as required?

Yes

Section 26.3: How is access to the pool area restricted during non-operating hour?

Fence with locked gates

Section 26.5: What life saving equipment is provided at the pool?

Ring buoy, shepherd's crook, throw line + backboard w/ straps.

Section 26.6: Is a first aid kit meeting the standards of this section readily available?

Yes

Section 26.7: Is life saving equipment mounted and distributed as required by this section?

Yes

Section 27.1: Has a procedure for record-keeping been established or at least the specific data elements specified by this section?

Yes

Section 27.2: Where are/will the public swimming pool records be kept?

CRC office

Other explanations or information which could be helpful to the Town Council in determining whether or not a license should be granted:

Rob Friedlander, Pool Director, will once again head up our pool operations this summer. He is a certified pool operator, lifeguard, and water safety instructor. Tapley Pools will continue to do the annual opening + closing.

CRC Pool Staff operate under a CRC-developed operating manual. We plan to open May 26 and close end of Sept 2001.

TOWN OF CUMBERLAND

APPLICATION FOR A SPECIAL AMUSEMENT PERMIT
FOR MUSIC, DANCING AND/OR ENTERTAINMENT

Name of Applicant: INNCO, INC. D/B/A CHEBEAGUE ISLAND INN Phone: (207) 846-5753
 Residence of Applicant: CHEBEAGUE ISLAND, ME
 Business Name: Chebeague Island Inn Bus. Phone: (207) 846-5753
 Business Address: South Road Chebeague Island, Maine
 Name of Manager: Harrie (Bowden) Schiebler Phone: (207) 846-5753
 Residence of Manager: RR1 Box 492 Chebeague Island, ME
 Type of Entertainment Applied for: Music and Dancing

Has applicant ever had a license to conduct the business therein described either denied or revoked? NO If so, the applicant shall describe specifically those circumstances _____

Has applicant, Partners, Associates or Corporate Officers ever been convicted of a felony? NO If so, the applicant shall describe specifically those circumstances. _____

Additional information may be required by the Town Council prior to the issuance of said permit, including but not limited to a copy of the applicant's current liquor license.

The fee for a Special Amusement Permit shall be \$10.00, non-refundable and payable when application is made for said permit.

Harrie Schiebler
 Applicant's Signature

4/30/01
 Date

For Town Office Use Only:

Municipal Officers:

Approved: _____
 Disapproved: _____
 Comment: _____

Application Received: 04-30-01
 Public Notice Posted: _____
 Date Issued: _____
 Date of Expiration: _____



MEMO

Date: 5/11/01
To: Town Council Members
Cc:
From: Bob Benson, Town Manager

01-23 Please review the extensive background information the Assessor provided regarding this item. Natalie Burns, filling in for Ken Cole, will be there to explain certain aspects of this issue to the Council and public. Assessor Bill Healey will be making a detailed presentation Monday evening.

01-24 Self Explanatory – recommend approval

01-25 Self Explanatory – recommend approval

01-26 I will have a motion for you regarding the amount for Monday evening.

01-27 Date recommended for newly elected Councilors will be June 18th Special Meeting.

01-28 I will recommend a date for a Public Hearing when I hear from the engineers.

When I present the Manager's Report at the beginning of the meeting, I will recommend an Executive Session on Land Acquisition. It was omitted from the agenda by error. I spoke with the Town Attorney who noted that Council has the right to enter into an Executive Session. We also followed the recommendation of the Town Attorney to notify the Forecaster.

Any questions, please do not hesitate to call.

Thanks,

Bob

Crushed

244



STATE OF MAINE
MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
P. O. BOX 9106
AUGUSTA, MAINE
04332-9106

JANET E. WALDRON
COMMISSIONER OF
ADMINISTRATIVE & FINANCIAL SERVICES

ANGUS S. KING, JR.
GOVERNOR

ANTHONY J. NEVES
EXECUTIVE DIRECTOR

Dear Assessor:

Title 36, section 328 § 8 requires that Municipal Assessors conduct annual sales ratio studies. The Property Tax Division is providing the following support to assist Assessors in achieving this requirement of the law.

Enclosed is the Sales Analysis Return containing transactions recorded from July 1999 through June 2000. This return is used as part of the Sales Ratio Study that will be performed by this office. Prompt completion and return of this form will enable us to furnish you with the required sales ratio studies as part of the proposed 2002 State Valuation.

Maine law requires that each municipality achieve a minimum assessment ratio of 70% and a maximum rating of assessment quality of 20. It is vital that a continued cooperative effort between you, the Assessor(s), and the Property Tax Division is maintained to mutually perform accurate ratio studies.

During the past year, you have been receiving Declarations of Value pertaining to your municipality. If you are a new assessor or a new chairman, your predecessor received them. The enclosed return represents sales that occurred in your municipality, which were recorded at the Registry in your county for the period outlined and did not indicate that special circumstances were involved in the sale. Assessed value information to complete this form must be the full value (*value not reduced by any homestead, veterans or blind exemptions*) shown in the 2000 or current FY Valuation Book.

In addition to the statistical information provided, edited sales analyses of developed parcel transactions will be included with the proposed State Valuation Report. These sales ratio analyses will satisfy your legal requirement to perform an annual sales ratio study.

Enclosed is an instructional pamphlet to guide you in completing the Sales Analysis Return, along with a self-addressed envelope to return the document to the Property Tax Division. **Alternative method:** if you have the capability of providing the enclosed data in an electronic format (text file format or Excel) that closely mirrors the required fields you may forward the data to michael.rogers@state.me.us and conceivably avoid duplicate effort by completing the enclosed document.

If you have any further questions, please do not hesitate to contact this office or the field representative for your town. Our field representatives are available to provide any assistance you may need to expedite this program.

Yours truly,


David Ledew, Supervisor
Municipal Services





TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

Dear Cumberland Resident

During the annual state mandated sales ratio study, inequities were found in assessment to sale ratios in certain areas of town. The assessment to sales ratio, which is a percentage determined by dividing the assessed value of a home by its sale price, is utilized by the state to verify the quality and equity of a municipality's assessments. Residential oceanfront property on the mainland and Chebeague Island, most Foreside property and homes in a couple of newer subdivisions showed sales prices considerably higher than their assessments creating an inequity in the distribution of the tax burden. As Assessor I am charged by state statute to make sure that no property owner pays more or less than their fair share of property taxes. Therefore, adjustments need to be made to the aforementioned properties to bring them in line with the rest of the Town.

This letter is to inform you that your property falls within the group of properties requiring adjustments. The Town Council will be holding a public hearing on May 14, 2001 to explain the process and answer any questions you may have. Residents who prefer can meet with me at any time to discuss their assessments.

Sincerely,
William H. Healey, CMA
Assessor
Town of Cumberland

Improved Property Totals by Neighborhood with Results of Ratio Analysis

Neighborhood Code	Improved Parcels	Indicated Ratio	Results
1	139	63%	Market Adjustment of 20%
100	470	81%	No Adjustments Made Ratio 80% or Over
110	322	87%	No Adjustments Made Ratio 80% or Over
120	271	91%	No Adjustments Made Ratio 80% or Over
130	389	85%	No Adjustments Made Ratio 80% or Over
140	35	93%	No Adjustments Made Ratio 80% or Over
150	53	86%	No Adjustments Made Ratio 80% or Over
160	11	86%	No Adjustments Made Ratio 80% or Over
175	133	74%	Market Adjustment of 10%
180	6	83%	No Adjustments Made Ratio 80% or Over
190	27	77%	Market Adjustment of 10%
2	45	Only 1 Sale	No Adjustment due to Lack of Sales
200	100	72%	Market Adjustment of 15%
225	8	Only 1 Sale	No Adjustment due to Lack of Sales
250	18	84%	No Adjustments Made Ratio 80% or Over
3	175	84%	No Adjustments Made Ratio 80% or Over
300	41	80%	No Adjustments Made Ratio 80% or Over
325	5	Only 1 Sale	No Adjustment due to Lack of Sales

Improved Property Totals by Neighborhood with Results of Ratio Analysis

Neighborhood Code	Improved Parcels	Indicated Ratio	Results
350	3	No Sales	No Adjustment due to Lack of Sales
375	42	74%	Market Adjustment of 10%
4	76	88%	No Adjustments Made Ratio 80% or Over
400	38	95%	No Adjustments Made Ratio 80% or Over
5	5	Only 1 Sale	No Adjustment due to Lack of Sales
60	3	No Sales	No Adjustment due to Lack of Sales
70	124	Only 3 Sales	No Adjustment due to Lack of Sales
700	51	70%	Market Adjustment of 15%
80	126	80%	No Adjustments Made Ratio 80% or Over
90	149	86%	No Adjustments Made Ratio 80% or Over

Sales Studies of Neighborhoods Receiving an Increase

Improved Oceanfront Properties on Chebeague Island

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	GRADE Condition
I07/27	65 Juniper Ledge Road	11/30/99	\$650,000	\$281,900	43%	2,528	Avg+20
I03/97	11 Clugston Drive	4/1/98	\$256,100	\$143,800	56%	1,428	Avg
I07/17A	50 Carters Point Road	11/16/00	\$295,000	\$166,800	57%	672	Avg+10
I03/90	24 Central Landing Road	2/29/00	\$228,000	\$146,100	64%	912	Avg+10
I04/121	11 Moulton Beach Road	7/24/00	\$227,000	\$147,200	65%	1,184	Avg+10
I02/87	26 John Small Road	7/20/98	\$215,000	\$143,600	67%	1,050	Avg+10
I02/84	30 John Small Road	9/18/98	\$200,000	\$150,200	75%	1,134	Avg
I07/66	26 Bar Point Road	6/20/00	\$215,000	\$199,500	93%	2,106	Avg+10
			Total	Total	Weighted Avg		
			\$2,286,100	\$1,379,100	60%		

Avg Sale Price Avg Assessed Avg Ratio
 \$285,763 \$172,388 65%

Quartile Quartile - Quartile
 \$241,250 \$150,925 63%

Avg Deviation
 10.25%

COD
 17%

WMA
 20

Mainland Neighborhood Code 175 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U01/26	21 Foreside Road	8/17/00	\$550,000	\$266,500	48%	3,894	Good
U05/1	110 Foreside Road	7/3/00	\$580,000	\$306,600	53%	4,308	Good
U13B/6	12 Hemlock Drive	9/27/00	\$487,000	\$287,500	59%	3,214	Avg+20
U06/86	149 Foreside Road	6/30/00	\$585,000	\$374,500	64%	4,324	Good+10
R02/20	326 Foreside Road	12/2/98	\$385,000	\$251,700	65%	2,791	Good
R02A/33	276 Foreside Road	2/4/00	\$477,500	\$319,600	67%	3,526	Good+10
U01/8	20 Foreside Road	11/9/99	\$250,000	\$171,600	69%	2,174	Avg
R02A/9	28 Schooner Ridge Road	8/21/00	\$490,000	\$346,000	71%	3,704	Good+10
U04A/1	22 Conifer Ridge Road	10/6/98	\$319,000	\$230,300	72%	2,124	Avg+20
R02A/33	276 Foreside Road	10/13/98	\$435,000	\$319,600	73%	3,526	Good+10
U01/26	21 Foreside Road	7/2/98	\$364,000	\$266,500	73%	3,894	Good
U13B/30	1 Balsam Drive	10/28/99	\$300,000	\$222,800	74%	2,352	Avg+20
U13B/31	1 Hemlock Drive	8/14/99	\$344,000	\$259,800	76%	3,112	Avg+20
R02A/25	71 Schooner Ridge Road	7/9/99	\$650,000	\$506,100	78%	3,237	Good+20
R02A/28	45 Schooner Ridge Road	4/10/00	\$680,000	\$531,900	78%	6,204	Good+20
R02A/28	45 Schooner Ridge Road	2/9/98	\$677,500	\$531,900	79%	6,204	Good+20
U06/1	142 Foreside Road	7/18/00	\$240,000	\$191,100	80%	2,495	Avg+20
R02A/29	35 Schooner Ridge Road	5/18/99	\$315,000	\$255,700	81%	2,832	Good
R02A/8	22 Schooner Ridge Road	4/9/99	\$277,500	\$232,300	84%	2,454	Good
R02A/14	66 Schooner Ridge Road	6/22/98	\$300,000	\$255,600	85%	2,638	Good
R02A/12	48 Schooner Ridge Road	1/21/98	\$273,000	\$242,300	89%	2,787	Good
U13B/10	20 Hemlock Drive	7/2/98	\$230,000	\$222,700	97%	2,236	Avg+20

Total
\$9,209,500

Total
\$6,592,600

Weighted Avg
72%

Avg Sale Price
\$418,614

Avg Assessed
\$299,664

Avg Ratio
73%

Quartile
\$450,950

Quartile
\$338,650

Quartile
74%

Avg Deviation
9.00%

COD
12%

MA
10/6

Mainland Neighborhood Code 190 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R03B/16	86 Rock Ridge Run	8/29/00	\$554,000	\$346,900	63%	3,160	Good
R03B/10	85 Rock Ridge Run	10/30/00	\$556,750	\$354,900	64%	3,640	Good
R04/35H	46 Mere Wind Drive	12/10/98	\$390,000	\$274,900	70%	2,739	Good
R04/35C	15 Aspen Crest Road	8/28/00	\$430,000	\$316,800	74%	2,896	Good+10
R04/16	10 Flintlock Drive	11/6/00	\$400,000	\$296,100	74%	3,160	Good
U12A/9	37 Sunnyfield Lane	10/5/99	\$445,000	\$406,900	91%	4,465	Good+10
R03B/16	23 Rock Ridge Run	11/16/99	\$296,000	\$272,400	92%	2,352	Good
U12A/9	37 Sunnyfield Lane	1/9/98	\$428,500	\$406,900	95%	4,465	Good+10

Total	Total	Weighted Avg
\$3,500,250	\$2,675,800	76%

Avg Sale Price	Avg Assessed	Avg Ratio
\$437,531	\$334,475	78%

Quartile	Quartile	Quartile
\$416,250	\$323,675	77%

Avg Deviation
12.00%

COD
16%

W4
10

Mainland Neighborhood Code 200 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U06/70A	5 Wildwood Blvd	9/1/99	\$265,000	\$159,700	60%	2,131	Avg+10
U01A/16	13 Stony Ridge Road	10/1/99	\$272,500	\$166,500	61%	1,644	Avg+20
U01A/9G	15 Pine Ridge Road	7/25/00	\$325,000	\$204,100	63%	2,042	Good
U06/30	21 Birch Lane	7/3/00	\$286,940	\$185,400	65%	3,402	Avg
U06/42	3 Ocean Terrace	5/2/00	\$260,000	\$171,600	66%	1,120	Avg
U01A/23	12 Pine Ridge Road	11/24/99	\$354,250	\$238,400	67%	2,680	Avg+20
U06/67	15 Wildwood Blvd	10/2/00	\$260,000	\$175,400	67%	2,002	Avg+10
U06/81	3 Sylvan Lane	9/1/98	\$230,000	\$157,500	68%	1,826	Avg
U01A/23	12 Pine Ridge Road	7/20/98	\$345,000	\$238,400	69%	2,680	Avg+20
U06/28	27 Birch Lane	7/31/00	\$211,200	\$146,400	69%	1,200	Avg
U06/44	29 Pine Lane	10/19/98	\$196,000	\$138,000	70%	1,144	Avg
U01A/8	24 Stony Ridge Road	8/12/99	\$285,000	\$209,000	73%	1,472	Avg+20
U01A/10	25 Stony Ridge Road	5/24/00	\$295,000	\$232,800	79%	2,361	Good
U01A/7	22 Stony Ridge Road	8/9/99	\$308,500	\$252,100	82%	2,770	Good
U01A/6	20 Stony Ridge Road	7/8/98	\$303,000	\$251,600	83%	2,690	Good
U01A/9	26 Stony Ridge Road	6/9/99	\$345,000	\$287,200	83%	2,856	Good
U06/75	16 Wildwood Blvd	12/29/99	\$189,900	\$158,100	83%	1,725	Avg
U06/18	14 Birch Lane	6/2/99	\$128,500	\$113,200	88%	1,106	Below Avg
U06/17	12 Birch Lane	6/25/99	\$134,000	\$122,100	91%	1,208	Avg
			Total	Total	Weighted Avg		
			\$4,994,790	\$3,607,500	72%		

Avg Sale Price	Avg Assessed	Avg Ratio
\$262,884	\$189,868	73%

Quartile	Quartile	Quartile
\$276,106	\$198,667	72%

Avg Deviation
8.00%

COD
11%

MA
15

Mainland Neighborhood Code 375 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U02/19	16 Ole Musket Road	8/21/00	\$710,000	\$351,900	50%	3,554	Good
U03/25	8 Longmeadow Road	10/15/99	\$470,000	\$303,400	65%	2,106	Good
U03/26	12 Longmeadow Road	6/9/00	\$376,000	\$286,699	76%	2,182	Good
U03/10	6 Sea Cove Road	6/30/00	\$290,000	\$235,600	81%	1,806	Avg+10
U03/43	9 Longmeadow Road	8/19/99	\$275,100	\$261,500	95%	2,245	Avg+20
			Total	Total	Weighted Avg		
			\$2,121,100	\$1,439,099	68%		

Avg Sale Price	Avg Assessed	Avg Ratio
\$424,220	\$287,820	73%

Quartile	Quartile	Quartile
\$378,667	\$275,233	74%

Avg Deviation
13.00%

COD
18%

MA
10%

Mainland Neighborhood Code 700 Improved Oceanfront Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U06B/10	9 Ebb Tide Drive	9/29/00	\$1,235,000	\$497,900	40%	2,866	Good+10
U06A/22	15 Ledge Road	10/18/99	\$1,010,000	\$595,200	59%	4,163	Good
U05/7D	19 Sturdivant Road	6/17/99	\$890,000	\$559,800	63%	3,860	Good
R02/18	307 Foreside Road	4/13/00	\$565,000	\$395,500	70%	1,799	Avg+10
U06B/11	7 Ebb Tide Drive	9/30/99	\$543,250	\$422,400	78%	2,268	Avg+20
R02/11B	16 Town Landing Road	10/9/98	\$645,000	\$524,500	81%	2,874	Good+20
R02/17	301 Foreside Road	12/27/99	\$433,000	\$383,100	88%	1,798	Avg
			Total	Total	Weighted Avg		
			\$5,321,250	\$3,378,400	63%		

Avg Sale Price	Avg Assessed	Avg Ratio
\$760,179	\$482,629	68%

Quartile	Quartile	Quartile
\$666,083	\$459,233	70%

Avg Deviation
12.00%

COD
17%

FAY
Feb - 2060

MA
1596

**Sales Studies of Some of the Other Neighborhoods not
Receiving Increases**

Mainland Neighborhood Code 140 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R08/68	372 Blanchard Road	7/31/98	\$340,000	\$230,000	68%	2,335	Avg+20
R05C/9	78 Idlewood Drive	11/29/00	\$359,900	\$279,900	78%	3,148	Good
R05C/3	46 Idlewood Drive	3/3/00	\$231,547	\$202,500	87%	1,888	Avg+20
R04/15C	12 Hopes Way	2/26/99	\$335,000	\$297,700	89%	3,094	Good
R04/15E	155 Tuttle Road	9/8/99	\$305,000	\$277,100	91%	2,878	Good+10
R05C/15	63 Idlewood Drive	12/29/99	\$262,900	\$239,800	91%	2,504	Good
R05C/17	39 Idlewood Drive	2/3/99	\$256,710	\$246,600	96%	2,470	Good
R05C/1	34 Idlewood Drive	12/8/98	\$220,000	\$212,400	97%	1,995	Good
R05C/13	16 Idlewood Crossing	9/11/98	\$206,000	\$200,500	97%	1,872	Avg+20
R05C/7	64 Idlewood Drive	8/25/98	\$223,000	\$221,600	99%	2,566	Avg+20
R05C/11	8 Idlewood Crossing	11/4/98	\$224,823	\$224,800	100%	2,054	Good

Total	Total	Weighted Avg
\$2,964,880	\$2,632,900	89%

Avg Sale Price	Avg Assessed	Avg Ratio
\$269,535	\$239,355	90%

Quartile	Quartile	Quartile
\$275,922	\$254,720	93%

Avg Deviation
7%

COD
8%

Mainland Neighborhood 150
Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R02B/13	9 Friar Lane	9/18/00	\$271,000	\$204,300	75%	2,534	Avg+20
R03A/12	13 Turnberry Drive	4/28/00	\$327,500	\$248,500	76%	2,791	Good
R02B/21	26 Friar Lane	8/17/00	\$255,000	\$196,600	77%	1,808	Good
R03A/13	9 Turnberry Drive	6/20/00	\$380,000	\$296,900	78%	3,298	Good+10
R02B/20	24 Friar Lane	12/10/98	\$259,900	\$215,500	83%	2,428	Avg+20
R02B/23	34 Friar Lane	7/26/00	\$290,000	\$239,500	83%	2,840	Avg+20
R05B/13	13 Hazeltine Drive	8/27/99	\$410,000	\$351,000	86%	3,645	Good+10
R02B/25	46 Friar Lane	12/21/99	\$235,000	\$205,900	88%	2,343	Avg+20
R02B/28	31 Friar Lane	9/3/98	\$225,000	\$203,500	90%	2,586	Avg+10
R05B/11	5 Merion Way	5/29/98	\$302,000	\$274,500	91%	3,111	Good
R02B/16A	5 Friar Lane	3/4/98	\$221,500	\$216,300	98%	2,452	Avg+20
R02B/9	12 Friar Lane	9/4/98	\$214,000	\$221,700	104%	2,894	Avg+20
R03A/21	1 Birkdale Road	3/25/99	\$248,000	\$260,500	105%	2,922	Good

Total	Total	Weighted Avg
\$3,638,900	\$3,134,700	86%

Avg Sale Price	Avg Assessed	Avg Ratio
\$279,915	\$241,131	87%

Quartile	Quartile	Quartile
\$300,271	\$255,257	86%

Avg Deviation
8%

COD
9%

Mainland Neighborhood 160
Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R08A/15J	5 Homestead Lane	9/5/00	\$247,454	\$203,300	82%	1,816	Avg+20
R08A/15H	25 Homestead Lane	10/6/00	\$280,000	\$233,300	83%	2,040	Good
R08A/15G	27 Homestead Lane	12/18/98	\$204,319	\$187,400	92%	1,728	Avg+20
R08A/15E	20 Homestead Lane	9/16/98	\$207,080	\$195,500	94%	1,642	Avg+20

Total	Total	Weighted Avg
\$938,853	\$819,500	87%

Avg Sale Price	Avg Assessed	Avg Ratio
\$234,713	\$204,875	88%

Quartile	Quartile	Quartile
\$242,160	\$210,350	86%

Avg Deviation
5%

COD
6%

Mainland Neighborhood Code 180 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R07D/10	45 Stonewall Drive	11/15/00	\$368,683	\$277,800	75%	2,664	Good
R07D/9	57 Stonewall Drive	11/15/00	\$325,192	\$259,500	80%	2,368	Good
R07D/13	15 Stonewall Drive	6/28/00	\$349,900	\$300,300	86%	3,298	Good
R07D/3	24 Stonewall Drive	8/16/00	\$319,127	\$296,300	93%	3,336	Good

Total	Total	Weighted Avg
\$1,362,902	\$1,133,900	83%

Avg Sale Price	Avg Assessed	Avg Ratio
\$340,726	\$283,475	84%

Quartile	Quartile	Quartile
\$337,546	\$279,900	83%

Avg Deviation
6.00%

COD
7%

CK

Mainland Neighborhood 250
Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
R02C/7/U4	15 Brentwood Drive	11/23/99	\$282,500	\$216,600	77%	2,532	Good+10
R02C/8	11 Brentwood Drive	10/9/98	\$440,000	\$369,600	84%	3,964	Good
R02C/7/U2	14 Brentwood Drive	4/8/98	\$280,000	\$270,300	97%	3,055	Good+10

Total	Total	Weighted Avg
\$1,002,500	\$856,500	85%

Avg Sale Price	Avg Assessed	Avg Ratio
\$334,167	\$285,500	86%

Quartile	Quartile	Quartile
\$440,000	\$369,600	84%

Avg Deviation
7%

COD
8%

Island Neighborhood Code 3 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
I01/61	8 Bennett Cove Road	11/23/98	\$180,000	\$92,300	51%	1,208	Avg
I04/28A	3 Hilltop Lane	7/6/98	\$110,000	\$85,500	78%	824	Avg
I04/14	16 North Road	6/15/99	\$48,000	\$38,100	79%	552	Below Avg
I03/4	62 North Road	9/10/98	\$125,000	\$120,400	96%	1,595	Avg
I02/10	388 South Road	9/15/00	\$69,000	\$75,300	109%	469	Avg

Total	Total	Weighted Avg
\$532,000	\$411,600	77%

Avg Sale Price	Avg Assessed	Avg Ratio
\$106,400	\$82,320	83%

Quartile	Quartile	Quartile
\$94,333	\$81,333	84%

Avg Deviation
16.00%

COD
19%

Mainland Neighborhood 300
Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U06/94	21 Coveseide	3/27/00	\$675,000	\$435,600	65%	4,497	Good+10
U06/93	22 Coveseide	9/28/99	\$680,000	\$456,100	67%	5,281	Good+10
U02/13	4 Ole Musket Road	3/20/00	\$387,500	\$289,200	75%	3,178	Avg+20
U06/88	6 Coveseide	5/1/00	\$388,000	\$309,300	80%	2,854	Good
U06B/1	10 Island View Drive	4/25/00	\$283,000	\$234,500	83%	2,541	Avg+10
U06A/13	2 Teal Drive	4/6/98	\$380,000	\$377,000	99%	3,319	Good+10
U06A/9	5 Blue Heron Lane	11/2/00	\$242,000	\$248,000	102%	2,465	Avg+10

Total	Total	Weighted Avg
\$3,035,500	\$2,349,700	77%

Avg Sale Price	Avg Assessed	Avg Ratio
\$433,643	\$335,671	82%

Quartile	Quartile	Quartile
\$352,833	\$277,667	80%

Avg Deviation
11%

COD
14%

Island Neighborhood Code 4 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
I03/115	6 Shermans Road	2/17/98	\$146,000	\$86,000	59%	1,246	Avg+10
I03/130C	28 Littlefield Road	9/20/99	\$172,500	\$128,100	74%	1,680	Avg+10
I05/14D	466 North Road	10/10/00	\$130,000	\$113,400	87%	1,580	Avg
I05/14A	444 North Road	10/27/00	\$115,000	\$117,700	102%	1,800	Avg
I06/20	304 North Road	6/26/98	\$56,500	\$71,400	126%	556	Avg

Total	Total	Weighted Avg
\$620,000	\$516,600	83%

Avg Sale Price	Avg Assessed	Avg Ratio
\$124,000	\$103,320	90%

Quartile	Quartile	Quartile
\$139,167	\$119,733	88%

Avg Deviation
20.00%

COD
22%

Mainland Neighborhood Code 400 Improved Parcel Sales

Map/Lot	Location	Sale Date	Sale Price	Assessed Value	Ratio	GLA	Grade
U01/16	8 Spruce Lane	9/15/00	\$538,000	\$357,800	67%	3,129	Good
U01/47	12 Stornoway Road	9/1/99	\$435,000	\$322,700	74%	2,312	Good+10
U01/54	13 Stornoway Road	11/5/99	\$521,000	\$402,100	77%	3,239	Good+10
U01/45	8 Stornoway Road	9/1/98	\$370,000	\$319,800	86%	2,321	Good+10
U01/36	11 Lantern Lane	7/8/98	\$375,000	\$338,500	90%	2,119	Good+10
U02/30	2 Russell Road	5/6/98	\$370,000	\$403,300	109%	3,872	Good
U01/41	1 Lantern Lane	4/15/98	\$273,000	\$308,200	113%	1,764	Good+10
U01/53	15 Stornoway Road	5/6/98	\$325,000	\$379,700	117%	1,965	Good+10
U01/29	4 Lantern Lane	1/12/98	\$249,900	\$333,300	133%	2,739	Good

Total	Total	Weighted Avg
\$3,456,900	\$3,165,400	92%

Avg Sale Price	Avg Assessed	Avg Ratio
\$384,100	\$351,711	96%

Quartile	Quartile	Quartile
\$390,667	\$354,380	95%

Avg Deviation
19.00%

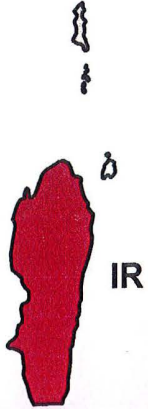
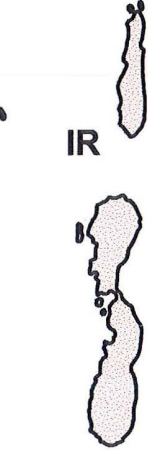
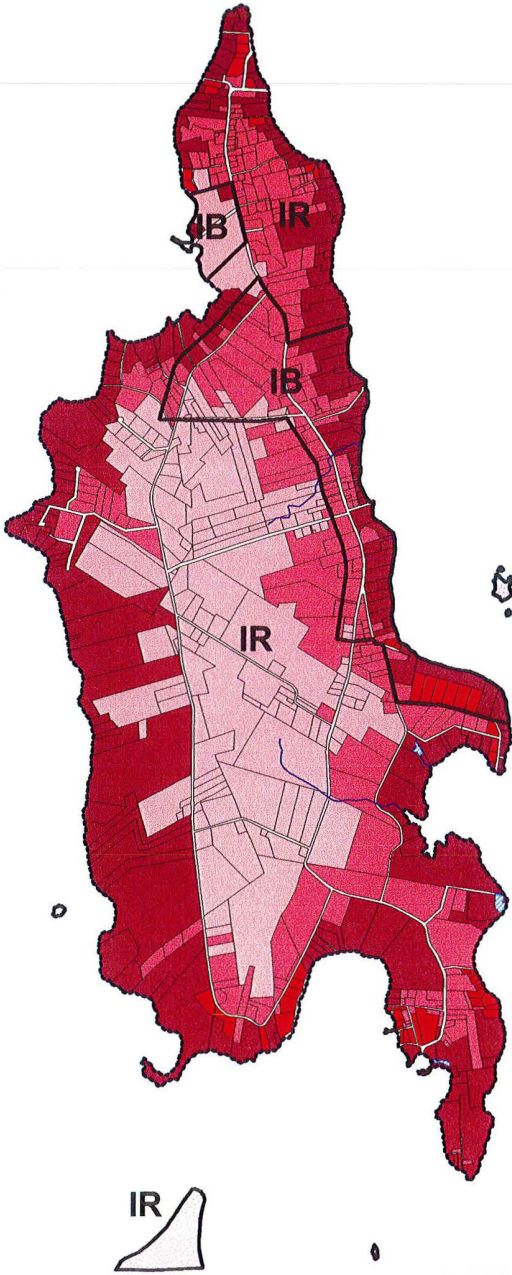
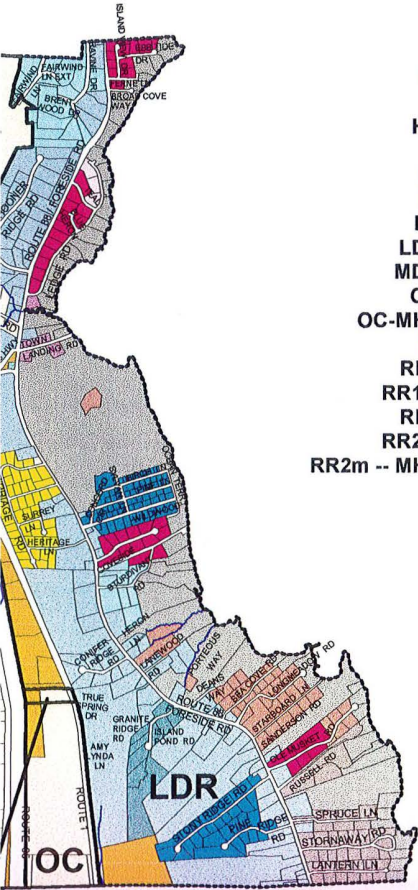
COD
20%

LAND
Official Zoning

LEGEND OF NEIGHBORHOOD CODES					
1	60	100	150	225	375
2	70	110	160	250	400
3	80	120	175	300	700
4	90	130	190	325	
5	95	140	200	350	

OFFICIAL ZONING

- HC Highway Commercial
- I Industrial
- IB Island Business
- IR Island Residential
- LB Local Business
- LDR Low Density Residential
- MDR Medium Density Residential
- OC Office Commercial
- OC-MHP Office Commercial -- Mobile Home Park Overlay Zone
- RI Rural Industrial
- RR1 Rural Residential 1
- RR1m Rural Residential 1 -- Manufactured Housing Overlay Zone
- RR2 Rural Residential 2
- RR2m Rural Residential 2 -- Manufactured Housing Overlay Zone
- RR2m -- MHP Rural Residential 2 -- Manufactured Housing/Mobile Home Overlay Zone



TOWN OF CUMBERLAND

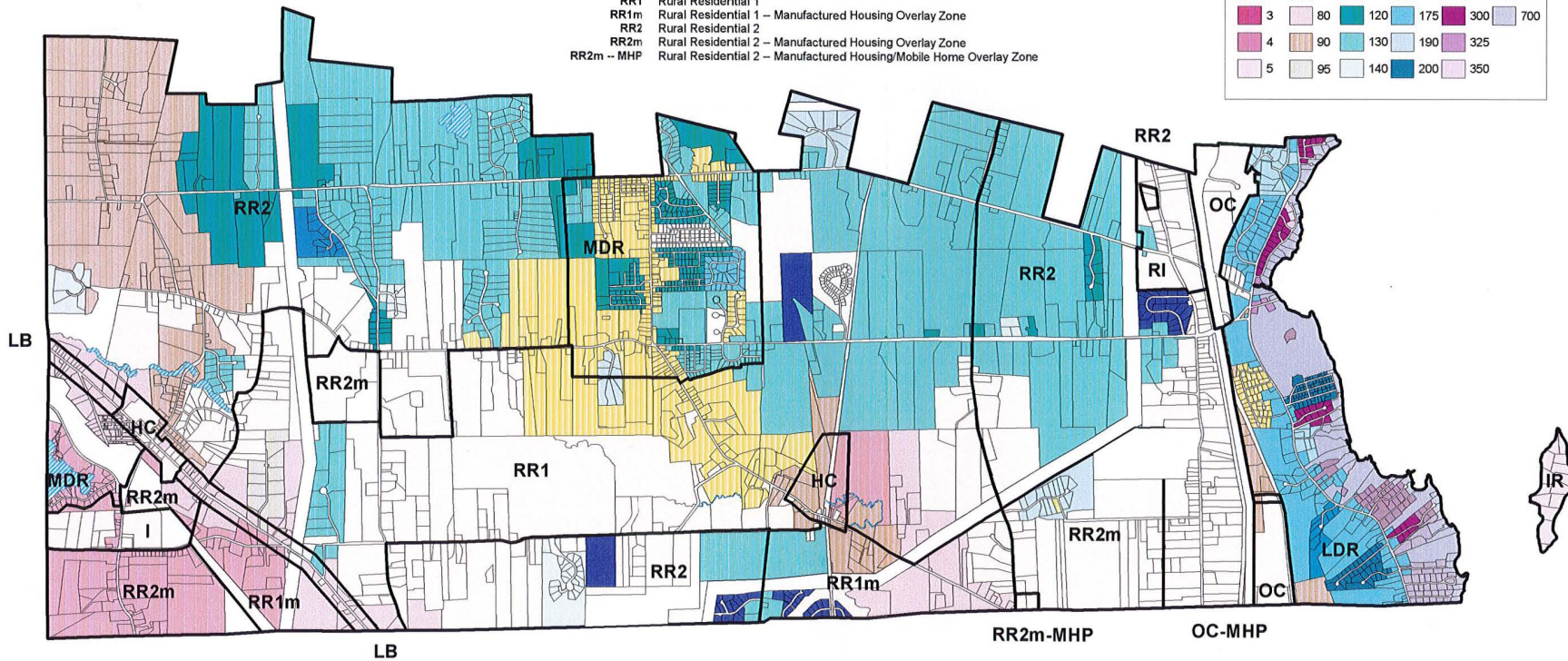
Neighborhood Codes with Official Zoning

OFFICIAL ZONING

HC	Highway Commercial
I	Industrial
IB	Island Business
IR	Island Residential
LB	Local Business
LDR	Low Density Residential
MDR	Medium Density Residential
OC	Office Commercial
OC-MHP	Office Commercial -- Mobile Home Park Overlay Zone
RI	Rural Industrial
RR1	Rural Residential 1
RR1m	Rural Residential 1 -- Manufactured Housing Overlay Zone
RR2	Rural Residential 2
RR2m	Rural Residential 2 -- Manufactured Housing Overlay Zone
RR2m -- MHP	Rural Residential 2 -- Manufactured Housing/Mobile Home Overlay Zone

LEGEND OF CODES

1	60	100	150	225	375
2	70	110	160	250	400
3	80	120	175	300	700
4	90	130	190	325	
5	95	140	200	350	



TO: Mary Schendel, School Board Chairperson
Dr. Robert Hassen, Superintendent of Schools
Robert Benson, Town Manager

FROM: Carole and Fred James, 299 Tuttle Road

DATE: May 8, 2001

SUBJECT: Location of middle school

My husband, Fred James, and I do not support the North Yarmouth location for the following reasons:

- The large majority of students live in Cumberland
- Special facilities such as the pool, track, town and high school libraries are in Cumberland
- Sharing of faculty for special services and advanced coursework are possible in Cumberland
- Police protection in Cumberland
- Public water and sewer in Cumberland
- Cost of the land

We think that the State is moving in the right direction in its attempt to discourage sprawl and a town like Cumberland should show support and take a leadership role and act responsibly by supporting this initiative by enthusiastically choosing the Wilson School site.

Apparently, the school board will be looking for financial support from the community to renovate the old junior high and high school. It is asking a lot to expect us to also buy land and build sewers when it isn't necessary.

At the Saturday meeting we agreed with Dr. Hassen and Pat Palmer that we need to use the land on the Wilson School site for high school and middle school and in the future consider locating smaller elementary schools throughout the district.

We will not vote for a middle school in North Yarmouth. I hope the Board does not divide itself and the community on this issue and jeopardize the entire project.

Maine Sunday Telegram

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BEYOND TAX HIKES

Maine communities should look for cuts

● Tax increases near 20 percent will inspire revolts.

Municipal budget fights coincide with mud season and the first appearance of black flies, and this year, they'll be about as welcome.

Town and city officials are already warning constituents to brace for dramatic tax increases. Kennebunk, for instance, is anticipating a 13 percent hike, while South Portland officials are dealing with a proposed 17 percent tax increase. Even worse, acting Portland City Manager Joseph Gray predicts that 2001's bad news "is only the first of what will be a couple of years of this."

A number of factors have apparently contributed to the tax-hike epidemic. First, many communities such as Bath avoided raising property taxes for the past five years because new home construction and an increase in excise taxes produced enough revenue to cover increased spending. As the economy cools, spending levels remain high but non-property tax revenues have stalled.

Second, insurance costs for municipal employees have risen sharply, as high as 25 percent in some places.

Finally, the effect of population redistribution — in the form of sprawl — is forcing once-rural communities to build new public infrastructure such as roads and schools, while urban areas struggle to maintain services to declining populations.

All three factors bring sharp, not incremental, increases to municipal budgets. The net result is that municipal governments are going to have to make some unpopular decisions over the next few months.

We think it is unrealistic for town and city officials to pass on the entire burden to taxpayers in the coming fiscal year. While tax hikes may be inevitable, communities are going to have to look for cost-savings as well in order to keep the property tax increase affordable.

Increases of 15 percent to 20 percent are likely to inspire property tax revolts, complete with statutory tax cap referendums such as California's Proposition 13 or Massachusetts' Proposition 2½. These have proven particularly injurious to cities and towns in those states, and municipal officials in Maine would do well to avoid such Draconian responses by keeping any tax increases this year within reason.

x 10

nuclear plants, such as France, have reprocessing plants that convert such waste into new fuel. The United States, however, rejected that path, fearing terrorists might gain control of the highly potent substance.

using oil, natural gas or coal. That means the country needs to solve the long-term waste storage problem now, and then move quickly to get new nuclear power plants online. It's a long-term solution that works.

SCHOOL DECISION

Portland Press Herald

Thurs, May 10, 2001

SAD 51 can fight sprawl with new school location

● Consulting with state and regional planners could help.

Now that the state has refused to pay for a new middle school at School Administrative District 51's preferred site, officials should take the long view when choosing a new location. The Department of Education balked at the high costs for a Drowne Road location. SAD 51 will now decide whether to put the \$15 million facility at a 28-acre site in North Yarmouth or at the Greely High School campus in Cumberland.

The building costs of the North Yarmouth site would be higher because the land is currently under private ownership and the asking price is \$900,000. The district would also need to extend a sewer line out to the new school or build a septic system.

There are long-term costs, too. Building a school on 28 acres in North Yarmouth would invite sprawling subdivisions to consume nearby open space. It would require fire-and-rescue operations, bus service and



Staff file photo

Schools should be located near children.

road maintenance. In contrast, the Greely site already has much of the needed infrastructure in place. It is located in Cumberland Center - which has the highest concentration of children in the state.

We know SAD 51 wants to make the best decision possible, so we urge officials to take their time, despite fast-approaching deadlines, to consult further with state and regional planners about the ways school location can affect residential development. In the long run, the Greely location seems a better choice for children and taxpayers.

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HELPING JUVENILE OFFENDERS

Don't balance Maine's budget by cutting Building Alternatives

● The program gives troubled kids the tools they need to succeed.

A Department of Corrections proposal to cut the funding for the Building Alternatives program would take Maine's juvenile justice system in the wrong direction.

The Legislature's Appropriations Committee is set to decide today whether to

trouble with the law.

Second, Building Alternatives also provides classroom training, helping young people further their academic studies and perhaps qualify for a GED degree. A high school diploma or its equivalent is essential for any person looking to build a future.

Finally, the program provides a window on a lifetime of productive contributions to society. Participants get to know what it feels like to get out to a job and accomplish

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Sunday, May 6, 2001

E-mail this
story to a
friend

Families find subdivisions offer best kid-friendly neighborhoods

By TOM BELL, Staff Writer

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CUMBERLAND — Matt Purinton moved here from the North Deering neighborhood of Portland a year ago in pursuit of a better life for his boys, ages 5 and 4.

He traded traffic on Washington Avenue for a quiet cul-de-sac, and the boys got a school system considered among the best in the state.

"The driving force was the kids, no question," Purinton said.

The 2000 census shows that the individual decisions made by Purinton and thousands of other parents are an important factor behind sprawl — the spreading out of the state's population from cities to rural areas. The fastest-growing towns in the 1990s saw huge increases in child populations, indicating that much of the growth occurred because of an influx of families.

But the census offers some good news to state planners who are trying convince towns to change their zoning laws to allow for compact neighborhoods, seen as key to fighting sprawl.

While it appears that many families don't want to live in cities, many don't want to live on remote rural roads, either. They want neighborhoods.

The percentage of children in Cumberland Center, where the lots are smaller and close to schools and ball fields, is greater than in Cumberland as a whole. A recent town study showed that houses in subdivisions have more children than houses built in isolation.

Extra, extra...

Portland Press Herald
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Purinton's subdivision, Small's Brook Crossing, has more children than any other part of town and one the highest percentages of children in the state, according to the census. The subdivision was built in the early 1990s as part of the town's attempt to create housing for moderate-income families. To make the houses more affordable, the town allowed the houses to be built on smaller lots than the town usually allows.

Several of the subdivision's residents said they like their houses being close together because their children walk to their friends' houses on their own. Some even said they pitied the people who live in "palatial estates" on Tuttle Road, because their owners have to pack toddlers into the car just to drive to a neighbor's house to borrow some butter.

"I think people who have kids want to live in a subdivision," said Jeff Porter, a Town Council member who lives in the Small's Brook Crossing subdivision with his wife and five children.

In Yarmouth, the child population in the village increased by more than 16 percent, twice the rate of growth of the child population townwide. The village is so compact its density is considered urban.

There is a strong market for compact "neo-traditional" neighborhoods in southern Maine, said Beth Della Valle, a senior planner at the state planning office, but towns are reluctant to change their zoning laws to allow them.

Many town officials fear that high densities would translate into more children, higher school budgets and higher taxes.

But Della Valle, who lives in Cumberland, said the success of Yarmouth village and Cumberland Center provides evidence that compact neighborhoods can be successful and attractive places.

Julie McCue, a library assistant, contributed to this story.

Staff Writer Tom Bell may be contacted at 791-6369 or at:

tbell@pressherald.com

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MAINE SCHOOL ADMINISTRATIVE DISTRICT #51

CUMBERLAND / NORTH YARMOUTH

P. O. Box 6A

Cumberland Center, ME 04021

Web site: www.msad51.org – Phone: 829-4800

Board of Directors

Minutes

received
5-3-01

6:00 PM - Executive Session
To consider employment of an individual

Monday

April 23, 2001

7:00 PM

Mabel I. Wilson School

1. **Call to Order** - by MSAD #51 Board of Directors Chairperson, Mary Schendel at 7:10 p.m.

Attendance:

Board of Directors: John Aromando, Maryellen Fitzpatrick, Polly Haight Frawley, Henry Kennedy, Audrey Lones, Mary Schendel, Kim True, Bob Vail

Administrators: Brenda Breton, Wayne Fordham, Suzanne Godin, Robert Hasson, Pat Palmer, Scott Poulin, Susie Robbins, Judy True, Walter Wallace

2. **Approval of the Minutes** – of the Board of Directors meetings held on April 2, 2001.

Motioned 2nd ed.

Voted: To approve the minutes of the Board of Directors meetings held on April 2, 2001. (Voted: 7-0-1)

3. **Presentations**

- a) Summer work review and Math Investigations Program
- b) Update on Pownal Tuition
- c) Chairperson's report
 - August Board retreat planning
 - Cable broadcast schedule

4. **Committee Reports**

- a) Finance Committee
- b) Policy Committee
- c) Negotiation Committee
- d) Design Team
- e) Performance Task Force
- f) Steering Committee

- Update on middle school and Greely Junior High School renovations

5. Items for Action

a) Second reading and vote to approve the following policies. Tabled for another meeting.

Recommendation

Motion: _____ 2nd _____

Voted: To approve policies.

IA	Instructional Goals
ICA	School Calendar
IE	Organization of Instruction
IEA	Instructional Strategies
IGA	Curriculum Development and Adoption
IGAD	Arts and Technology Education
IGD	Sunday Events (already approved)
IGDH	Academic Competitions
IHCD	Advanced College Placement
IHCDA	Post Secondary Enrollment
IHD	Student Schedules and Course Loads
IICA	Offsite Learning
IICAA	Non-School Sponsored Trips
IJJ	Instruction and Library Media Selections (Deletes old KLB and KLB-E)
IJJ-E	Request for Review of Instructional and Library Media
IJOC	School Volunteers
IK	Academic Achievement
IKB	Homework
IKE	Promotion, Retention
IKEA	Placement of Students
IKFBA	Graduation Exercises – Prayers
ILA	Tests/Assessments

Carryover J/K Policies:

KHB	Advertising in the Schools (deletes old KJ)
KH	Public Solicitation in the Schools
JJE	Student Fundraising (deleted old IGDF)

The following policies are deleted:

IAB – Self Esteem
 IAC – Values Education
 IGDC – Student Social Events (redundant)
 IGDF – Student Fund-Raising Activities (new JJE)
 IGED – Post-graduate students (covered in IHCDE)
 IIAA – Textbook Selection (new IJJ)
 IIAC – Library Materials (new IJJ)
 IIAC-E – Request for Review (see IJJ-E)

IIBG – Computer literacy (covered in Benchmarks and Outcomes)

IKAB – Report Cards (covered in new IK)

IL – Student Assessment (covered in IGA)

KJ, now KHB – Advertising

IGDG, now JJE – Student Fund Raising

KLB, now IJJ – Library

KLB-E, now IJJE – Library

6. Executive Sessions – 6:00 PM

a) Executive Session – To consider employment of an individual

Motioned 2nd ed.

Voted: To enter into Executive Session at 6:13 PM. (Voted: 5-0)

Motioned 2nd ed.

Voted: To come out of Executive Session at 7:00 PM. (Voted: 5-0)

b) Executive Session – discuss a personnel issue.

Motioned 2nd ed.

Voted: To enter into Executive Session at 10:55 PM. (Voted: 7-0)

Motioned 2nd ed.

Voted: To come out of Executive Session at 11:13 PM. (Voted: 7-0)

7. Adjourn Meeting 11:13 PM

Upcoming Meetings/Events

4/13/01 – Good Friday

4/13/01 - Early Release, Grades K-6 @ 12:15 PM, Grades 7-8 @ 11:15 AM

4/14/01 – Springtime Egg Hunt

4/16/01 through 4/20/01 – Spring Vacation, No School

4/23/01 – Grade 3 Terra Nova Testing, all week

4/23/01 – Steering Committee report to School Board, MIW, 7:00PM

4/24/01 – Communications Committee, MIW Library, 5:30 PM

4/24/01 – Steering Committee, GHS Library, 7:00 PM

4/25/01 – Policy Committee Meeting (Tentative), Central Office Conf. Room, 4:30 PM

4/25/01 – Secretaries Day

4/25/01 – Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

4/26/01 – Policy Committee Meeting, Central Office, 4:30 PM

4/26/01 – Community Forum, GJHS Auditorium, 7:00 PM

5/1/01 – Puberty Information Meeting, NYMS, 7:00 PM

5/2/01 – Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

5/2/01 – College Information Night, GHS, 7:00 PM

5/6/01 – 5/12/01 – Teacher Appreciation Week

5/7/01 – Teacher Appreciation Day, MIW

4/23/01 BOD Minutes

5/7/01 – AP Exam Week – GHS
5/8/01 – Teacher Appreciation Day, NYMS/DRS
5/8/01 – PTO meeting, MIW
5/9/01 – Teacher Appreciation GJHS
5/9/01 – MIW Art Show
5/9/01 – Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM
5/9/01 – Art Show/Inkwell, GHS, 5:30 PM
5/9/01 – Evening of Excellence, GHS, 6:30 PM
5/10/01 – Middle School Building Comm., GJHS Library, 7:00 PM
5/10/01 – Teacher Appreciation Day, GHS
5/10/01 – Spring Concert, GHS
5/11/01 – Teacher Appreciation Day, CIS
5/12/04 – Bogie Ball

Next Board Meeting:

- Monday, May 3, 2001, Public Budget Vote at Greely High School Auditorium, 7:00 PM
- May 7, 2001, Board of Directors Meeting at Cumberland Town Hall Council Chambers 7:00 PM

MAINE SCHOOL ADMINISTRATIVE DISTRICT #51

CUMBERLAND / NORTH YARMOUTH

P. O. Box 6A

Cumberland Center, ME 04021

Web site: www.msad51.org - Phone: 829-4800

Board of Directors

Agenda

received
5-3-01

5:30 PM-Executive Session

Monday

May 7, 2001

7:00 PM

Cumberland Town Hall Council Chambers

1. Call To Order - by MSAD #51 Board of Directors Chairperson, Mary Schendel

2. Approval of Minutes

3. Presentations

- a) Chairperson's report
 - Incentive Pay Committee
 - 5/5/01 Site Selection Workshop

4. Committee Reports

- a) Finance Committee
- b) Policy Committee
- c) Negotiation Committee
- d) Design Team
- e) Performance Task Force
- f) Steering Committee
 - Update on middle school and Greely Junior High School renovations

5. Items for Action

- a) Second reading and vote to approve the following policies
 - IA Instructional Goals
 - ICA School Calendar
 - IE Organization of Instruction
 - IEA Instructional Strategies
 - IGA Curriculum Development and Adoption
 - IGAD Arts and Technology Education
 - IGD Sunday Events (already approved)
 - IGDH Academic Competitions
 - IHCD Advanced College Placement
 - IHCDA Post Secondary Enrollment

IHD	Student Schedules and Course Loads
IICA	Offsite Learning
IICAA	Non-School Sponsored Trips
IJJ	Instruction and Library Media Selections (Deletes old KLB and KLB-E)
IJJ-E	Request for Review of Instructional and Library Media
IJOC	School Volunteers
IK	Academic Achievement
IKB	Homework
IKE	Promotion, Retention
IKEA	Placement of Students
IKFBA	Graduation Exercises – Prayers
ILA	Tests/Assessments

Carryover J/K Policies:

KHB	Advertising in the Schools (deletes old KJ)
KH	Public Solicitation in the Schools
JJE	Student Fundraising (deleted old IGDF)

The following policies are deleted:

IAB – Self Esteem
 IAC – Values Education
 IGDC – Student Social Events (redundant)
 IGDF – Student Fund-Raising Activities (new JJE)
 IGED – Post-graduate students (covered in IHCDE)
 IIAA – Textbook Selection (new IJJ)
 IIAC – Library Materials (new IJJ)
 IIAC-E – Request for Review (see IJJ-E)
 IIBG – Computer literacy (covered in Benchmarks and Outcomes)
 IKAB – Report Cards (covered in new IK)
 IL – Student Assessment (covered in IGA)
 KJ, now KHB – Advertising
 IGDG, now JJE – Student Fund Raising
 KLB, now IJJ – Library
 KLB-E, now IJJE – Library

- b) Vote to approve continuing teacher contracts
- c) Vote to approve second year probationary teacher contracts
- d) Vote to elect NYMS principal

6. Executive Sessions – 5:30 PM

- a) Executive Session - Superintendent Evaluation

7. Communications

- a) Review of Winter Athletic Season – J. Hardy

8. Adjourn Meeting _____ PM

MSAD #51 Mission

The mission of MSAD #51 is to guide all students as they acquire enthusiasm for learning, assume responsibility for their education, achieve academic excellence, and discover and attain their personal bests.

To accomplish this mission, the MSAD #51 community will collaborate to:

- Use effective instructional practices and provide professional development to assure that all students meet or exceed the District's benchmarks and outcomes;
- Ensure a safe and respectful environment where all feel a sense of belonging; and
- Promote parental participation as fundamental to each student's success.

Board Goals for 2000-2001

1. Support the District's work in curriculum, assessment, instruction and professional development through:
 - Promoting educational programming based on student learning needs;
 - Measuring the District's progress towards achieving our mission, including the certification that all students meet the State's Learning Results by 2003; and
 - Effectively communicating the results of our District's work.
2. Execute the Resolution on Facilities Planning by ensuring the timely completion of the Charges made to the Building Committees, and support measures to relieve constraints due to conditions created by our current facilities.
3. Promote sound resource management through:
 - Supporting measures to use time more effectively, such as one or more measures identified in the Time Task Force Report;
 - Developing long-term strategies to ensure that future leadership and personnel needs are met;
 - Involving the Board in the budget planning process; and
 - Effectively communicating to the public the District's resource needs.

MSAD #51 Board of Directors

John Aromando	829-6861	jaromando@pierceatwood.com
Maryellen Fitzpatrick	829-4657	efitzpa486@aol.com
Polly Haight Frawley	657-2373	PHFraw@aol.com
Audrey Lones	829-4171	audrey@alum.mit.edu
Henry Kennedy	829-6979	hrk@kieve.org
Mary Schendel	781-3787	mlschendel@unum.com
Kim True	829-3209	ktrue1@maine.rr.com
Bob Vall	829-5393	

Upcoming Meetings/Events

5/5/01 - Workshop/Planning Session – Joint Meeting of BOD, Steering Comm., Middle School Comm., Site Selection Comm. and Residents of North Yarmouth & Cumberland, GHS Auditorium, 8:30 AM to no later than Noon

5/5/01 – MSAD #51 GJHS and Elementary Bands in Maine State Parade, Lewiston, Noon (will be televised on Channel 6)

5/6/01 – 5/12/01 – Teacher Appreciation Week

5/7/01 – Teacher Appreciation Day, MIW

5/7/01 – AP Exam Week – GHS

5/8/01 – Teacher Appreciation Day, NYMS/DRS

5/8/01 – PTO meeting, MIW

5/9/01 – Teacher Appreciation GJHS

5/9/01 – MIW Art Show

5/9/01 – Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

5/9/01 – Art Show/Inkwell, GHS, 5:30 PM

5/9/01 – Evening of Excellence, GHS, 6:30 PM

5/10/01 – Policy Comm. Meeting, Central Office Conf. Room, 4:30 PM

5/10/01 – Middle School Building Comm., GJHS Library, 7:00 PM

5/10/01 – Teacher Appreciation Day, GHS

5/10/01 – Spring Concert, GHS

5/11/01 – Teacher Appreciation Day, CIS

5/12/04 – Bogie Ball

5/13/01 – Mother's Day

5/16/01 - Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

5/17/01 – Third Grade Parent Information Night at NYMS, 6:30 PM

5/17/01 – GHS All State Music Festival

5/18/01 – GHS All State Music Festival

5/19/01 – GHS All State Music Festival

5/23/01 - Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

5/24/01 – Policy Comm. Meeting, Central Office Conf. Room, 4:30 PM

5/24/01 – Chebeague Island School Art Night, CIS, 6:00 PM

5/24/01 - Volunteer Recognition, GHS Library, 9 – 10 AM

5/28/01 – Memorial Day

5/28/01 – Memorial Mile, GHS Memorial Day Parade Performance

5/30/01 – Full Day of School

5/31/01 – GJHS Awards Night, 7:00 PM

5/31/01 – Class Day, GHS, 12:15 PM

5/31/01 – Chorus/Band Concert, NYMS/DRS

6/1/01 – GHS Candlelight Ceremony, 8:00 PM

6/3/01 – GHS Graduation, 2:30 PM

6/5/01. – PTO Meeting, MIW, 7:00 PM

6/5/01 – GJHS Renovation, 7:00 PM, GHS Library

6/6/01 – Staff Recognition, ValHalla, 3:00 PM

6/6/01 - Early Release, Grades 7-12 @ 1:15 PM, Grades K-6 @ 12:15 PM

6/8/01 – Full Day of School (no Teacher In-service day)

5/7/01 BOD Agenda

6/13/01 – Full Day of School
6/14/01 – Last Day of School: Early Release, Grades 7-12 @ 11:15 PM, Grades K-6 @ 12:15 PM
6/15/01 – Teacher In-Service Day
8/30/01 – Drowne Rd. Multi-age Picnic
9/5/01 – Grade 4 Open House
9/6/04 – Grade 6 Open House, 7:00 PM
9/6/01 – MIW Cookout, 5:30 – 7:00 PM
9/10/01 – Grade 5 Open House
9/11/01 – Kindergarten Open House, 6:30 – 8:30 PM
9/13/01 – Grade 1 Open House
9/19/01 – Grade 3 Open House
9/20/01 – GHS Open House
9/24/01 – Grade 2 Open House
9/26/01 – GJHS Open House

Remaining Board Meetings:

- **May 21, 2001**, Board of Directors Meeting at
Cumberland Town Hall Council Chambers, 7:00 PM

- **June 4, 2001**, Board of Directors Meeting at
Cumberland Town Hall Council Chambers, 7:00 PM

- **June 18, 2001**, Board of Directors Meeting at
Cumberland Town Hall Council Chambers, 7:00 PM

**Town of Cumberland
Planning Board Meeting**

**Tuesday, May 15, 2001
Council Chambers of the Town Offices
290 Tuttle Road, Cumberland Center
7:00 PM**

A. Call to Order

B. Roll Call

C. Minutes of Prior Meeting

April 17, 2001

D. Consent Calendar

E. Hearings and Presentations

1. Pre-application Conference, Tax Assessor Map R01, Lot 8, at U.S. Route 1, Office Commercial District; Peter Kennedy applicant.

2. Pre-application Conference – site plan review; for a Church; Longwoods Road; Tax Assessor Map R03, Lot 45 (portion), Ted Webber applicant.

3. Public Hearing – Final Minor Subdivision Review – minor 1-lot subdivision at Treleaven Way (off Blanchard Road) Tax Assessor Map U12, Lots 11& 11A, Scott R. Verrill, owner.

F. Adjournment

SOLID WASTE TO R.W.S.

YEAR MONTH	2001	1996	1997	1998	1999	2000
January	211.07	179.89	204.61	192.30	191.10	184.53
February	163.98	154.08	152.55	163.73	167.36	171.20
March	175.61	148.88	164.92	187.13	188.09	193.05
April	211.90	347.03*	233.12*	179.17	190.87	181.92
May		200.44	175.02	217.70*	277.75*	304.98*
June		190.25	201.01	229.98	222.10	229.93
July		232.78	223.52	224.88	212.91	223.73
August		224.45	175.55	194.03	251.36	267.61
September		193.89	247.89	245.27	229.28	225.17
October		343.81*	260.72*	273.00*	270.87*	267.31*
November		172.94	185.99	197.09	209.37	236.55
December		194.62	214.89	208.16	230.40	195.88
Total		2,583.06	2,439.79	2,512.44	2,641.46	2,681.86

NOTE: All Measurements in tons

* Bulky Waste Pick-up week included

2001-02 budget raised at last minute

By Joe Appel

CUMBERLAND — The Cumberland Town Council approved what Town Manager Bob Benson called "a hold-the-line budget" for 2001-02. Benson originally heeded the council's request that he submit a budget which does not increase the tax rate over the current year.

But recent controversy over home re-assessments in some neighborhoods, which may force an expensive town-wide revaluation soon, compelled Benson to add a last-minute \$100,000 to the coming year's budget for revaluation costs. The addition will increase the mil rate by approximately 18 cents per \$1,000 of valuation.

The approved budget is for \$5,762,781, a 6.8 percent increase of \$366,359 over the current year's budget, and will be met by the town's 25 percent share of property taxes and some other town income, as well as the raised mil rate. SAD 51 and the county receive 75 percent of the taxes.

The largest increases are in salaries and health insurance. Although the town isn't increasing the number of employees in the coming year, an additional \$142,569 will be allotted for payroll. Benson said in a council

workshop that most of that money is for mandated steps and fringe benefits including retirement and FICA deposits.

Although at \$109,524 the increase in health insurance is less than that for salaries, its percentage increase is far higher, rising 36 percent over the current year whereas the hike for salaries and fringe benefits are only 7.2 percent and 7.6 percent, respectively. Salaries and wages, health insurance, and fringe benefits take up 48 percent of the budget.

Like most of the budget increases, such as heating fuel and road salt, the steep rise in health care costs are not negotiable. Several council members expressed frustration that the costs are spiraling upwards with no limit in sight. Councilors John Lambert and Jeff Porter were especially indignant that ordinary citizens with health insurance are largely insulated from the true costs of their care, and so neglect to challenge medical institutions and doctors regarding their prices.

Benson said the town chose its health care plan, which is currently carried by the Maine Municipal Association, more than 15 years ago when the state of health insurance throughout the country was much different

from now. Lambert said, "It's worth shopping around for a better deal," and asked Benson to investigate the possibility of changing plans in order to reduce some of the town's cost burden.

Along with the increase brought on by the additional \$100,000, Benson said after the

meeting that the increase in the school board's budget will move the town mil rate to \$1.58 per \$1,000 of property value. Only two town residents appeared at a town council meeting that was held May 10 specifically to hear public comment on the proposed budget, Benson said.

Bianchini joins Freeport police

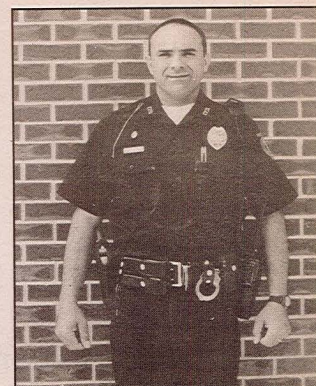
By Joe Appel

FREEPORT — Officer Gino Bianchini has joined the Freeport Police Department, replacing Officer Charles Perkins who now works in Yarmouth.

Bianchini trained for four weeks, and said the department welcomed him with open arms. He was a reserve officer in Old Orchard Beach and Scarborough, and graduated from the criminal justice academy in Portland at the end of March.

Originally from South Orange, N.J., Bianchini moved to Maine with his family six years ago, he said, to "find the way life should be." His wife Lisa works at Yarmouth Elementary School, and they have three daughters aged 10, 12, and 18.

Bianchini finds police work in Freeport "definitely not quiet," but said, "Putting on the uniform each day gives me a sense of pride, and the hope that I can make a positive change in someone's life is what this is all about."



Appel photo
Officer Gino Bianchini

Rooster race is Sunday

FREEPORT — The third annual 4.5-mile Rooster Road Race and Walk will begin and end at Doherty's North Freeport Store Sunday.

The race is held in memory of Tommy Jankowiak, who donated much of his time to helping children in the Maine Handicapped Skiing Program at Sugarloaf, USA. Any proceeds from the race will go to the handicapped skiing program.

The race will begin at Doherty's store at the corner of Route 125 (Wardtown Road) and Lunt Road. It will travel down Lunt Road to the Quaker Meeting House on Durham Road and then return by the same route.

All ages and levels of ability are eligible to enter. The entry is \$10 before and \$12 the day of the race. Entries will close at 7:45 a.m. Sunday. Walkers start at 8 a.m., runners at 8:30 a.m.



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Tim Janis guest conducts high school band

By Lori Eschholz

FALMOUTH — Nationally-known and Maine-based composer/pianist Tim Janis will be guest conducting the Falmouth High School band as it plays one of his pieces at their concert at 7:30 p.m. May 22.

The piece, called Music of Hope, was written for a CD by the same name that came out in February to benefit the American Cancer Society. On the CD, the piece is performed by the New York Philharmonic. The CD also features tracks by Paul McCartney, Billy Joel and Ray Charles with 100 percent of profits and royalties going to the American Cancer Society.

Band Director Jim Horwich said Janis donated the music to high school bands across the country and did clinics with some, all free, as an effort to raise awareness for the cancer society. He did a clinic with the high school band about a month

ago.

"The kids have had a really good experience," Horwich said. "It's been a really neat process for the students."

At 33 years old, Janis has sold more

than 250,000 CDs, mostly at his live performances. He has released six CDs on his own label, his newest, "Water's Edge," has been on the Billboard charts since its release in June 2000. Music of

Hope was also released on his label, Tim Janis Ensemble Records.

Janis will be conducting at Carnegie Hall for a PBS special in June. He lives in Kennebunk with his wife, Michelle.

Local girl is poster child for benefit walk

FALMOUTH — This year's posters for Great Strides, the annual benefit walk for Cystic Fibrosis, feature a familiar face, four-year-old Hogan Reed of Falmouth. Hogan was diagnosed with the disease a little over a year ago spurring the formation of Hogan's Heroes, a group of more than 80 people from the area that take part in the walk to help raise money for research.

The walk will be held Saturday, May 19, starting at Payson Park in Portland and going around Back Cove. Registration is at 8:30 a.m. and the walk starts at 9:30 a.m. After the walk there will be

food, prizes, and music by Jimmy and the Soulcats.

The walks started nationwide 13 years ago. Portland has had one for four years, attracting just 12 walkers the first year. Last year it attracted more than 200 walkers and raised more than \$37,000. Hogan's Heroes raised more than \$15,000 themselves.

Cystic Fibrosis is the most common fatal genetic disease in America, affecting mostly children. One in 2,500 babies are born with the disease every year.

Anyone interested in collecting pledges and walking or making a donation should contact Susan Pollis, Hogan's mother, at 781-9931, or the Cystic Fibrosis Foundation at 1-800-757-0203 for information.



Hogan Reed

Falmouth graduation model for network TV show

By Lori Eschholz

FALMOUTH — The popular WB network TV show "Dawson's Creek" will feature a graduation on its final episode May 21 that should be familiar to Falmouth High School graduates. The graduation on the show will follow Falmouth's graduation program.

The show got the program thanks to J. Cole Harris, a sales rep for Jostens and Falmouth-resident. Harris also works as a consultant for TV shows and movies and said he often uses Falmouth as an

example. Other shows he has worked for include "Boston Public" and "90210."

Harris said Principal Pat Conant and senior class advisor Joe Fox supplied him with the program for use on the show.

Fox said that Falmouth's graduation was chosen "because it's very professionally done."

The program includes a processional, welcome, musical numbers, speeches by class members, presentation of awards, presentation of diplomas, the changing of tassels and a recessional.

Historical Society to hold appreciation day

FALMOUTH — The tough winter took a toll on everyone, but the Falmouth Historical Society is holding an Appreciation Afternoon on Tuesday, May 22 at the Falmouth Memorial Library, to give those who missed programs and business because of bad weather a chance to catch up.

President Marge Devine said that displays will be shown, including our Heritage Collection and new gifts given this year, and "A Portrait of One Old Falmouth Family — the Bracketts" will be presented.

The event is from 1 to 3 p.m. and light refreshments including coffee, tea and pastries will be served. Anyone with questions should call Marge Devine at 797-5082.

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Farmers' market opening in Falmouth

By Lori Eschholz

FALMOUTH — The Cumberland Farmers' Market is expanding into Falmouth this summer with a new site next to the American Legion Hall on Depot Road that will be open every Wednesday from 3:30 to 7 p.m. starting May 23.

The market started in Cumberland seven years ago and will still be open there on Saturday mornings from 8:30 a.m. to 12:30 p.m. on the green in front of Greeley High

School.

There are 22 members of the organization. Bob Sessums, vice president, said he expects six or seven vendors from the immediate area to set up in Falmouth.

Betty Weir, president of the market, said that customers can expect to find farm fresh food including seedlings, beef, veal, maple syrup, honey, milk, cheese, eggs and bread.

School business manager tops in state

FALMOUTH — Dan O'Shea, business manager at the Falmouth School Department, was recently named outstanding school business official by the Maine Association of School Business Officials. He was chosen

"You could do all your shopping there for one week ... and have a very healthy diet," Sessums said.

Weir said the decision to open in Falmouth comes after the market circulated a survey a year ago to see if there was any interest in the community. She said the Wednesday afternoon time is also somewhat at the request of residents. The market hopes to get cus-

tomers on their evening drive home.

Sessums said after the market has settled down in Falmouth it may start to look for opportunities in other locations. He said farmers' markets are particularly important to small farmers in that they give access to the customers and help farmers to understand what the customers are looking for and to meet those demands.

TOWN MEETINGS

Falmouth

Thur. 5/17 7:30 pm	Public Hearing - Budget TO
Thur. 5/17 8:00 pm	Town Council TO
	Special Meeting TO
Fri. 5/18 8:30 am	Harbor/Waterfront Mtg. TO
Mon. 5/21 7:30 pm	School Board Meeting TO
	(Council Chambers) TO
Tues. 5/22 7:00 pm	Zoning Board Appeals TO
	Meeting TO
Tues. 5/22 7:30 pm	Town Council Meeting TO
Wed. 5/23 7:00 pm	Park Fest Meeting TO

Cumberland

Thur. 5/17 7:30 pm	Board of Adjustments TH
	& Appeals
Mon. 5/21 7:00 pm	SAD#51 School Board TH
	Meeting
Tues. 5/22 7:00 pm	Planning Board Mtg. TH

Yarmouth

Thur. 5/17 7:00 pm	Council Meeting LC
Mon. 5/21 7:15 am	School Building Comm.MML
Tues. 5/22 7:00 pm	Harbor & Waterfront MML
	Committee
Wed. 5/23 6:30 pm	Pedestrian & Bicycle MML
	Safety Committee
Wed. 5/23 7:00 pm	Planning Board LC
Thur. 5/24 7:00 pm	School Committee LC

North Yarmouth

No meetings scheduled.

Freeport

Thur. 5/17 5:00 pm	Solid Waste Study FCL
	Committee
Thur. 5/17 7:00 pm	Budget Hearing TH
Tues. 5/22 7:00 pm	Town Council TH
Wed. 5/23 7:00 pm	Cable T.V. Committee TH
Wed. 5/23 7:00 pm	Board of Appeals TH
Thur. 5/24 7:00 pm	Freeport Housing Trust
	Oakleaf Terrace



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The association is a 26-year-old professional organization for school business offi-

Pam Goucher named librarian of year

FREEPORT — Freeport Middle School librarian Pam Goucher was named Maine Librarian Media Specialist of the Year by the Maine State Library Association May 6.

She was presented the award at an annual meeting of the association at the Augusta Civic Center. It was a surprise presentation despite the fact that her two sons, husband,

principal, neighbor, mother and other teachers attended the event.

She told The Forecaster that she looked across the room and thought she saw a young man dressed up that looked like her son. "I wasn't wearing my glasses," she said.

Goucher has been Freeport Middle School librarian for 12 years. Before that she was a librarian at the former Yarmouth Junior and Senior High School and off and on for seven years at Cape Elizabeth schools.

Corrections

Due to an editor's error, the young man in the front page photo of the May 10 issue was incorrectly reported as a girl. He is 8-year-old Logan Price, son of David and Theresa Price.

In the town meeting section of the May 10 issue of The Forecaster, the public vote on the School Administrative District 51 Budget was incorrectly listed for May 17. That public vote occurred on May 3.

Police offer child safety seat inspection

FALMOUTH — The Falmouth Police Department in cooperation with Maine Transportation Safety Coalition will offer a free child safety seat check in the Shaw's parking lot on Route 1 from 10 a.m. to 2 p.m. Sunday, May 20. Police officers from local departments who are trained as safety seat technicians will be on hand to inspect the child safety seats for defects and installation errors.

More than 90 percent of child safety seats in Maine are used incorrectly, according to police, leaving children at risk for serious injury or death.

Those attending the event will be registered for a drawing for several new child safety seats. For more information call Corey Perreault at 725-0299, or Police Chief Ed Tolant at 781-2300.

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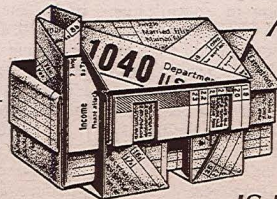
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May 17, 2001

News of Falmouth, Cumberland, North Yarmouth, Yarmouth and Freeport

Vol. 15, No. 20

Dispute deepens over school siting process

By Jan Grieco

NORTH YARMOUTH — Informational flyers are being circulated, broadsides have been tacked up and a sign has been erected along Route 9 by residents who believe their town is being overlooked in the middle school siting process run by School Administrative District 51.

Those efforts have been spearheaded by a loosely organized group calling itself North Yarmouth School Site Supporters, but Linc Merrill, one of the members, told The Forecaster that more and more people are stopping him to tell him how upset they are both at disparaging comments made by Cumberland residents and officials, and by the entire site se-

lection process.

Merrill, who last week reacted strongly to negative comments from Cumberland Councilor Jeff Porter about North Yarmouth's ability to provide critical public safety services to the school, said the issue goes far beyond Porter's verbal jabs. Porter apologized during Monday night's Cumberland Town Council meeting for what he called "hyperbole." Porter was referring directly to his statement that North Yarmouth had not done anything in 40 years.

North Yarmouth Rescue Chief Marie Lausier is especially perturbed by the comments made about the professional competence of her all-volunteer squad,

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Homeowners rebel over re-assessment

By Joe Appel

CUMBERLAND — Angry property owners squeezed into Town Hall Monday night to voice their frustration over imminent re-assessments of their home values. The residents, many from the Foreside and Chebeague area, said they resented being classified by arbitrarily designated neighborhoods that would lead to unfair tax hike allocations.

Town Assessor Bill Healey had originally written a letter notifying the 498 homeowners in six "market neighborhoods" on Chebeague Island and the mainland who would be affected by the re-assessment. He has met with many of them to explain the process.

The market neighborhoods were specified by the independent firm Vision Assessment when it conducted the 1997 town-wide revaluation. Homes in a particular market neighborhood are grouped according to "desirability" and the "land residual" value, which results when the depreciation of a home is subtracted from its up-to-date building costs.

At Monday's meeting Healey said that although he is hired by

the council, he is subject to state regulations regarding home values. He said he initiated the re-assessment in order to avoid having to commission a far costlier town-wide revaluation.

Healey looked at market neighborhoods where the assessment-to-sales ratios averaged less than 80 percent, meaning the average home in a given neighborhood has an assessed value less than 80 percent of its

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Legislators ponder bike issues while riding

Reporter dodges potholes, Pepsi cups and pedestrians on 50-mile trek

By Joe Appel

AUGUSTA — Sometimes it's difficult to determine whether an event is newsworthy, but when you walk outside the Capitol at 7:30 in the morning and see your state senator in a form-fitting lycra skinsuit, you know this is not an everyday event.

Sen. Karl Turner (R-Cumberland) in head-to-toe bike racer garb was just one of the uncommon sights at the third annual Legislative Bike Tour sponsored by the Bicycle Coalition of Maine. Each year the BCM invites state legislators and bicycle activists on a one-hour, four-mile ride and conversation about state bicycling issues. It's a chance for the legislators to see and hear for themselves about the concerns that arise in a rural state with heavy dependence on the automobile.

I was there to cover the ride, but also to gain a deeper sense



Ruth Ann Redman photo

About 50 people attended the square dance held in the barn at Wolfe's Neck Farm last Saturday. The old-fashioned hoe down is an annual event at the farm which promotes sustainable and organic agriculture. The caller, pictured here leaning against a barn beam, is Chuck Hart, of Durham.

Police notify neighbors of sex offender working in the area

Neighbors call meeting

By Lori Eschholz

CUMBERLAND — Police Chief Joe Charron and his officers handed out about 110 flyers May 10 to residents in the Bruce Hill/Pleasant Valley neighborhood notifying them that convicted child sex offender

John Corbin was working on a farm in the area. Charron said that although Corbin has not moved to Cumberland, he is spending time there.

Corbin was recently arrested in Portland on charges of visual sexual aggression toward a child

and possession of child pornography. He has a history of child sexual abuse in California, where he is considered high risk, according to Portland Police Chief Mike Chitwood.

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Appel photo

Sen. Karl Turner (R-Cumberland) gets ready to roll, as Bicycle Coalition of Maine Executive Director Jeffrey Miller (left) eggs him on.

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Homeowners rebel

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market value. Depending on how far below that percentage a neighborhood's ratios fall, it could be hit with an across-the-board assessment hike of 10, 15, or 20 percent.

Referring to the dramatic rises in the value of waterfront property in recent years, Healey said, "I don't create the market, I analyze it." But some homeowners complained that their modest homes that have been in a family for generations are being unfairly targeted because more recent land buyers have chosen to build expensive "McMansions" nearby.

"Stretch" Madore, representing a group of residents in the Schooner Ridge Road area, said, "The current system as proposed is flawed, arbitrary, unfair, and promotes further inequities." Stony Ridge Road resident Howard Foley called the map showing the market neighborhoods "an abomination," and Starboard Lane resident Michael Caron told the council that by condoning such an unfair process it risked losing the trust it has built up with most people in the town.

On a list that Healey's office has generated of targeted neighborhoods, the more expensive homes are generally those with the most dramatic discrepancies. A home on Juniper Ledge Road on Chebeague Island, for example, that sold for \$650,000 in 1999 has an assessed value of \$281,900, for a ratio of 43 percent. A Bar Point Road home in the same market neighborhood is assessed at \$199,500 while it sold for \$215,000, for a ratio of 93 percent. Under the proposed re-assessment, both homes would receive the same 20 percent adjustment.

Councilor John Lambert directed several pointed questions to Healey that were critical of the re-assessment process. Healey confirmed that he only looked at neighborhoods where at least five homes had been sold since 1997, and Lambert showed that several neighborhoods without that number of sales had had multiple improvements and so had a similar status, but wouldn't suffer for it. Lambert praised Healey's diligence, but said the process he was using was deeply flawed.

Lambert said that while the values of most homes throughout the region have risen, Cumberland's current proposal directs the pain for that increase at only 14 percent of the town's residents. He proposed changing to a town-wide revaluation every five years instead of every 10, thereby spreading the cost more equitably and preventing the assessment ratios from veering too far off the mark.

That proposal was appreciated by the many people who said they saw the neighborhood designations as the current re-assessment process's primary flaw. At the end of the long night of criticism, the council asked Healey to research other "legitimate and well-based" interim solutions between revaluations, ones that would dispense with the neighborhood approach. Council Chairman Steve Moriarty said a workshop will be planned to discuss those options once Healey reports back.

genuine effort. With cycling, of course, there's real effort you're expending, to earn your arrival somewhere else. I was riding a one-speed bike, with a "fixed gear" so that I couldn't coast. Any time the wheels were moving, my feet and legs and heart and lungs were moving too. And so every moment was filled with my effort; this situated me in an actual place, at an actual time. There was no room in me for anxiety. In a car you're caught between places and moments, and anxiety is heightened; you get bored, so you listen to crappy radio or throw your beverages at others, but it doesn't help.

Of course, I did happen to be riding in an area where anxiety is hard to find even if you're trying. Below Gardiner and until I hit Brunswick, I followed Route 24, a small, two-lane road that meanders along the Kennebec. For the 45 or 50 miles I spent on that road in the middle of the day, I saw maybe two dozen cars.

About a mile south of Bowdoinham, an oncoming car slowed as I approached and the driver rolled down his window. "Excuse me," he said, "Is there a town of some kind up ahead?" I told him that he'd hit Bowdoinham soon, but that it was a very small town. "Oh, that's OK," he responded, "but I could probably find a Wal-Mart or something there, right?" I repeated that the town was quite small, but he seemed amazed that it was so small it didn't contain a Wal-Mart. Had I been in a movie, I could have looked into the camera and scoffed, "Drivers." The audience probably would have laughed.

The oversized culture of driving and automobiles affects us this way: everything gets big and fast and impersonal, so that any place worth a stop has a Wal-Mart! Will wide, paved shoulders help? Or more bicycle parking at work, or bike lanes around schools? Maybe not directly. But those things can help create a culture that sees bikes as viable and real and even essential, not just toys. And then the cups of soda stop flying, perhaps, and the wave you give to a fellow cyclist translates into a desire to patronize a tiny shop in a tiny town. And that would be pretty close to peace reigning on Earth.

Maybe.

In Brunswick a car and I were heading through a green light when a pedestrian entered the crosswalk. Both the car and I stopped to let her pass; as she did she looked at the driver and waved, mouthing "Thanks!" to him. She waved at the driver, but not at me. I had a moment of feeling personally affronted; I wanted to yell at her, "What about me?"

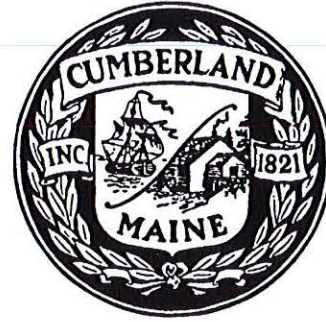
That's a common feeling as a cyclist in a world of cars, that sense of invisibility. Riding down Route 1 to Falmouth surprised me by being in some ways more comforting than the quieter roads, because there's a wider shoulder and it's so weird to be on your bike there that you become more visible.

Above all, that's what cyclists want: to be seen, both physically and psychologically. Along with the activists up in Augusta, I hope our legislators help find ways to open more people's eyes.

Town of Cumberland

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**Town of Cumberland
June 12, 2001 Municipal Election
CANDIDATE'S NIGHT INFORMATION**

CHEBEAGUE ISLAND CANDIDATE'S NIGHT:

DATE: Wednesday, May 30, 2001 at 7:00 p.m.
PLACE: Chebeague Island Hall Community Center
MODERATOR: Peter Bingham

IMPORTANT: All Candidates meet at Chebeague CTC Parking Lot on Rt 1
at 5:50 p.m. to take bus to the boat. Boat will return at 9:30 p.m.

S.A.D. #51 SCHOOL BOARD DIRECTORS CANDIDATE'S NIGHT:

DATE: Wednesday, June 6, 2001 at 7:00 p.m.
PLACE: Cumberland Town Hall - Council Chambers
*To be televised on Cable Channel 2
MODERATOR: Dale Denno

TOWN COUNCILOR'S CANDIDATE'S NIGHT:

DATE: Thursday, June 7, 2001 at 7:00 p.m.
PLACE: Cumberland Town Hall - Council Chambers
*To be televised on Cable Channel 2
MODERATOR: Philip Gleason

Questions - Call: Peter Bingham at: 829-5713 (H)
786-3526, Ext. 284 (W)
Jeff Porter at: 829-4129 (H)
541-7430 (W)