

**TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
JUNE 10, 2002**

- I. Call to order at VAL HALLA Golf and Recreation Center at 7:00 p.m.
- II. Approval of Minutes
 - a) 4/29/02 and b) 5/23/02
- III. Manager's Report
- IV. Public Discussion
- V. Legislation and Policy
 - 02 – 51. To hear report of Assessor on revaluation process.
 - 02 – 52. To authorize Town Manager to execute an easement on Wyman Way to Portland Water District.
 - 02 – 53. To review design for existing fording site (Twin Brook) as permitted by DEP.
 - 02 – 54. To set date for Public Hearing to consider and act upon the adoption of a Contract Zone to allow the following uses in the Southern Office Commercial district: Single-family, duplex and multiplex dwellings for persons 55 years of age and older on 10,000 square foot lots, with 75 feet of frontage, front setbacks of 25 feet, side setbacks of 12 feet, and rear setbacks of 20 feet, and; Communication Towers in accordance with Section 433.
 - 02 – 55. To set date for Special Town Council meeting to swear in newly-elected councilors.
 - 02 – 56. To issue Commercial Hauler licenses for 2002/03.
 - 02 – 57. To authorize Town Manager to accept payment of foreclosed taxes and issue quitclaim deed (Map R-3, Lot 10A).
- VI. Correspondence
- VII. New Business
- VIII. Executive Session re: Land Acquisition.
- IX. Adjourn

MEMBERS OF THE TOWN COUNCIL

Stephen Moriarty (Chair)	829-5095	Donna Damon	846-5140
Mark Kuntz	829-6482	Harland Storey	829-3939
Michael Savusuk	781-3061	Peter Bingham	829-5713
Jeffrey Porter	829-4129		

Town of Cumberland web site: www.cumberlandmaine.com

**TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
MONDAY, APRIL 29, 2002**

Present: Stephen Moriarty, Jeffrey Porter, Peter Bingham, Harland Storey, Donna Damon, Michael Savasuk

Excused: Mark Kuntz

I. The meeting was called to order by Chairman Moriarty in the Chebeague Island Hall at 7:03 PM.

II. Legislation and Policy

02-43 To hear report on Chebeague Island Groundwater Study by Sevee and Maher

Carol White of Sevee and Maher Engineers presented the findings of the Chebeague Groundwater Study that was conducted during August 2001. The findings indicated that there are some wells on the island which tested positive for the presence of either iron, coliform, salt water, and/or E-coli bacteria. A map depicting the areas where these wells are located was presented. The report recommended that the town the following steps: 1) educate residents on proper septic system operation and maintenance; 2) plot the location of existing wells using GPS; 3) further evaluate areas for saltwater intrusion; and 4) conduct further water quality testing.

Ms. White and Peter Maher responded to questions from the public.

Chairman Moriarty asked that a cost estimate for these recommendations be prepared and provided to the Town.

02-44 To hear report on Oil Tank Remediation Program

Carol White and Beth Howe reported that the Town has received a State grant for \$50,000 to replace at-risk home heating oil tanks on the Island. Ms. Howe reported that she inspected 110 tanks last summer and that they have prioritized the tanks most in need of replacement based on criteria provided by the State. There are 37 tanks in 27 locations that will be replaced. They expect to install the new tanks in May. Kelly Mechanical of Westbrook will be doing the work.

02-45 To hear report on Browntail Moth Spraying Program

Carla Nixon, Assistant Town Manager, reported that she and Dick Bradbury had met that afternoon and determined the final spray areas on both the mainland and Chebeague. Based on the location of properties whose owners have refused to give consent for the spraying, the number of acres to be sprayed has been reduced. On Chebeague, one of the three proposed spray areas, Chandlers Cove, has been removed entirely and another area around Ricker Head was reduced. She indicated that the spraying will occur sometime during the week of May 6 or May 13. Dick Bradbury was present to answer questions from the Council and the public. Concern was expressed by lobster catchers who presented a petition to the Council requesting that the island not be aerially sprayed, but rather that controlled ground spraying be done. The Council did not agree to do this. Other residents spoke in favor of the spraying recounting past experiences of having the rash and other related respiratory ailments caused by the Brown Tail Moth hairs.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Carla Nixon, Assistant Town Manager

**TOWN OF CUMBERLAND
SPECIAL MEETING OF THE TOWN COUNCIL
MAY 23, 2002**

Present: Stephen Moriarty, Jeff Porter, Peter Bingham, Mark Kuntz, Harland Storey, Donna Damon and Michael Savasuk.

I. Call to order at Cumberland Town Hall at 7:00 p.m.

II. Approval of Minutes
None

III. Manager's Report
None

IV. Public Discussion
None

V. Legislation and Policy

02 – 50. To adopt the 2002/03 Municipal Budget.

Council Chair Stephen Moriarty explained that a public hearing by the Council was held at its regular meeting of May 13, 2002. He requested Councilor Peter Bingham, Budget Chair, to present an overview of the proposed budget. Councilor Bingham noted that the budget request before the Council represents a total of \$6.1 million; a gross increase of 7.95%, and net increase of 2.4%. He stated also that there has been no tax impact from the municipal budget during the past eleven years due to increased annual revenues.

During the public comment portion of the meeting, Ms. Jane Frezell expressed sentiments expressing a desire for a larger increase than has been proposed for the Chebeague Island library budget. Mr. Joseph Madore spoke to the issue of clearly articulating gross budget numbers versus net budget numbers. Mr. Robert Vail referred to a recent study reporting the financial impact of residential development to be 3 times greater than new revenue.

Councilor Bingham moved to adopt the budget for the Town of Cumberland for the 2002/03 year in the amount of \$6,113,508; seconded by Councilor Porter.
VOTE: 6-1 (Councilor Damon opposed)

VI. Correspondence

- *MMA Executive Committee nominations memo from Gary Brown, MMA President
- *Request to move June 10th council meeting to Val Hall due to election of June 11, 2002.
- *Route 88 improvements
- *Travel speed on island roads during summer months
- *Email from citizen regarding transporting empty containers on barge
- *Candidates Forums to be held 5/30, 6/05 and 6/06
- *Public Vote on School Budget to be held 6/04 at Greely High School
- *Memo thanking town staff for work on drainage issues for Middle School project

VII. New Business

- *Councilor Harland mentioned the story regarding hunting in Yarmouth's parks. Town Manager Bob Benson suggested meeting with the Town Council in a workshop to discuss the issue of hunting in Cumberland's Town Forest.
- *Town Manager Bob Benson noted that the Town has gone out to bid for a sewer extension on Route 1, due to resurfacing that will be completed by the state next year. He recommended an award of bid to Grover, low bidder.

Motion by Councilor Bingham to award a bid in the amount of \$96,000 to Grover; seconded by Councilor Porter.
VOTE: Unanimous 7-0 passage.

VIII. Adjourn to workshop

Motion at 8:14 p.m. by Councilor Bingham to adjourn to workshop to discuss Chebeague Island Long Range Plan; seconded by Councilor Damon.
VOTE: Unanimous 7-0 passage.

IX. WORKSHOP - Review of Chebeague Island Long Range Plan

Council Chair Moriarty indicated that a formal meeting would be held on the island subsequent to this workshop. Councilor Damon requested feedback from the Council relative to the report and requested the Councilors consider a process for prioritization and implementation. Mr. Sam Ballard requested that the Council forward questions to the Committee prior to a formal interchange with the Council.

Motion at 8:34 p.m. by Councilor Bingham to adjourn; seconded by Councilor Porter.

VOTE: Unanimous 7-0 passage.

Respectfully submitted,

Nadeen Daniels
Town Clerk

MEMORANDUM

TO: Cumberland Town Council

FROM: Robert Benson, Town Manager

RE: Town Council Meeting of June 10, 2002
Val Halla Golf and Recreation Center

02 – 51 To hear report of Assessor on Revaluation Process.

The Revaluation Committee has been invited and will be present to answer questions from the Council and public.

02 – 52 To authorize Town Manager to execute an easement on Wyman Way to Portland Water District.

This easement will enable the PWD install a water main to Wyman Way. Adam Ogden will be present to provide details. At this point, however, it is expected that a permit from the State will be required as well. By involving the Town it will enable PWD to install a water main across Route 9. The homeowner will then be able to tap into this line. This will prevent any future need to disturb Route 9 if further extensions are required along Wyman Way.

02 – 53 To review design for existing fording site (Twin Brook) as permitted by DEP.

I am requesting a modification of the Twin Brook fording site in order to enable the construction of a wooden bridge. Adam Ogden and I will provide plans for the Council at Monday's meeting.

02 – 54 To set date for Public Hearing to consider and act upon the adoption of a Contract Zone to allow the following uses in the Southern Office Commercial District: single-family, duplex and multiplex dwellings for persons 55 years of age and older on 10,000 square foot lots, with 75 feet of frontage, front setbacks of 25 feet, side setbacks of 12 feet, and rear setbacks of 20 feet, and Communication Towers in accordance with Section 433.

The Council is familiar with this item. I recommend the Council set a public hearing date of June 24, 2002. This item has been referred by the Planning Board for the second time. The Planning Board revisited this item at a recent public hearing and voted unanimously to recommend approval of the modified Contract Zone to the Town Council.

02 – 55

To set date for Special Town Council meeting to swear in newly-elected councilors.

I am recommending a Special Council meeting date of June 17, 2002 for the purposes of swearing in the newly-elected Council as well as the selection of Town Council Chair and Vice Chair.

02 – 56

To issue Commercial Haulers licenses for 2002/03.

I will supply the Council with a list of licensees at the meeting. This is an administrative action requiring yearly renewal.

02 – 57

To authorize Town Manager to accept payment of foreclosed taxes and issue quitclaim deed (Map R-3, Lot 10A).

The town has received payment in full representing foreclosure taxes covering several years timeframe. Agreements between this property owner and myself have been in place for a number of years and were initiated well before the current tax policy went into effect. The action I took, with Council approval, has resulted in a number of abatements in the past and interest waivers have enabled this homeowner to work through an extremely difficult family situation in which she was providing care for a relative. Now that her situation has changed considerably, she has paid the taxes in full. I am recommending authorization to issue a quitclaim deed. If the Council has questions, I would appreciate it if you would seek them prior to the meeting so this item will not be discussed in public forum. Much of the procedure to date has been accomplished through Executive Sessions. If questions cannot be answered to your satisfaction prior to the meeting, I would ask that you table this item to an Executive Session at a later date. I would point out, however, that I believe this unnecessary as we have received full payment of the taxes due.



Joseph J. Charron
Chief

CUMBERLAND POLICE DEPARTMENT

290 Tuttle Road
Cumberland, Maine 04021

"To Protect and Serve"

Emergency
829-3120

Business
829-6391

Fax
829-4214
829-2211

*Review with Council
6-10-02 - RB to monitor
pay out - can't continue
without majority funding
From DGR -
Albion J.C.
on Tuesday*

Mr. Robert Benson
Town Manager,
Town of Cumberland

Dear Mr. Benson,

Please consider the following proposal in an attempt to retain the department's eleventh position during the 2002-2003 budget cycle. I believe the foregoing proposal will provide the substantial compliance requirements of the School Resource Officer (SRO), position as mandated by the Department of Justice (DOJ). Furthermore, it is extremely likely the town will recoup in excess of 100% of the costs associated with the position.

- SAD 51 has failed to fund its portion of the SRO position during the 2002-2003 budget cycle. The school board was made aware of the grant requirements to include the retention of the position for a full budget cycle after the expiration of the Department of Justice (DOJ), grant. The schools share of the financial commitment would have been \$33,049.00.
- Because the school has failed to fund their portion of the position, the town has indicated that it will elect to not fund its share of the position in the amount of \$16,277.89. The end result is that the town will not be in compliance with the DOJ grant conditions.
- Because we are not in compliance with the terms of the grant by retaining the position for one full budget cycle after the expiration of the grant, the town could be penalized. I have spoken with area chiefs who may lose their grant positions as a result of budget cuts. Although none of us are aware of an instance in which the DOJ has penalized an agency for failing to retain the position, the penalty that can be imposed is the repayment of all federal funds during the grant period.

PROPOSAL

- Cumberland County has been designated a High Intensity Drug Trafficking Area (HIDTA). The Drug Enforcement Administration (DEA), is soliciting area departments to recruit two officers to work out of their Portland office under the

HIDTA grant. Although the town would agree to pay the officers salary and benefits, the town would receive a minimum of 10% of the total seizures of drug proceeds while the officer remains with the program.

- From 10/01/01 to 05/31/02 a seven-month period the DEA has seized a total of \$641,911.96 in drug related forfeitures. At 10% the town would have received to date \$64,191.00.
- The schools share of the SRO position was \$33,049.04. While the towns share of the SRO position was \$16,266.89 for a total of \$49,326.93.
- Using the current figures from the DEA, the town would have received to date 130% of the cost associated with the eleventh position now assigned to DEA. Furthermore it is my belief that the town will be in substantial compliance with the terms of the DOJ grant since the grant is based on the department size. Because the grant is based on the eleventh position there is no reduction in the department strength. Also, the SRO although not being assigned to the High School, will continue the D.A.R.E. program at the Drowne Rd. School. That program is conducted two to three days a week for approximately three months. Officer Dalbec would continue in that role. However he will also be working his regular shifts when he is not providing the D.A.R.E. Curriculum.

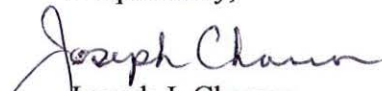
CONCLUSION

- By retaining the eleventh position and sending an officer to DEA, the town is in substantial compliance with the terms of the grant.
- Officer Dalbec, the current SRO will no longer be in the high school, therefore the department suffers no net loss of manpower.

✓ Based on the past performance of DEA seizures during the last three years, it is likely however without guarantee the town would realize a better than 100% recovery of the eleventh man position.

I would request that you review this information and if acceptable to you, I would ask that the council authorize the retention of the eleventh position in an executive session at its next meeting. I advised DEA I would provide them an answer by next Tuesday.

Respectfully,


Joseph J. Charron
Chief of Police



U. S. Department of Justice
Drug Enforcement Administration
Portland Maine Resident Office
1355 Congress Street
Suite D
Portland, Maine 04102

May 30, 2002

Chief Joseph Charron
Cumberland Police Department
290 Tuttle Road
Cumberland, ME 04021

Dear Chief Charron: *Joe*

As you may be aware, Cumberland County has been designated a High Intensity Drug Trafficking Area (HIDTA) by the United States Government. The goal of this HIDTA is to bring federal, state and local law enforcement agencies together in a unified approach to address drug trafficking in Cumberland County, with all funding coming from a HIDTA grant. Currently, Cumberland County does not have a full complement of task force officers as originally proposed in the New England HIDTA initiative. Meeting this staffing requirement is critical to justifying the level of funding established for the Cumberland County HIDTA, as it demonstrates a united effort by Cumberland County law enforcement in drug investigations. For this reason, I am seeking officers who will be co-located in Portland, Maine with the DEA. If we cannot establish a fully staffed HIDTA, the federal funds may be rescinded.

As there is an urgency to the HIDTA budget process and ultimately Cumberland County HIDTA funding, please contact me as soon as possible at any of the following numbers: 207-780-3331 ext. 11 (Office), 207-329-0946 (Cell) and 207-821-3825 (Beeper).

Sincerely,

A handwritten signature in black ink, appearing to read "William Hanlon".

William Hanlon
Resident Agent in Charge

cc: Paula Silsby
United States Attorney, Maine

George Festa
Director, New England HIDTA

Roy McKinney
Director, MDEA

Chief.Joe Charron:

Total seizures for the past 3 years, please note the last column, the fiscal year ends 09/30/02.

10/01/99 - 09/30/00 Total = \$623,142.30

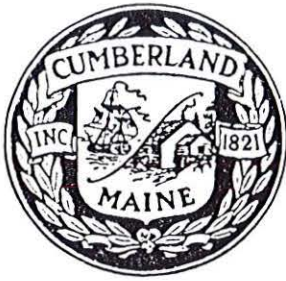
10/01/00 - 09/30/01 Total = \$651,737.00

10/01/01 - 05/31/02 Total = \$641,911.96

If you have any questions please give me a call at 780-3331 ext. 11.

Thanks,
Bill Hanlon

ADVICE DD on 6/10/02
B27



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 18, 2001

Donald H. Munsey
Barbara D. Munsey
1797 Harpswell Islands Road
Orrs Island, Maine 04066

received
5-22-02

Re: 20 Meeting House Lane - Map I3 Lot 143

Dear Owners:

On a recent inspection tour of Chebeague Island, I observed what appears to be a junkyard on your property. I have been told that you do not live on the island and may be unaware that this type of situation exists on your property. My observations are based on the Cumberland Zoning Ordinance that defines a junkyard as "A yard, field, or other area used as a place for storage for more than thirty days for three or more unserviceable, discarded, worn-out, or junk motor vehicles. Also a yard, field, or other area used as a place of storage for (a) discarded, worn-out, or junk plumbing, heating supplies, household appliances or furniture and/or (b) discarded, scrapped, or junk lumber and/or (c) old scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste, and/or scrap metal."

The Town of Cumberland seeks your voluntary compliance with the Zoning Ordinance. While it is difficult for me to determine those items that may be useful to you or others, it appears that some violations do exist. It would be helpful to schedule an inspection to review the area and decide what actions are necessary to correct the situation.

Please inform me of your intentions on or before October 9, 2001. I will be happy to assist you if you have any questions.

Sincerely,

Barbara E. McPheters
Code Enforcement Officer

Copies to: Town Manager
File
Correspondence

22 MAY 2002 10:00 am ± About 40
vehicles/parts of vehicles on site
in addition to metals etc. No
evident change - letter to be sent
re: legal action next step

9-25-01 @ 9:15 am Mr. Munsey
phoned - he will visit site on
Sunday 9-30 and make
inventory list. He will contact
me (after I get back from conference)
on Oct 9th to discuss issues
10-11-01 @ 9:19 am Mr. Munsey left
message that he had made arrangements
w/ most of owners of vehicles to
have stuff hauled.
10-25-01 @ 10:06 am Mr. Munsey left message
that 2 vehicles were gone. Wayne was to be
core of 3 vehicles. Mr. Munsey was taking
3 off himself and he missed 3 people.



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 18, 2001

Beverly C. Dyer
Robert A. Dyer Sr.
South Road
RR1 Box 187
Chebeague Island, Maine 04017



Re: 683 South Road - Map I1 Lot 35

Dear Owners:

On a recent inspection tour of Chebeague Island, I observed what appears to be a junkyard on your property, the Town's right-of-way and possibly other property as well. My observations are based on the Cumberland Zoning Ordinance that defines a junkyard as "A yard, field, or other area used as a place for storage for more than thirty days for three or more unserviceable, discarded, worn-out, or junk motor vehicles. Also a yard, field, or other area used as a place of storage for (a) discarded, worn-out, or junk plumbing, heating supplies, household appliances or furniture and/or (b) discarded, scrapped, or junk lumber and/or (c) old scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste, and/or scrap metal."

The Town of Cumberland seeks your voluntary compliance with the Zoning Ordinance. While it is difficult for me to determine those items that may be useful to you or may be located on others property, it appears that some violations do exist. It would be helpful to schedule an inspection to review the area and decide what actions are necessary to correct the situation.

Please inform me of your intentions on or before October 9, 2001. I will be happy to assist you if you have any questions.

Sincerely,

Barbara E. McPheters
Code Enforcement Officer

Copies to: Town Manager
Public Works Director
File
Correspondence

10-9-01 @ 9:05 Bob Dyer called (846-4907) and owned property for 43+ years. He runs repair service not a junkyard. He has 50 cars to haul if barge runs. Wayne Dyer hauling vehicles w/ car carrier. Tires to go to dump. Vehicles circulating due to repair schedule. Camper to be moved. Wayne stores vehicles in garage. Call w/ inspection date while on island

22 MAY 2002 @ 9:30 am ± Reviewed site w/ Dyer's (Bob & Wayne) They will focus on cleanup of area across road not owned by them and then liquid containing items (oil tanks, radiators, transmissions etc) A reinspection will be scheduled in one month

15 MAY 2002 @ 11:15 Left message to call
20 MAY 2002 @ 9:55 AM Bob Dyer phoned - He and Wayne only people using garage working on Wayne's equipment

meet with
B. H. H. &
P. B. Quirk
IC is specific
#s vary in 46%

Estimated Tax Rate

In order to provide a “apples to apples” comparison, both pre-revaluation and post revaluation figures were used to estimate the Town’s tax rate for Fiscal 2003. The pre-revaluation tax rate was calculated using new construction values totaling \$13,500,000.

Had the revaluation not taken place, the Town’s tax rate for Fiscal 2003 would have been \$24.65. That’s a 6.25% increase over the previous year’s rate of \$23.20.

Due to the recently completed revaluation project, the Town’s actual tax rate for Fiscal 2003 is estimated at \$17.15. That is a decrease of approximately 30% from the projected \$24.65 rate pre-revaluation number.

The average increase in value Town wide was 46%.

June 5, 2002

Mr. Adam Ogden
Director of Public Works
Town of Cumberland
290 Tuttle Road
Cumberland, ME, 04021

RE: Route 100 at Blackstrap Road/Skillins Road
Traffic Signal Warrant Analysis

Dear Adam:

Gorrill-Palmer Consulting Engineers, Inc. completed traffic counts on Route 100 at Blackstrap Road/Skillins Road on Tuesday, March 5, 2002 from 6:00 AM to 6:00 PM to assist in a traffic signal warrant evaluation at this intersection. The intersection of Route 100 and Blackstrap Road consists of one lane approaches in all directions. The speed limit on Route 100 is 40 mph, and the speed limit on Blackstrap and Skillins Roads is 35 mph. The sight lines on Skillins Road are reduced by vehicles that appear to be parked in the right-of-way. A hazard beacon currently exists at the intersection, and there are advance warning signs for the stop condition on both minor street approaches. Currently, movement on Route 100 is free, while movement on Blackstrap and Skillins Road is stop-controlled with 36" signs in good condition. However, there are no stop bars present on either of the minor street approaches and the Skillins Road stop sign is located approximately 75 feet from the edge of pavement on Route 100.

In order for a traffic signal to be installed, the location should meet one or more of the traffic signal warrants published in the 2000 Edition of the Manual on Uniform Traffic Control Devices, which are listed below:

Warrant #	Description
1	Eight-Hour Vehicular Volume
2	Four-Hour Vehicular Volume
3	Peak Hour
4	Pedestrian Volume
5	School Crossing
6	Coordinated Signal System
7	Crash Experience
8	Roadway Network

Mr. Adam Ogden
June 5, 2002
Page 2 of 5

Gorrill-Palmer Consulting Engineers, Inc. completed a signal warrant analysis for the intersection based on raw data, as well as volumes adjusted to reflect an average condition. Warrants 1, 2, 3, and 7 are the warrants that may be appropriate at this location and the intersection was evaluated based on these warrants which are summarized in the following pages.

Analysis

Warrant #1 – *Eight-Hour Vehicular Volume* - This warrant requires that both of the following conditions be met:

1. The vehicles per hour given in both of the 70% columns of Condition A in Table 4C-1 (included in Appendix C) exist on the major street and on the higher volume minor-street approaches, respectively, to the intersection, and
2. The vehicles per hour given in both of the 70% columns of Condition B in Table 4C-1 (included in Appendix C) exist on the major street and on the higher volume minor-street approaches, respectively, to the intersection.

In order for both of these conditions to be met at this intersection, there must be 105 vehicles per hour approaching from one of the minor streets for eight hours of a day. An attached spread sheet shows the traffic volumes for each hour of the day. Based on these values the intersection does not meet this minimum volume requirement, and therefore this warrant is not met.

Warrant #2 – *Four-Hour Vehicular Volume* - This warrant requires that for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher volume minor-street approach (one direction only) all fall above the applicable curve in figure 4C-2 (included in Appendix C) for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.

In order for this condition to be met, there must be at least 60 vehicles per hour exiting the minor street. The three highest volumes were analyzed and can be seen in the attached Figure 4C-2. As can be seen from the graph, only two hours of the day meet the minimum requirements for this warrant. Therefore, the traffic exiting the minor street does not meet this traffic signal warrant.

Warrant #3 – *Peak Hour* - This warrant requires that the criteria in either of the following two categories are met:

Mr. Adam Ogden
June 5, 2002
Page 3 of 5

1. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:
 - a. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equal or exceeds: 4 vehicle-hours for a one-lane approach; or 5 vehicle-hours for a two-lane approach, and
 - b. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes, and
 - c. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

This location meets conditions "b" and "c" for single lane approaches on each leg of the intersection. However, condition "a" involves a more intensive data collection and analysis effort that is not usually undertaken if part 2 of this warrant is met, which is the case for this location.

2. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any for consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-4 (included in Appendix C) for the existing combination of approach lanes.

In order for condition 2 to be met 75 vehicles must approach from the minor street during any one-hour time period. During the morning peak hour 146 vehicles approached from the minor street. Therefore, this signal warrant will be met during the AM peak hour. However, this is the only hour of the day where volumes meet this signal warrant.

Warrant #7 – Crash Experience - This warrant requires that all of the criteria in the following categories are met.

1. Adequate trial of alternatives for which satisfactory observance and enforcement has failed to reduce the crash frequency.
2. Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or

Mr. Adam Ogden
June 5, 2002
Page 4 of 5

property damage apparently exceeding the applicable requirements for a reportable crash.

3. For each of any 8 hours of an average day, the vehicles per hour given in both of the 80% columns of condition A in Table 4C-1 (included in Appendix C), exists on the major street and on the higher-volume minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the pedestrian volume warrant. These major-street and minor-street volumes shall not be required to be on the same approach during each of the eight hours.

Gorrill-Palmer Consulting Engineers, Inc. requested crash data for the most recent three year period of 1998-2000 from the MDOT. In order to evaluate whether a location has a crash problem, MDOT uses two criteria to define a High Crash Location (HCL). Both criteria must be met in order to be classified as an HCL.

1. A critical rate factor of 1.00 or more for a three-year period. (A Critical Rate Factor {CRF} compares the actual crash rate to the rate for similar intersection in the state. A CRF of less than 1.00 indicates a rate of less than average) and:
2. A minimum of 8 crashes over a three-year period.

This location experienced 13 collisions during the three year period and had a critical rate factor of 2.64. Therefore, the intersection is classified as an HCL.

The threshold volumes to consider for this intersection are 80% of the Condition A, 70% column. Therefore the minor street approach volume would need to be at least 84 vehicles (80% of 105) for eight hours of the day. The volumes on the minor approach are high enough during 5 hours and within two vehicles for an additional 2 hours. The eighth hour is 15 vehicles shy of the threshold volume. Therefore, essentially 7 hours out of the required eight hours of the day meet this portion of the warrant for single lane approaches on Skillins and Blackstrap Roads. Additionally, while this intersection is a high crash location, the average occurrence is 4 accidents per year (three in 2000), which does not meet the criteria of five for this warrant. The collision diagram is attached.

Recommendations

This intersection currently meets the warrant for the installation of a traffic signal based on the peak-hour volume. However, the intersection would not meet the warrant if a right-turn lane were added to the Blackstrap Road approach, since a traffic signal is generally not required for right turning vehicles and this volume would be deducted from the analysis. Installation of a right turn lane would reduce overall delay at the intersection. We recommend striping of 12" minimum width stop bars on both

Mr. Adam Ogden
June 5, 2002
Page 5 of 5

minor street approaches, and channelization on the Skillins Road approach to allow placement of the stop sign within 10 feet of the edge of pavement on Route 100.

This intersection is classified as a high crash location (HCL). However, the frequency of crashes (approximately 4 per year) does not appear to meet the criteria for installation of a signal. While the goal is to make an intersection as safe as practical, the Federal Highway Administration has adopted warrant #7, which references 5 collisions over one year of the type correctable by a traffic signal. The MUTCD also states that all remedial measures should be taken before installing a traffic signal since installation of a traffic signal generally reduces angle collisions but causes more rear-end collisions.

In summary, it is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that based on the traffic signal warrants discussed above, installation of a traffic signal is not justified. Alternatively, GPCEI recommends the addition of a right-turn lane on the Blackstrap Road approach and possibly on the Skillins Road approach to reduce overall delay at the intersection, and that the intersection be re-evaluated following the installation of a channelized right turn lane. Appropriate stop lines should be installed and the Skillins Road stop sign relocated to within 10 feet of Route 100. We also recommend that the Town submit a copy of this letter to the MDOT for an independent review of our analysis and recommendations. Their approval is necessary before a traffic signal could be installed.

Please contact me with any questions you may have.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Thomas L. Gorrill, P.E., P.T.O.E.
President

TLG/admin/JN512/Ogden6-3-02

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume								
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			-Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c	
1.....	1.....	500	400	350	150	120	105	84
2 or more...	1.....	600	480	420	150	120	105	
2 or more...	2 or more...	600	480	420	200	160	140	
1.....	2 or more....	500	400	350	200	160	140	

Condition B—Interruption of Continuous Traffic								
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c	
1.....	1.....	750	600	525	75	60	53	
2 or more...	1.....	900	720	630	75	60	53	
2 or more...	2 or more...	900	720	630	100	80	70	
1.....	2 or more....	750	600	525	100	80	70	

^a Basic minimum hourly volume.

^b Used for combination of Conditions A and B after adequate trial of other remedial measures.

^c May be used when the major-street speed exceeds 70 km/h (40 mph) or in an isolated community with a population of less than 10,000.

Signal Warrant Analysis Review
Route 26/100 at Blackstrap Road
Cumberland, ME
May, 2002

Hour Ending	Warrant 1 (Eight Hour Volume)*				
	Major Street		Minor Street		Warrant Satisfied
	Volume**	Satisfied?	Volume**	Satisfied?	
7:00 AM	436	Yes	91	No	No
8:00 AM	649	Yes	162	Yes	Yes
9:00 AM	423	Yes	88	No	No
10:00 AM	379	Yes	67	No	No
11:00 AM	340	No	69	No	No
12:00 PM	387	Yes	49	No	No
1:00 PM	413	Yes	44	No	No
2:00 PM	405	Yes	82	No	No
3:00 PM	435	Yes	85	No	No
4:00 PM	572	Yes	68	No	No
5:00 PM	663	Yes	83	No	No
6:00 PM	686	Yes	88	No	No

*Analysis performed using Condition A, Subcondition C, due to major street volume and posted speed limit

** Volumes adjusted to reflect an average condition

Adjustment Factor = 1.11

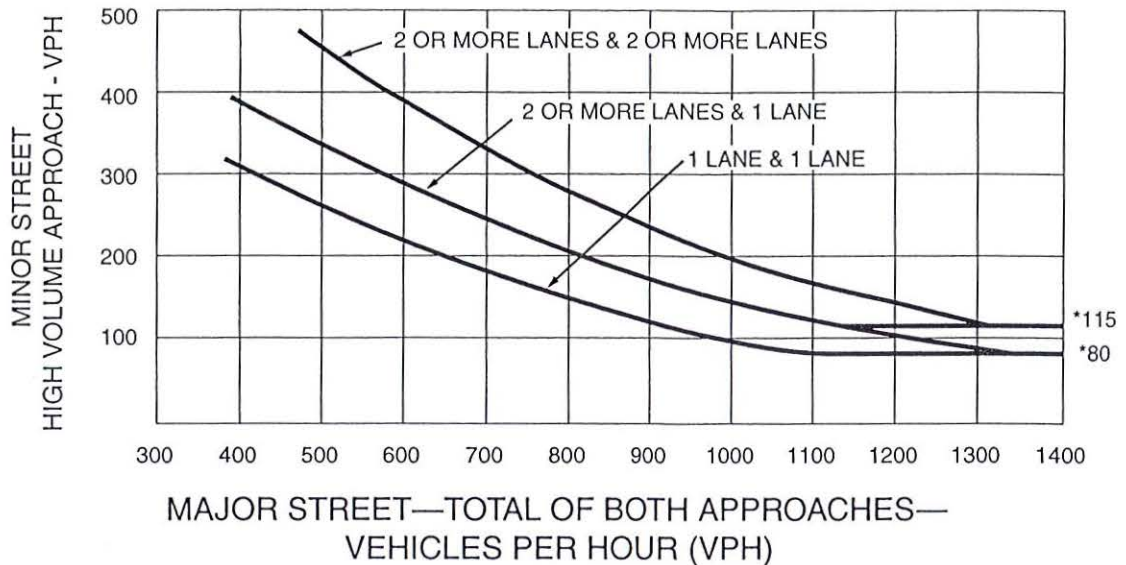
Signal Warrant Analysis Review
 Route 26/100 at Blackstrap Road
 Cumberland, ME
 May, 2002

Hour Ending	Warrant 1 (Eight Hour Volume)*				
	Major Street		Minor Street		Warrant Satisfied
	Volume**	Satisfied?	Volume	Satisfied?	
7:00 AM	393	Yes	82	No	No
8:00 AM	585	Yes	146	Yes	Yes
9:00 AM	381	Yes	79	No	No
10:00 AM	341	No	60	No	No
11:00 AM	306	No	62	No	No
12:00 PM	349	No	44	No	No
1:00 PM	372	Yes	40	No	No
2:00 PM	365	Yes	74	No	No
3:00 PM	392	Yes	77	No	No
4:00 PM	515	Yes	61	No	No
5:00 PM	597	Yes	75	No	No
6:00 PM	618	Yes	79	No	No

*Analysis was performed using Condition A, Subcondition C, due to major street volume and posted speed limit

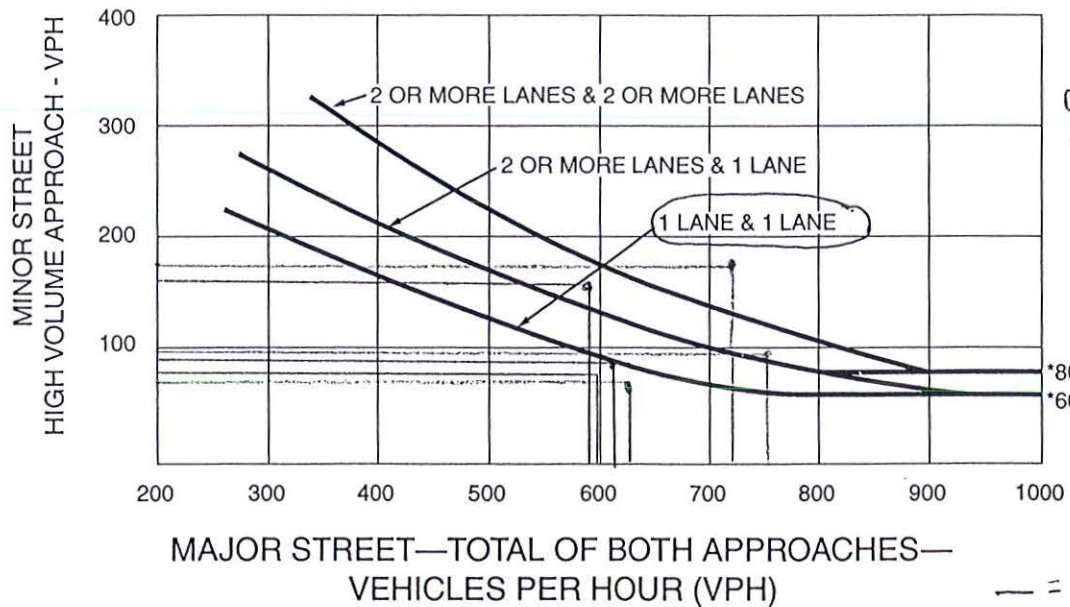
**Volumes based on raw data collected on March 5, 2002

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



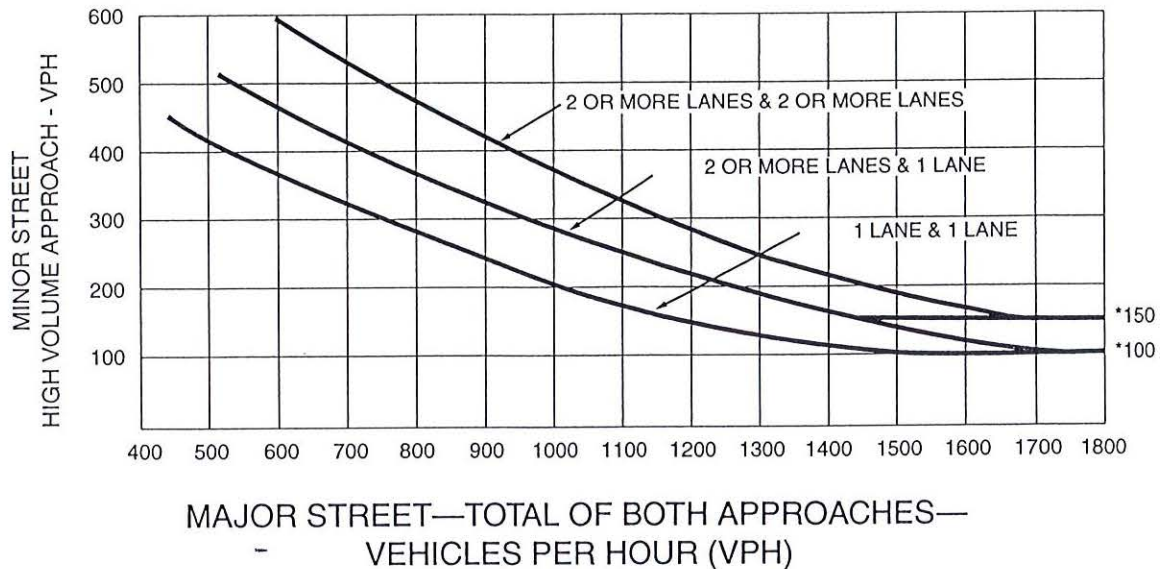
*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h (40 mph) ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-3. Warrant 3, Peak Hour

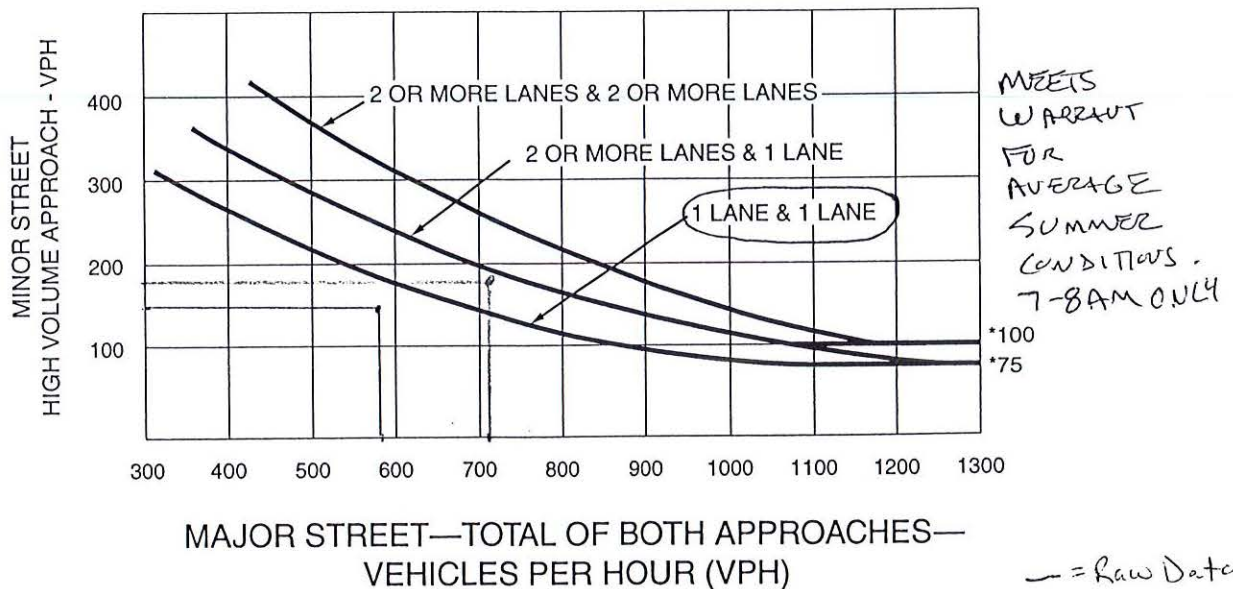


*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

AM Peak

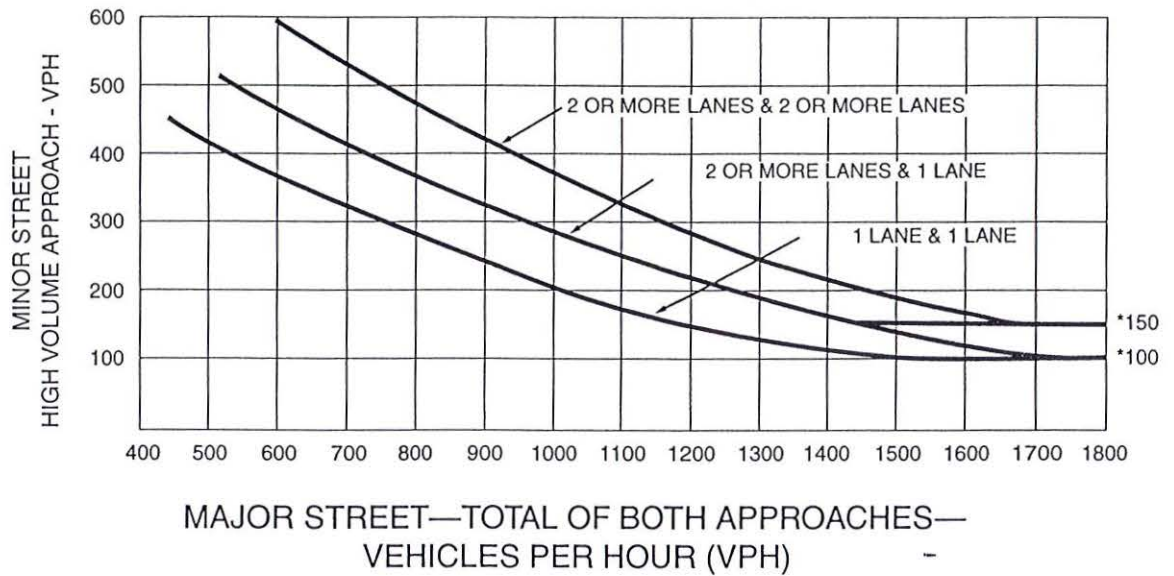
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h (40 mph) ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-3. Warrant 3, Peak Hour

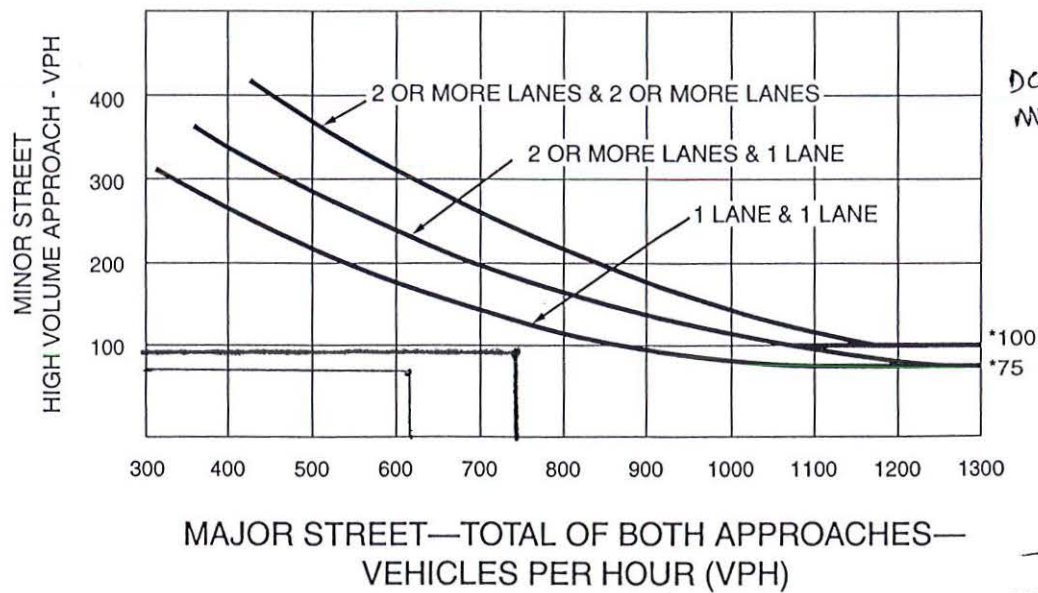


*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

PM Peak

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h (40 mph) ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

— = Raw Data
— = Adjusted

Gorrill-Palmer Consulting Engineers, Inc

15 Shaker Road

Gray, ME 04039

File Name : RTE26@Blackstrap(12hr)

GPCEI

Cumberland

(207) 657-6910

FAX 657-6912

Site Code : 00000512

512

Start Date : 03/05/2002

EEB,RJB,RG

Page No : 1

Groups Printed- Vehicles - Trucks - Heavy Trucks

Start Time	RTE 26 100 From North					BLACKSTRAP RD From East					RTE 26 100 From South					BLACKSTRAP RD From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
06:00 AM	3	51	3	0	57	5	1	5	0	11	1	13	2	0	16	3	4	10	0	17	101
06:15 AM	5	74	3	0	82	6	1	1	0	8	1	8	0	0	9	4	6	6	0	16	115
06:30 AM	7	88	2	0	97	8	0	6	0	14	3	17	1	0	21	7	8	13	0	28	160
06:45 AM	8	69	8	0	85	7	2	12	0	21	2	19	5	0	26	5	7	9	0	21	153
Total	23	282	16	0	321	26	4	24	0	54	7	57	8	0	72	19	25	38	0	82	529
07:00 AM	17	99	6	0	122	14	1	9	0	24	1	29	2	0	32	6	14	11	0	31	209
07:15 AM	10	107	7	0	124	13	7	10	0	30	4	15	1	0	20	9	13	18	0	40	214
07:30 AM	6	105	2	0	113	11	3	10	0	24	3	27	4	0	34	11	13	16	0	40	211
07:45 AM	10	88	10	0	108	11	4	6	0	21	2	25	5	0	32	8	13	14	0	35	196
Total	43	399	25	0	467	49	15	35	0	99	10	96	12	0	118	34	53	59	0	146	830
08:00 AM	10	62	3	0	75	11	4	6	0	21	2	23	3	0	28	4	8	10	0	22	146
08:15 AM	5	46	9	0	60	4	4	13	0	21	0	20	3	0	23	4	7	10	0	21	125
08:30 AM	5	61	3	0	69	5	6	12	0	23	4	28	5	0	37	6	2	5	0	13	142
08:45 AM	5	50	5	0	60	8	11	2	0	21	4	18	7	0	29	6	11	6	0	23	133
Total	25	219	20	0	264	28	25	33	0	86	10	89	18	0	117	20	28	31	0	79	546
09:00 AM	5	40	5	0	50	4	5	6	0	15	4	13	3	0	20	4	4	4	0	12	97
09:15 AM	4	50	4	0	58	4	3	1	0	8	5	27	1	0	33	1	6	7	0	14	113
09:30 AM	5	51	5	0	61	3	10	5	0	18	5	26	5	0	36	9	5	6	0	20	135
09:45 AM	5	37	10	0	52	10	7	5	0	22	3	26	2	0	31	4	3	7	0	14	119
Total	19	178	24	0	221	21	25	17	0	63	17	92	11	0	120	18	18	24	0	60	464
10:00 AM	4	38	1	0	43	10	5	4	0	19	5	26	3	0	34	5	3	4	0	12	108
10:15 AM	6	40	5	0	51	2	5	6	0	13	3	27	0	0	30	4	6	5	0	15	109
10:30 AM	5	31	3	0	39	5	4	2	0	11	7	30	3	0	40	5	6	6	0	17	107
10:45 AM	3	28	5	0	36	1	5	8	0	14	3	29	1	0	33	5	8	5	0	18	101
Total	18	137	14	0	169	18	19	20	0	57	18	112	7	0	137	19	23	20	0	62	425
11:00 AM	7	35	3	0	45	3	4	4	1	12	3	36	7	0	46	4	6	7	0	17	120
11:15 AM	6	32	5	0	43	6	1	7	0	14	4	29	0	0	33	3	3	3	0	9	99
11:30 AM	3	29	4	0	36	3	4	7	0	14	4	35	4	0	43	3	2	7	0	12	105
11:45 AM	5	32	9	0	46	4	6	8	0	18	5	47	5	0	57	4	0	2	0	6	127
Total	21	128	21	0	170	16	15	26	1	58	16	147	16	0	179	14	11	19	0	44	451
12:00 PM	6	34	6	0	46	1	7	5	0	13	2	41	5	0	48	10	7	8	0	25	132
12:15 PM	4	35	3	0	42	5	6	3	0	14	1	35	4	0	40	3	6	5	0	14	110
12:30 PM	6	44	9	0	59	2	4	7	0	13	6	43	1	0	50	6	4	1	0	11	133
12:45 PM	5	36	4	1	46	4	6	7	0	17	3	32	5	1	41	2	1	7	0	10	114
Total	21	149	22	1	193	12	23	22	0	57	12	151	15	1	179	21	18	21	0	60	489
01:00 PM	5	28	4	0	37	4	1	7	0	12	6	31	2	0	39	5	6	8	0	19	107
01:15 PM	7	28	4	0	39	2	2	4	0	8	6	42	7	0	55	8	8	6	0	22	124
01:30 PM	6	32	5	0	43	4	4	4	0	12	6	46	4	0	56	4	8	4	0	16	127
01:45 PM	6	31	9	0	46	3	7	3	0	13	5	40	5	0	50	7	7	3	0	17	126
Total	24	119	22	0	165	13	14	18	0	45	23	159	18	0	200	24	29	21	0	74	484
02:00 PM	3	33	2	0	38	2	12	5	0	19	5	40	2	0	47	3	7	5	0	15	119
02:15 PM	8	37	3	0	48	8	6	10	0	24	3	47	4	0	54	6	9	3	1	19	145
02:30 PM	6	31	4	0	41	1	7	2	0	10	8	39	5	0	52	6	14	4	0	24	127
02:45 PM	7	29	5	0	41	4	7	6	0	17	7	62	2	0	71	3	11	5	0	19	148
Total	24	130	14	0	168	15	32	23	0	70	23	188	13	0	224	18	41	17	1	77	539
03:00 PM	7	36	7	0	50	3	10	12	0	25	4	65	10	0	79	6	6	8	0	20	174
03:15 PM	9	23	4	0	36	4	9	11	0	24	4	52	8	0	64	7	1	4	0	12	136
03:30 PM	7	36	5	0	48	4	7	11	0	22	8	69	10	0	87	5	4	6	0	15	172
03:45 PM	7	24	5	0	36	3	7	5	0	15	12	99	4	0	115	6	5	3	0	14	180
Total	30	119	21	0	170	14	33	39	0	86	28	285	32	0	345	24	16	21	0	61	662

Gorrill-Palmer Consulting Engineers, Inc

15 Shaker Road

Gray, ME 04039

File Name : RTE26@Blackstrap(12hr)

(207) 657-6910 FAX 657-6912

Start Date : 03/05/2002

Page No : 2

Groups Printed- Vehicles - Trucks - Heavy Trucks

Start Time	RTE 26 100 From North					BLACKSTRAP RD From East					RTE 26 100 From South					BLACKSTRAP RD From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
04:00 PM	6	26	3	0	35	7	15	7	0	29	10	71	10	0	91	4	16	7	0	27	182
04:15 PM	5	35	5	0	45	6	10	4	0	20	9	77	8	0	94	8	4	3	0	15	174
04:30 PM	7	33	12	0	52	5	12	7	0	24	8	91	13	0	112	4	6	4	0	14	202
04:45 PM	7	40	7	0	54	1	10	9	0	20	11	85	18	0	114	8	5	6	0	19	207
Total	25	134	27	0	186	19	47	27	0	93	38	324	49	0	411	24	31	20	0	75	765
05:00 PM	6	38	12	0	56	6	10	4	0	20	10	89	11	0	110	9	6	9	0	24	210
05:15 PM	12	30	6	0	48	6	14	11	0	31	14	99	10	0	123	4	9	3	0	16	218
05:30 PM	9	31	8	0	48	4	8	4	0	16	17	77	10	0	104	11	9	5	0	25	193
05:45 PM	7	31	7	0	45	1	10	7	0	18	8	69	7	0	84	3	4	7	0	14	161
Total	34	130	33	0	197	17	42	26	0	85	49	334	38	0	421	27	28	24	0	79	782
Grand Total	307	2124	259	1	2691	248	294	310	1	853	251	2034	237	1	2523	262	321	315	1	899	6966
Apprch %	11.4	78.9	9.6	0.0		29.1	34.5	36.3	0.1		9.9	80.6	9.4	0.0		29.1	35.7	35.0	0.1		
Total %	4.4	30.5	3.7	0.0	38.6	3.6	4.2	4.5	0.0	12.2	3.6	29.2	3.4	0.0	36.2	3.8	4.6	4.5	0.0	12.9	

H. A. L. ACCIDENT COLLISION DIAGRAM DATA PACKAGE

COUNTY: CUMBERLAND

TOWN: CUMBERLAND

LOW NODE: 7505

HIGH NODE: 0000

DIVISION: 6

URBAN/RURAL: RURAL

DESCRIPTION: JCT OF RT 26 & SKILLINS RD & BLACKSTRAP RD

RTE #/RD #: 0026X

DATE DRAWN: 05/01/01

DRAWN BY: H. SMALL

STUDY FROM: 01/01/97

STUDY TO: 12/31/99
00

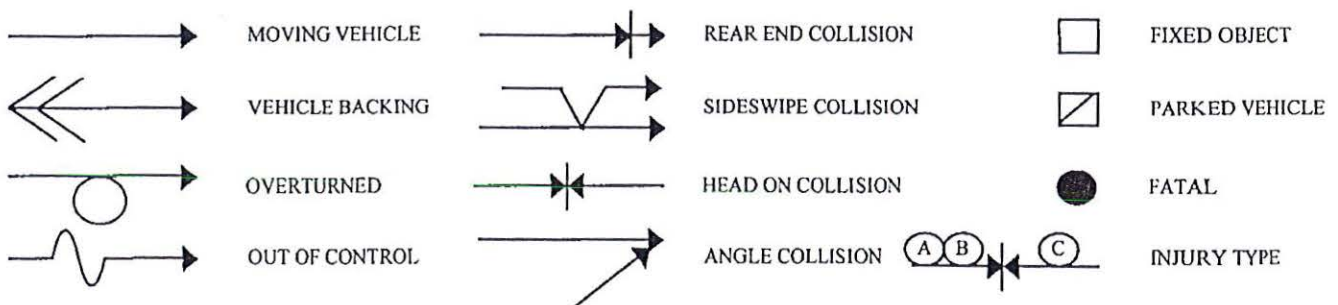
ACC. RATE: 0.75

CRF: 2.6A
1.79

% INJURY: 66.7

TOTAL ACC.: 213

LEGEND

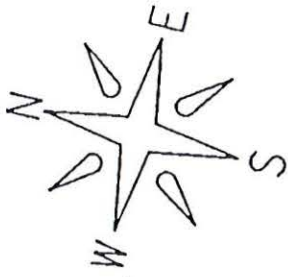


PATH OF: ☐ P PEDESTRIAN ☐ B BICYCLE ☐ A ANIMAL ☐ S SLED

PAVEMENT: D - DRY, I - ICY, W - WET, S - SNOW

WEATHER: C - CLEAR, F - FOG, R - RAIN, SL - SLEET, S - SNOW, CL - CLOUDY

TIME: A - AM, P - PM



Stop

Rt 26 & 100

06784 2-10-99 2:25P D/C Fall to Yield

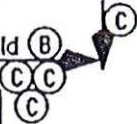


34337 11-23-00 FTY

44593 12-18-99 12:08P D/C Fall to Yield

21016-13-98 4:00P W/R Inattention

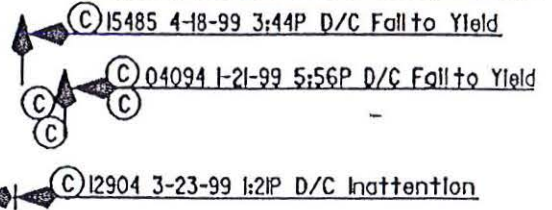
16726 5-8-98 7:53P D/C Fall to Yield



7505

Blackstrap Rd

Skillins Rd



15485 4-18-99 3:44P D/C Fall to Yield

04094 1-21-99 5:56P D/C Fall to Yield

12904 3-23-99 1:21P D/C Inattention

45535 12-23-99 1:10P D/C Fall to Yield

16114 4-26-99 12:30P D/CL Fall to Yield



14181 5-23-00 FTY

12574 4-15-00 FTY



10224 3-17-99 SPEED

Stop

Rt 26 & 100

Cumberland
Node # 7505
Study period 1998-1999
of Accidents-9
13
Prepared by M&O Traffic Engineering

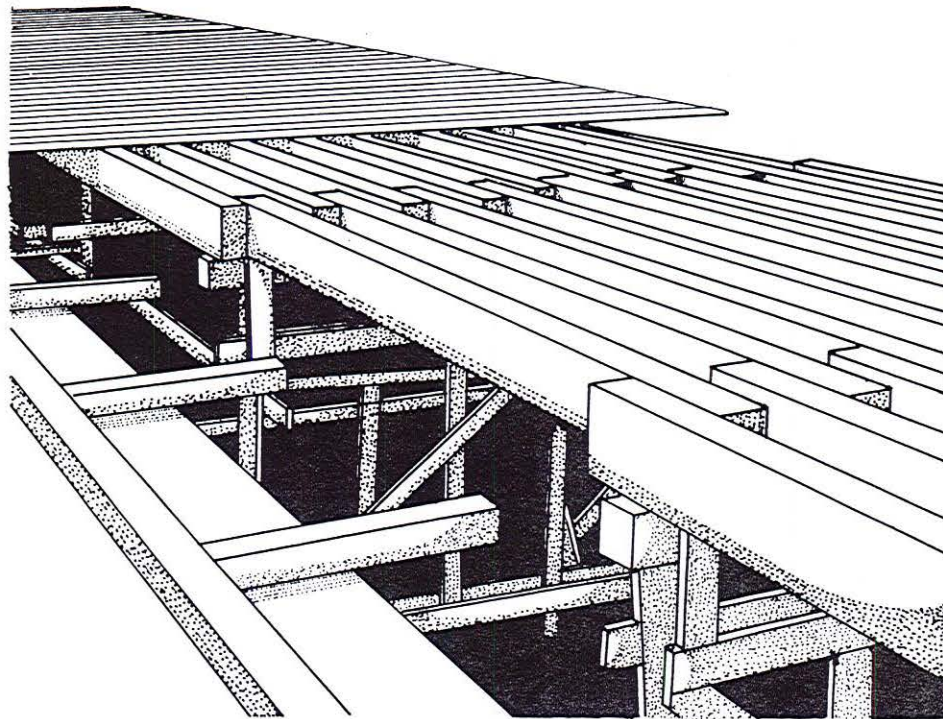


Figure 3-12. Timber-Stringer Bridge

- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the after-the-fact application of the TOWN OF CUMBERLAND to develop the Twin Brook Recreation Area as described above, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. The erosion repair discussed in Finding 13 shall be completed by June 1, 2002 and the three level spreaders proposed for the Fowler property shall be installed by June 1, 2002.
4. The Sabrina's Brook crossing shall be completed between May 15 and June 15, 2002.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 22 DAY OF April, 2002.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: 

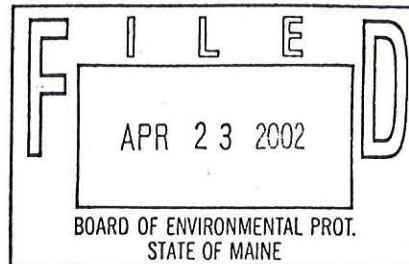
MARTHA G. KIRKPATRICK, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application 10-31-01

Date of application acceptance 11-5-01

Date filed with Board of Environmental Protection
LK/L20728AN





What is a Revaluation?

A Revaluation is the process of conducting the Data Collection and Market Analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden.

Why is a Revaluation needed?

For the past 10 years cities and towns of Maine have continued to grow. Since an increase in population, translates into an increase in the demand for housing and other municipal paid services such as, schools, police, fire, waste disposal, and snow removal it is essential that property values be kept correct. The State of Maine requires that cities and towns perform a Revaluation so that all properties can be brought to current market value and contribute an equitable portion of the total tax burden.

What is market value and who determines my property value?

Market Value is determined by people, by the activity in the Real Estate Market and the general economy. The value of your property is based on an analysis of the entire market for the full two calendar years before the completion of the Revaluation Project. The market can generally be defined as, you, the person who sold the property to you, and the person willing to buy it from you.

It is the Appraisers job to research and analyze the values in any particular area or neighborhood. In effect, he does what you would do to determine the selling price when putting your property up for sale. Only the appraiser has specific guidelines to follow. Factors that are examined for each property are: location, size, quality of construction, age of improvements, topography, utilities, zoning restrictions, if any, etc.

What happens during a Revaluation?

A physical inspection of both the interior and exterior of each property is conducted, where building dimensions and characteristics are noted. This is the Data Collection phase of the project. Each Data Collector carries an identification badge and their cars are registered with the Police Department.

While the Data Collection phase is going on, Appraisers are studying the sales and determining where the actual increases and decreases in value are occurring. This study of recent property sales allows comparisons to be made and Appraisers to establish parameters to estimate the value of property that has not been sold. The Appraisers then review this collected data and apply the determining factors of the sales analysis to come up with a value of each property.

Each property owner receives an individual notice of the new assessment. Property owners can also review the entire public assessed values, so that the property owner can see what the values are around his/her property. All property owners are given the opportunity to discuss their values with the Appraisal Staff at an appointed time which will be publicly announced (Hearings) towards the end of the Revaluation. At a hearing the property owner can voice concerns, discuss inaccuracies or discrepancies with a qualified Appraiser who will review the property record card and explain the value. Should a re-collection or re-valuation need to be done the Appraiser will make that determination, and any changes that result will be sent to the property owner.

Will a Revaluation increase taxes?

Although a Revaluation may result in an increase of nearly each individual assessment, it does not mean that all property taxes will increase. You

may be saying, "SURE!" but remember assessments are only the base that is used to determine the Tax Burden. The Tax Burden is the amount that the Municipality must raise to operate the local government and support the many services each of us has come to expect, such as schools, police, etc. If the same amount of money is to be raised after the Revaluation as the previous year and each assessment doubles, the tax rate would merely be cut in half.

How will I know if my assessment is equitable?

There are two very good methods of determining this. First, compare your properties to similar properties that sold in the previous year. Your value should be in line with these sale prices. Second, if no recent sales are available, compare your assessment to other similar properties in your area using the Street Listing of Values available in the Assessors Office. Your value should be in line with these similar properties. Remember, very few properties are exactly alike. Your value should be comparable, but it seldom will be exactly the same as what seems to be a similar property.

Why did my land increase so much?

Since the last Revaluation, Real Estate Values have changed significantly. Over the same period, building construction costs have increased at a much slower rate. Since building costs have not increased as much as total values, the bulk of the total increase is attributable to land. This makes perfect economic sense as it is land that is in limited supply.

What qualifications do the appraisers have?

Each person employed on this project are certified by passing the International Association of Assessing Officer's (IAAO) qualification testing. Each have met the educational and experience requirements defined in the 3 levels of appraisal personnel and the general requirements listed below:

1. Project Manager or Supervisor: Have passed the testing for certification at this level and successfully completed the IAAO courses I and II. Each course consists of an intensive teaching program with a written test to pass at the end to mark successful completion. Each Project Manager or Supervisor will have 5 recent years experience as a Real Estate Appraiser, at least 2 years must be in Mass Appraisal. They must possess extensive knowledge of state laws, department rules, appraisal manuals, governing local assessment administration, and have demonstrated an ability to apply these to unusual situations of property appraisal, assessment and review.

2. Commercial and Industrial Appraisers: Have passed the testing for certification at this level and successful completed IAAO courses I and II, with 3 recent years experience in the appraisal of all types of real estate with extensive knowledge of appraisal principles, methods, and their application to all types of property.

3. Residential Appraiser: Have passed the testing for certification at this level and successfully completed IAAO course I and meets the minimum requirements of being over 18 years of age, have a high school diploma and have not less than 6 months experience and

training, both in-class and in-field in what information is required during the Data Collection Phase of the Revaluation.

What is an informal hearing?

Towards the end of the Revaluation, every homeowner receives a notice of their proposed valuation based on the analysis performed. These values are not final, only after the hearings will values be final. When a homeowner has a question or concern about the proposed valuation, they are asked to call the firm and a date and time to meet will be set to discuss the valuation process and answer any questions the homeowner may have. An informal hearing is not a forum to discuss taxes, it is strictly meant to answer questions on the property valuations.

Homeowners are asked to come prepared with questions and have compared their property to other comparable ones in their neighborhood. A Hearing Officer will determine if a review of the property is necessary. All changes to value that occur due to a hearing will be reflected in the change notice that is sent after hearings are complete.

If I disagree with my assessment after a hearing, what are my options?

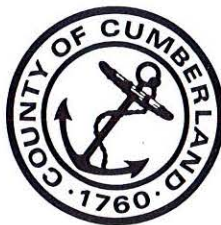
If any property-owner believes the assessment on their property is in excess of its Fair Market Value, they may appeal before the Municipality's Board of Assessment. The Board of Assessment Review will review the case and make a determination as to the disposition of the appeal. Should the property-owner still feel the assessment is incorrect, they may appeal to the Superior Court for the judicial district in which the town is located.



Revaluation Questions and Answers

30 Main Street
Northboro, MA 01532

County of Cumberland



Mr. Thomas Bartell
Town of Windham
6 Azalea Lane
Windham, ME 04062

June 3, 2002

Dear Mr. Bartell,

It is that time again at the county to begin the budget process for our FY2003 budget. We realize that many of you are wrapping up your municipal budgets for the July start of the 2002-2003 fiscal year and are looking forward to a break from what was a difficult budget season. It is our hope that by involving the budget advisory committee earlier in our budget process we can make an improvement in the role they play.

The usual budget schedule is to have the departments submit their requests to the county manager's office by mid- June. The county manager then reviews the budget requests, trims appropriately, and forwards recommendations to the county commissioners and budget committee members. This year we would like to give the budget committee and commissioners an earlier look at the budget requests. The statute does require the commissioners to hold a hearing in September and the budget committee to hold one in October as well as three district hearings in November so we will need to meet that requirement. I hope that we can meet everyone's goal to have a more efficient and effective budget process.

In order to do this we are considering holding a full day of department meetings with the county commissioners and budget committee tentatively scheduled for Saturday July 20th at an off site location.

In order to begin the budget hearings as early as possible we will need to hold the budget advisory committee caucuses in June. This is earlier than usual but it is permitted under the statute. The statute simply states "on or before August 15" as guidance for holding the district caucus.

Three seats on the budget advisory committee must be filled. Tom Bartell's seat representing District 3 has expired and Tom is term limited from serving this year. Ned Kitchel's term is also up but Ned may serve another term representing District 1. Jim Violette's term is up but Jim may serve another term representing District 2.

In a nutshell, there is an open seat in each district. The incumbents may continue to serve in Districts 1 and 2. We will need a new member from District 3.

If you have any suggestions or questions concerning the proposed schedule, please call me at 871-8380 or email at devlin@cumberlandcounty.org.

Yours truly,


Robert Devlin, Deputy County Manager

cc. Commissioners
Peter Crichton, County Manager
County Elected and Appointed Department Heads
Municipal Chief Elected/Appointed Official

COMMISSIONERS' DISTRICTS

District 1 Esther B. Clenott Population (2001-2002)

Portland	61,032
Cumberland	7,159
Falmouth	9,191
Long Island	213
North Yarmouth	<u>3,210</u>
	80,805

District 2 Richard J. Feeney

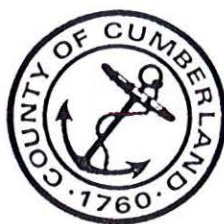
Baldwin	1,346
Cape Elizabeth	9,068
Frye Island	70
Gorham	13,691
Scarborough	16,970
South Portland	23,324
Standish	9,285
Westbrook	<u>16,142</u>
	89,896

District 3 Gary E. Plummer

Bridgton	4,191
Brunswick	21,172
Casco	3,401
Freeport	7,500
Gray	7,100
Harpswell	5,239
Harrison	2,315
Naples	3,157
New Gloucester	4,950
Pownal	1,346
Raymond	4,299
Sebago	1,376
Windham	14,676
Yarmouth	<u>8,254</u>
	88,976

Total population for Cumberland County: 259,677

County of Cumberland



BUDGET ADVISORY COMMITTEE FY 2002

Name/Address	Phone Numbers	Term Expiration
Ned Kitchel 237 Foreside Road Falmouth, ME 04105	781-4961 (h)	W/start of 2003 process
Mark Kuntz 66 Blackstrap Road Cumberland, ME 04021	829-6482 (h) 773-6426 (w)	W/start of 2004 process
Jay Hibbard 129 Pineloch Dr. Portland, Maine 04101	(h)797-9315 (w)774-2130 (fax)	W/start of 2005 process
Ralph Baxter Sr. 97 Simmons Rd. South Portland, ME 04106	799 -7608 (h)	W/start of 2005 process
John McGinty 86 Brentwood Road Cape Elizabeth, ME 04107	767-0139 (h)	W/start of 2004 process
James Violette 7 Crestwood Drive Westbrook, MW 04092	797-4106 (h) 772-2861 (w)	W/start of 2003 process
John Arsenault 40 Prout Road Freeport, ME 04032	865-3051 (h)	W/start of 2004 process
Thomas Bartell 513C Evergreen Lane Windham, ME 04062	892-2760 (h) 874-1140 ext. 354 (w) 874-1155 (fax)	W/start of 2003 process
Barbara York 564 Meadow Road Casco, ME 04015	627-4655 (h) 647-5644 (w) 647-3120 (fax)	W/start of 2005 process

Budget Advisory Committee members are elected municipal officers. Members are chosen at a caucus held in July in each commissioner's district.

County of Cumberland FY2003 Budget Schedule

Projected 2003 Budget Calendar

May	Budget/CIP Packages to Departments
May	Human Service Grant Application Mailings
May	Grant Application mailing
June	Departments Submit Budget/CIP Proposals
June	Human Service Applications Due
June	BAC District Caucuses
July	BAC Organizational Meeting and Budget overview
July (20th tentative)	Commissioner/BAC/Manager/Department meetings
August	County Manager finalizes Draft Budget
August	Human Service Advisory Committee organizational Meeting
August	Draft Budget Printed
September	Commissioner's Budget Hearing
September	Human Service Agency Hearings
October	BAC Budget Hearing
October	CIP Hearing
October	Proposed Budget Printed Mail to municipal clerks
November	District Budget Hearings
December	BAC Final Recommendations
December	Budget/CIP Adoption

May 23, 2002

Received
5-30-02

The County of Cumberland is committed to providing quality services to all citizens equitably, in a responsive and caring manner.

COMMISSIONERS' MEETING

MINUTES

May 13, 2002

The Board of Cumberland County Commissioners, Gary E. Plummer, Esther B. Clenott, and Richard J. Feeney, convened a meeting in Courtroom 1 on the above date.

Chairperson Plummer called the meeting to order at 7:05 PM and the following business was conducted.

Minutes of the regular and special meetings of April 22, 2002 approved as written.

Peter Crichton, County Manager, reported that he had attended a meeting with nine Town Managers in Standish last week regarding patrol and police services issues. Sheriff Mark Dion; Bob Devlin, Deputy County Manager; and Vic Labrecque, Finance Director; also attended and Henry Bourgeois of the Maine Development Foundation facilitated the meeting. He noted that there was initial resistance to police services contracts for towns that do not currently have them. He reported that he had also attended a meeting in Gray with local officials from surrounding municipalities regarding regional transportation and public safety issues.

Commissioner Feeney reported that he found the recent public hearings on the Civic Center very enlightening, but regretted the poor attendance by the public.

02-27 Approval, Revenue Source for Laptop Computers via Accident Reports, CCSO

Chairperson Plummer reported that this item had been tabled at the March 11 meeting, and a workshop had been held to discuss the issue with the Sheriff.

Motion by Commissioner Clenott to remove the item from the table. Second by Commissioner Feeney, so voted.

Sheriff Dion reviewed the initial request to purchase laptop computers for use in patrol vehicles, which will enable the Sheriff's Office to comply with new state regulations that require accident reports to be filed electronically. He noted that the original plan was to apply to purchase new laptops through a grant for \$850 each. He reported that Captain Kevin Joyce has since been offered an opportunity to purchase up to 25 used laptops for only \$650 (\$450 plus \$200 installation) each, and proposed increasing the current \$5 charge for accident

reports to pay for the computers. He presented revenue estimates for an increase of up to \$7, \$8, \$9, and \$10 that would be put into a dedicated account for this purpose. He proposed only purchasing the laptops and not having them installed at this time.

Chairperson Plummer questioned the purchase of the computers now if they weren't going to be installed. Genie Beaulieu, CCSO Business Manager, clarified that it would be an additional \$200 to have each laptop anchored into the vehicle, but the laptops would be operational once purchased and would be used in the vehicles. She suggested that installation be done at a later time, when funds could be properly designated.

Mr. Crichton cautioned against establishing a dedicated account and recommended that any increase in accident report fees should go into the general fund to help offset regular operational expenses in the budget. Discussion ensued regarding other funding options, particularly borrowing the funds from undesignated surplus or the architectural fees for jail expansion account, then reimbursing that account from the technology account that will become available after the lawsuit with Portland has been settled.

Chairperson Plummer stated that he felt this should be handled as two separate issues and suggested a vote on the increase first, then a decision on the laptop computers.

Motion by Commissioner Clenott to increase the base fee for accident reports from \$5 to \$10 with the revenues to be put into the general fund. Second by Commissioner Feeney, discussion ensued. Chairperson Plummer stated that he felt that this was an unfair increase to be thrust upon the people who needed this service.

Motion by Commissioner Clenott to amend her motion, and increase the base fee to \$7. Second by Commissioner Feeney, amendment is voted with two ayes, one nay from Chairperson Plummer. Original motion as amended voted with two ayes, one nay from Chairperson Plummer.

Motion by Commissioner Clenott to authorize Captain Joyce to call and see how many discounted used laptops are still available, and to authorize the borrowing of up to \$11,250 from the architectural fees for jail expansion account and make the funds available for the purchase of the 25 previously mentioned laptops. Second by Commissioner Feeney, so voted.

02-47 Resolution, Donna Morton, Windham Teacher

Chairperson Plummer read the following official resolution:
"The Cumberland County expresses its gratitude and appreciation to Donna J. Morton:

Whereas; Donna J. Morton is a life-long resident of the County of Cumberland, and

Whereas; Donna J. Morton has, for 25 years, been a teacher in the Town of Windham in the County of Cumberland, and

Whereas; Donna J. Morton has had an extremely positive influence on hundreds of students, and
Whereas; Donna J. Morton has served as a role model and mentor for the staff at Windham's Manchester School, and
Whereas; Donna J. Morton embodies all of the qualities of Maine's Teacher of The Year:

Now Therefore be it Resolved, by the Cumberland County Board of Commissioners on behalf of Cumberland County Government, that it hereby expresses its heartfelt congratulations, gratitude and appreciation to Donna J. Morton for her exemplary teaching in the Windham School System and her years of dedicated service to the citizens of the County of Cumberland, Maine.

Signed and sealed on this the thirteenth day of May, in the year Two Thousand and Two, by Esther B. Clenott, Richard J. Feeney and Gary E. Plummer."

Motion by Chairperson Plummer to approve the resolution as presented. Second by Commissioner Clenott, so voted.

02-48 Approval, Domestic Violence in the Workplace Task Force

Mr. Crichton presented a staff report from Faye Luppi, Project Director for the Violence Intervention Partnership, recommending that the County appoint a Domestic Violence in the Workplace Task Force, with members from each County department. This task force would be charged with developing a domestic violence in the workplace policy, creating a response team, and identifying external and internal resources for victims and perpetrators of domestic violence. They would be working with staff from Family Crisis Services to train managers and employees about domestic violence issues and conducting outreach to the business community of Cumberland County. He reported that Family Crisis Services will be offering this training at no cost to the County, therefore there is no fiscal impact. He concurred with the recommendation to form the task force, noting that it was an excellent opportunity for the County to take leadership regarding domestic violence issues and work with the business community.

The Commissioners stated that a presentation had been presented at a recent workshop, and endorsed the concept. Motion by Commissioner Feeney to authorize a Domestic Violence in the Workplace Task Force as outlined and approve appointments to the task force. Second by Commissioner Clenott, so voted.

02-49 Contract, Police Services, Gray/New Gloucester High School

Ms. Beaulieu reported that for the past 3 years, Gray/New Gloucester High School has participated in a COPS grant. Effective September 2002 through June 2003, the school needs to contract for an officer. She reviewed the \$44,085.95 contract for police services, which included the standard fees for uniforms and vehicle maintenance as well as the 3% contract supervision fee. She noted that for the first year of this

contract, there was no cost for a new vehicle. Mr. Crichton concurred with the recommendation to approve the contract. Discussion ensued with Sheriff Dion regarding the condition of the current vehicle, as well as the general fleet of vehicles used by the Sheriff's Office.

Motion by Commissioner Clenott to authorize the Chairperson to sign the contract for police services with Gray/New Gloucester High School in the amount of \$44,085.95 as presented. Second by Commissioner Feeney, so voted.

02-50 Approval, COPS Grant Application, CCSO

Sheriff Dion reported that Gray/New Gloucester High School has determined that they need a second officer at the school. They have requested that the Sheriff's Office apply on their behalf for a new 3-year COPS grant, which would cover the salary and benefits for the additional deputy.

Discussion ensued regarding the additional expenses not covered by the grant, such as uniforms and vehicle maintenance. Ms. Beaulieu reported that the school is prepared to cover these expenses, estimated at \$6,000 to \$8,000. She noted that at this time, there were no foreseeable costs to the County. Commissioner Clenott initiated discussion regarding the need for another vehicle, and stated that it should be made clear to the school that the County would not cover the purchase of a new or used vehicle to be used by the additional deputy.

Motion by Commissioner Feeney to authorize the Sheriff's Office to apply for the COPS grant on behalf of the Gray/New Gloucester High School. Second by Commissioner Clenott, so voted.

02-51 Request for Deputy Sheriff Commissions

The following request for deputy sheriff commissions was received from Sheriff Dion: David Bruni, Scarborough PD; Erik Larsen, South Portland PD; Loren Conger, Michael Hayes and Arthur Titcomb, York County; Julie Kilbride, William Brady, Glenn MacDonald and Charles Ryder, CCSO.

Approved on the motion of Commissioner Clenott and the second of Commissioner Feeney.

No further business conducted; motion to adjourn at 8:20 PM.

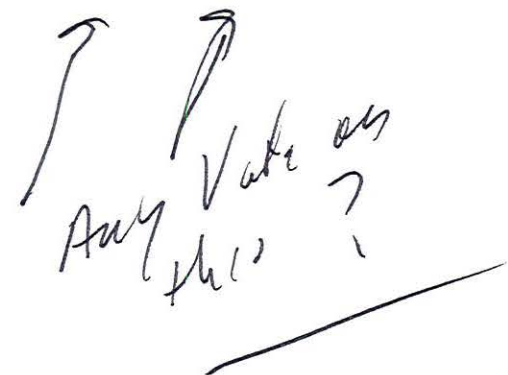
ATTEST:



Timothy J. Jarvis
Deputy Clerk

Next regular meeting: Tuesday, May 28, 2002 at 7:00 PM.

Number	Date	Name	Location	Map	Lot	Area	Rec	Open	Total
01-001	08/31/01	Terry Bragg Inc	4 Amy Lane	U04	8A #4	2,345	2,040.15	1,149.05	3,189.20
01-002	08/31/01	Terry Bragg Inc	6 Amy Lane	U04	8A #3	2,345	2,040.15	1,149.05	3,189.20
01-003	09/19/01	Chase Custom Homes	54 Stonewall Drive	R07D	6	1,805	1,570.35	884.45	2,454.80
01-004	09/27/01	Terry Bragg Inc	11 Amy Lane	U04	8A #1	2,345	2,040.15	1,149.05	3,189.20
01-005	09/27/01	Terry Bragg Inc	10 Amy Lane	U04	8A #2	2,345	2,040.15	1,149.05	3,189.20
01-006	10/04/01	Chase Custom Homes	Blanchard Road	R07D	93D	1,340	1,165.80	656.60	1,822.40
01-007	10/26/01	Nancy Machesney	56 Greely Rd/Edes Rd	R04A	10	3,996	3,476.52	1,958.04	5,434.56
01-008	10/29/01	John C. Thaxter	2 Walker Road	I03	33	108	93.96	52.92	146.88
01-009	11/19/01	John Moody	Blanchard Road	R07	10	2,060	1,792.20	1,009.40	2,801.60
01-010	11/19/01	Scott Terison	Intimidator Lane	R08	63	844	734.28	413.56	1,147.84
01-011	12/04/01	Hildreth & White	24 Homestead Lane	R08A	15F	1,516	1,318.92	742.84	2,061.76
01-012	11/14/01	Kimberly & John Martin	South Road	I04	9	1,620	1,409.40	793.80	2,203.20
01-013	12/04/01	Richard L. McCauley	Amanda's Way	U10	1A	3,058	2,660.46	1,498.42	4,158.88
01-014	12/12/01	Jerald Copp	36 Blackstrap Road	R07	64D	1,124	977.88	550.76	1,528.64
02-001	01/07/02	Norma Pulkinen	325 Tuttle Road	U11A	21	1,542	1,341.54	755.58	2,097.12
02-002	02/28/02	Allen & Sharon Brauns	School House Road	I06	32A	569	495.03	278.81	773.84
02-003	03/21/02	Orchard Hill Const Inc	189 Middle Road	R02	26	3,004	2,613.48	1,471.96	4,085.44
02-004	03/27/02	Preferred Home Builders	63 Rock Ridge Run	R03B	13	2,196	1,910.52	1,076.04	2,986.56
02-005	04/01/02	Donald & Karen Watson	Old Cart Road	I07	41	576	501.12	282.24	783.36
02-006	04/09/02	J. S. Wyse Builders	Wyman Way	U10	7F	2,188	1,903.56	1,072.12	2,975.68
02-007	04/30/02	Kenneth E. Richards Jr.	77 Rock Ridge Run	R03B	11	3,211	2,793.57	1,573.39	4,366.96
02-008	05/01/02	Hughes Const. Co. Inc.	23 Turkey Lane	R5	13	2,426	2,110.62	1,188.74	3,299.36
02-009	05/06/02	Chase Custom Homes	46 Stonewall Drive	R7D	10	2,953	2,569.11	1,446.97	4,016.08
02-010	05/09/02	Wright Ryan Const	14 Lantern Lane	U1	34	2,466	2,145.42	1,208.34	3,353.76
02-011	06/04/02	Peter & Cynthia Biber	East Shore Drive	I04	142	1,256	1,092.72	615.44	1,708.16
02-012	06/06/02	Rene Quirion	Laurel Lane	R06	15D	1,670	1,452.90	818.30	2,271.20
							44,289.96	24,944.92	69,234.88



 Any Value as
 this?

Master Summary Report

Monthly Building Permits

April 2002

Addition	3	\$50,000.00	\$170.00
Deck	1	\$1,200.00	\$20.00
Demolition	2	\$1,000.00	\$20.00
Garage	3	\$141,500.00	\$360.00
House	3	\$740,000.00	\$1,358.75
House - Seasonal	1	\$80,000.00	\$70.20
Pool	2	\$43,000.00	\$129.60
Porches	2	\$12,000.00	\$80.00
Renovation	9	\$192,300.00	\$555.00
Shed	3	\$5,500.00	\$31.20
Totals	29	\$1,266,500.00	\$2,794.75

YTD Building Permits

Addition	7	\$227,705.00	\$624.00
Commercial	2	\$398,000.00	\$1,274.00
Deck	3	\$14,970.00	\$70.00
Demolition	3	\$1,000.00	\$30.00
Garage	6	\$333,500.00	\$780.25
House	7	\$2,105,000.00	\$2,938.66
House - Seasonal	1	\$80,000.00	\$70.20
Miscellaneous	1	\$0.00	\$75.00
Pool	3	\$57,000.00	\$209.60
Porches	2	\$12,000.00	\$80.00
Renovation	19	\$260,700.00	\$882.60
Shed	5	\$11,659.00	\$71.20
	59	\$3,501,534.00	\$7,105.51

Electrical Permits for April 2002

<i>Count</i>	<i>Fee</i>
18	\$271.00

YTD Electrical Permits

<i>Count</i>	<i>Fee</i>
49	\$686.00

Plumbing Permits for April 2002

<i>Count</i>	<i>Fee</i>
14	\$1,337.00

<i>Count</i>	<i>Fee</i>
49	\$4,388.00



Barbara McPheters
Building Inspector

Building Permits

April 2002

<i>Date</i>	<i>Permit</i>	<i>Map/Lot</i>	<i>Owner</i>	<i>Location</i>	<i>Imprvmnt</i>	<i>Est Cost</i>	<i>Fee</i>
04/02/2002	02-044	R08A / 16	Coppersmith, Mich	74 Valley Road	Garage	\$1,500.00	\$20.00
04/04/2002	02-031	U13 / 66	Chase's Flower Sh	327 Main Street	Demolition	\$1,000.00	\$10.00
04/04/2002	02-032	U20 / 65	Plummer, Mark	214 Gray Road	Addition	\$10,000.00	\$30.00
04/04/2002	02-33	I07 / 41	Watson, Donald	Old Cart Road	House - Seaso	\$80,000.00	\$70.20
04/08/2002	02-034	I02 / 88	Smith, Bradley	25 John Small R	Renovation	\$8,100.00	\$20.00
04/08/2002	02-035	U13 / 103	Kerr, Scott	9 Farwell Ave.	Renovation	\$39,000.00	\$108.00
04/08/2002	02-036	U14A / 75	Putnam, Harris	16 Philip Street	Deck	\$1,200.00	\$20.00
04/08/2002	02-037	R03 / 20E	Grant, Scott & Elle	171 Harris Road	Porches	\$10,000.00	\$60.00
04/08/2002	02-038	U13 / 70	Mynahan, Gary	14 Farwell Ave.	Addition	\$20,000.00	\$70.00
04/08/2002	02-039	U06 / 78B	Swaney, Elizabeth	5 Pine Lane	Addition	\$20,000.00	\$70.00
04/09/2002	02-040	R03B / 13	Preferred Home B	13 Rock Ridge R	House	\$300,000.00	\$402.20
04/09/2002	02-041	U10 / 7F	Wyse, J.S. Builder	12 Wyman Way	House	\$200,000.00	\$442.55
04/09/2002	02-042	R05 / 34C	Jacobson, Scott	41 Angler's Way	Renovation	\$5,000.00	\$20.00
04/09/2002	02-043	U04A / 4	Pronovost, Eric	27 Conifer Ridge	Pool	\$23,000.00	\$64.80
04/17/2002	02-045	U14 / 60	Bruce, Barbara	34 Woodside Dri	Shed	\$1,200.00	\$11.20
04/18/2002	02-046	U14 / 147	Pollack, Andrew	3 Candlewick La	Shed	\$2,500.00	\$10.00
04/19/2002	02-047	U13A / 65A	Normandeau, Mic	8 Mayflower Driv	Pool	\$20,000.00	\$64.80
04/19/2002	02-048	U14B / 10	Schmidt, James	25 Shady Run L	Renovation	\$500.00	\$10.00
04/19/2002	02-049	U14 / 147	Pollack, Andrew	3 Candlewick La	Garage	\$110,000.00	\$250.00
04/22/2002	02-051	R08A / 15B	Marciniak, Robert	38 Valley Road	Renovation	\$11,000.00	\$52.00
04/22/2002	02-052	I06 / 9	Silin, Steve	51 Curit Farm R	Renovation	\$100,000.00	\$230.00
04/26/2002	02-050	U14 / 147	Pollack, Andrew	3 Candlewick La	Demolition	\$0.00	\$10.00
04/30/2002	02-053	U22 / 52	DeVoe, William	4 Forest lane	Garage	\$30,000.00	\$90.00
04/30/2002	02-054	R04 / 29A	Leavitt, John	144 Greely Road	Shed	\$1,800.00	\$10.00
04/30/2002	02-055	R06C / 17	Chapin, Charles	11 Bayberry Lan	Renovation	\$12,500.00	\$65.00
04/30/2002	02-056	R06 / 57	Foster, Donald	67 Blanchard Ro	Renovation	\$1,200.00	\$10.00
04/30/2002	02-057	R03B / 11	Richards, Kenneth	77 Rock Ridge R	House	\$240,000.00	\$514.00
04/30/2002	02-058	R07 / 89E	Sepples, Susan	80 Skillin Rd.	Porches	\$2,000.00	\$20.00

<i>Date</i>	<i>Permit</i>	<i>Map/Lot</i>	<i>Owner</i>	<i>Location</i>	<i>Imprvmnt</i>	<i>Est Cost</i>	<i>Fee</i>
04/30/2002	02-059	U14 / 10	Dennon, Peter	7 Brookside Driv	Renovation	\$15,000.00	\$40.00
						\$1,266,500.00	\$2,794.75

MAINE REVENUE SERVICES
Maine Resident Tax and Rent and Low-Cost Drug Program

1. Where can I get an application and instructions?
2. When is the application for a refund due?
3. Where can I get help filling out my application?
4. Am I eligible for a property tax or rent refund under the general portion of the program?
5. Am I eligible for a property tax or rent refund under the elderly portion of the program?
6. How do unmarried people who share a home or apartment file for a refund?
7. How do I get an extension to file?
8. How do I know if someone is my dependent?
9. Do I have to claim my dependent's income?
10. I rented for part of the year and owned my own home for part of the year. Am I eligible for a refund?
11. My rent is paid in part by the government. Do I qualify for a refund?
12. I rent part of my home to others. How do I complete the application?
13. I use part of my home for business purposes. How do I file for a refund?
14. Can I have my refund deposited directly into my checking or savings account?
15. I did not file an income tax return. How do I calculate my household income?
16. What is the Low-Cost Drug Program?
17. How do I know if I qualify for the Low-Cost Drug Program?
18. When is my application for the Low-Cost Drug due?
19. What drugs are covered by the Low-Cost Drug Card?

07-30-01

1. Where can I get an application and instructions?

Generally, anyone who submitted an application for either the tax and rent program or the drug program will receive a new application prior to August 1st. If you have not received an application by the third week in August, you can pick one up at your local town or city office, Area Agency on Aging, Community Action Program Office, or request an application from Maine Revenue Services by calling 624 -7894.

2. When is the application for a refund due?

All applications for a refund must be mailed between August 1st and December 31st in order to be considered for a refund. Maine Revenue Services may allow an extension of no longer than six months for illness, prolonged absence or good cause. All requests for an extension should be filed in writing along with the application. Be sure to completely explain the reason for the request. Listen to Topic 207 for more information on filing an extension.

3. Where can I get help filling out my application?

Assistance is available at most local Area Agencies on Aging and local Community Action Program offices OR you may contact Maine Revenue Services by calling 626-8475 or by visiting our Taxpayer Service Center located on the third floor of the Edmund S. Muskie Building on the corner of Western Avenue and Sewall Street in Augusta. Our office hours are Monday through Friday 8am until 4:30 p.m. excluding holidays.

4. Am I eligible for a property tax or rent refund under the general portion of the program?

To be eligible for the general portion of the program you must have been a resident of Maine for all of 2000, maintained a homestead in Maine for all of 2000 and lived in your homestead at least six months during 2000. Your total 2000 household income must have been below:

\$ 28,100.00 for a person who lived alone.

OR

\$ 43,600.00 for a person who lived with a spouse or dependent.

Complete eligibility guidelines are printed in the application booklet.

5. Am I eligible for a property tax or rent refund under the elderly portion of the program?

To qualify for the elderly portion of the program you must have been a resident of Maine for all of 2000, maintained a homestead in Maine for all of 2000 and lived in your homestead at least 6 months during 2000. You must have been age 62 or older in 2000, or 55 or older if disabled. If applying under the disability provision and married, both applicant and spouse must be disabled and receiving federal disability payments. Your total 2000 household income must have been below:

\$ 11,200.00 for a person who lived alone.

Or

\$ 13,900.00 for a person who lived with a spouse or with a dependent.

Complete eligibility guidelines are printed in the application booklet.

6. How do unmarried people who share a home or apartment file for a refund?

Each individual can file a separate application. Each person should file a form as if living alone, list only their own income and their share of the total tax bill or rent paid.

7. How do I get an extension to file?

Submit an application along with a written request for extension, explaining the reason for the request, to Maine Revenue Services, Income/Estate Tax Division, PO Box 1069, Augusta, Maine 04332-1069.

Extensions may only be granted in cases of illness, disability, prolonged absence from home or other good cause. All extensions to file will not exceed 6 months from the December 31st filing deadline.

8. How do I know if someone is my dependent?

Any person you would be entitled to claim as a dependent on a federal income tax return should be listed as a dependent on your application.

9. Do I have to claim my dependent's income?

Yes. The total income, both taxable and nontaxable, of all household members must be included on the Tax & Rent application.

10. I rented for part of the year and owned my own home for part of the year. Am I eligible for a refund?

Yes, if you otherwise qualify. List the tax assessed for the part of the year you owned and occupied your own home and claim the amount of rent you paid for the portion of the year you rented. Remember that each home must have been your primary home during the part of the year you occupied the home. To avoid a delay in receiving your refund, attach to your application a copy of the tax bill, all rent receipts or lease, and a letter explaining the situation.

11. My rent is paid in part by the government. Do I qualify for a refund?

Yes, if you otherwise qualify under the elderly portion of the program or you qualify under the general portion of the program and you are receiving social security disability benefits or Supplemental Security income disability.

12. I rent part of my home to others. How do I complete the application?

Claim only the property tax assessed on the portion of your house that you occupied as your home. For example if your house is a duplex and you live in half and rent out the other half, you would claim half of the property tax assessed on the entire house and lot. This is true even if the rental portion of your house is vacant for part of or all of the year.

13. I use part of my home for business purposes. How do I file for a refund?

Claim only the property tax assessed on the portion of your home that is exclusively used as your personal residence. Enter on the application the amount of property tax assessed for the residential portion of your home. Do not claim any property tax amount claimed as a business expense on your federal income tax return.

14. Can I have my refund deposited directly into my checking or savings account?

Yes. In order to have your refund deposited directly to your checking or savings account, fill in your account number and routing transit number of your financial institution on the lines above the signature area of your application and indicate checking or savings. The account must be in your name. If you are married filing a joint application the account can be in either name or in both your names.

15. I did not file an income tax return. How do I calculate my household

income?

Your application should include all income received by all members of your household during the year. Review the list of Additional Annual Income sources on lines a-g on the back of the application. Enter income for you, your spouse and dependents under column 2 for the entire year on the appropriate line.

Be sure to include any premiums paid for Medicare as part of your total Social Security income on the application.

16. What is the Low-Cost Drug Program?

The Low-Cost Drug Program helps qualifying elderly or disabled individuals get certain medicines at a low cost. The cost of each drug under the Basic Program is \$2.00 or 20% of the price allowed by the Department of Human Services, whichever is greater. For the Supplemental part of the Program, the cost for each drug is the price allowed by the Department of Human Services minus \$2.00. Contact Maine Revenue Services for an application by calling 624-7894.

17. How do I know if I qualify for the Low-Cost Drug Program?

To qualify for the Low-Cost Drug Program you must:

- A.) Be a Maine resident.
- B.) Be at least 62 years old, or 19 years old and disabled by the standards of the Social Security Program.
- C.) Have household income less than 185% of the established income poverty level for your family size.

See the income guidelines listed on page 3 of the application booklet to determine your eligibility.

For those who spend at least 40% of their household income on prescription drugs the income limits are higher. Add 25% to the income guidelines listed on page 3 of the application booklet.

Complete eligibility requirements are listed in the application booklet.

18. When is my application for the Low-Cost Drug due?

You may apply for the Low-Cost Drug Program at any time. If you currently have a Low-Cost Drug Card it is valid until February 28, 2002. You must apply no later than December 31st to receive your new card by March 1. Drug cards that are issued August 1, 2001 through July 31, 2002 are good through February 28, 2003.

19. What drugs are covered by the Low-Cost Drug Card?

The medicines that you can get under the Basic Program are used to treat diabetes, heart conditions, high blood pressure, arthritis, chronic lung disease, anticoagulation, hyperlipidemia or

high cholesterol, incontinence, asthma, thyroid disease, Osteoporosis, Parkinsons Disease, Glaucoma and Multiple Sclerosis or Amyotrophic Lateral Sclerosis. Under the supplemental part of the program you can get drugs also available under Medicaid but not covered under the Basic Part of the program. If you have questions about specific drugs or about payments, please contact the Bureau of Medical Services by calling:

1-888-600-2466. Or you may write to:
Bureau of Medical Services, 11 State House Station, Augusta, Maine 04333-0011.

E-Mail Additional Questions

Revenue Services Home Page
--

State of Maine Home Page
--

Last updated 10/29/2001 17:15:45



Joseph J. Charron
Chief

CUMBERLAND POLICE DEPARTMENT

290 Tuttle Road
Cumberland, Maine 04021

"To Protect and Serve"

Emergency
829-3120

Business
829-6391

Fax
829-4214
829-2211

June 3, 2002

Chief Joseph Charron
Cumberland Police Department
Cumberland, Maine

Sgt. Mark Austin
Cumberland Police Department
Cumberland, Maine

Dear Sir,

As you know officers of this department and I responded to a two car traffic accident on June 2, 2002 at the intersection of Rt. 100, Blackstrap Rd, and Skillin Rd.

Upon our arrival, we found two critically injured people in one car and two seriously injured people in the other vehicle.

From all the evidence gathered by our department including statements, physical evidence, diagrams, photographs and the expertise of a Traffic Accident Reconstructionist from the Cumberland County Sheriff's Office, our preliminary findings are that the vehicle containing the most seriously injured people, one of which was a an 11 year boy, failed to yield the right of way by coming out of Skillin Rd. into the path on the other south bound vehicle. This southbound vehicle had the right of way traveling southbound on Rt. 100.

This intersection is known for having a large amount of traffic flow through it daily, from all sides. I think it would be prudent to explore the possibility of further study toward obtaining a traffic light that would stop all four entrances in turn.

If I can be of any assistance in this matter, please feel free to contact me.

Respectfully submitted,

Sgt Mark Austin

Sgt. Mark Austin

INVESTIGATING AGENCY ME0031000		TRAFFIC ACCIDENT REPORT STATE OF MAINE				200204488		FOR D.P.S. USE ONLY																																																															
CODE NUMBER ME0031000		DATE OF ACCIDENT 06 02 2002		DAY OF WEEK Sun		TIME 10:26		TIME REPORTED 10:27		TIME ARRIVED 10:31																																																													
ROUTE ON ROUTE 26		OR NAME OF STREET OR HIGHWAY GRAY RD		CITY OR TOWN Cumberland		CODE NUMBER 05060		COUNTY Cumberland		HIT AND RUN <input type="checkbox"/>																																																													
BETWEEN NODE NUMBERS AT 07505		DISTANCE FROM SCENE MILES <input type="text"/> TENTHS <input type="text"/>		TO NUMBER <input type="text"/>		MILES AND TENTHS TO LANDMARK <input type="text"/>		N E S W CIRCLE ONE																																																															
S↓ UNIT NO. 1 - Vehicle		TOTAL UNITS INV. 2		S↓ UNIT NO. 2 -		<input checked="" type="checkbox"/> VEH. 2		<input type="checkbox"/> PED.		<input type="checkbox"/> BIKE																																																													
DRIVER'S LICENSE NUMBER 1 8904276				DRIVER'S LICENSE NUMBER 2 20866052				STATE ME		STATE ME																																																													
LAST NAME FIRST NAME MIDDLE Osman, Awadh Adan				LAST NAME FIRST NAME MIDDLE Jordan, Lucille				NUMBER AND STREET 26 Knox St.		NUMBER AND STREET 166 South Freeport Rd.																																																													
CITY STATE CODE NUMBER Lewiston ME 04240				CITY STATE CODE NUMBER Freeport ME 04032				DATE OF BIRTH 01/01/1951		DATE OF BIRTH 01/04/1927																																																													
SEX LICENSE STATUS REST/PERM CLASS M A S P N 0 C				SEX LICENSE STATUS REST/PERM CLASS F A S P N A C				LAST NAME - OWNER 1 FIRST NAME MIDDLE Osman, Awadh Adan		LAST NAME - OWNER 2 FIRST NAME MIDDLE Jordan, Lucille																																																													
NUMBER AND STREET 26 Knox St.				NUMBER AND STREET 166 South Freeport Rd.				CITY STATE Lewiston ME 04240		CITY STATE Freeport ME 04032																																																													
VEHICLE TYPE 2 4 Door		YEAR AND MAKE 28 1995 Mazda		COLOR 5 Green (GR)		VEHICLE TYPE 2 4 Door		YEAR AND MAKE 1 1993 Chevrolet		COLOR 11 Maroon																																																													
LICENSE PLATE NUMBER 2382KJ		YEAR 2002		ISSUE STATE ME		NO OCCUP. 2		LICENSE PLATE NUMBER 8698GD		YEAR 2002																																																													
VEHICLE IDENTIFICATION NO. 1YVGG22C55S64222		VEHICLE IDENTIFICATION NO. 1G1JC544466PP7730		INSURANCE CO. Reliant Insurance Co.		INSURANCE CO. PRINDLE INSURANCE AGENCY		POLICY NO. A413383219400		POLICY NO. YM-Z325698Y																																																													
TOWED BY: Copp Motors		TOWED BY: Copp Motors		DAMAGE CODES 1, 2, 8		DAMAGE CODES 11		DAMAGE ESTIMATE \$ 5,000.00		DAMAGE ESTIMATE \$ 5,000.00																																																													
				DESCRIPTION: UNIT 1 TRAVELING SOUTH ON ROUTE 26. UNIT 2 AT INTERSECTION OF SKILLINS RD. AND ROUTE 26. UNIT 2 PULLED OUT ATTEMPTING TO MAKE A LEFT TURN SOUTH ONTO ROUTE 26. UNIT 1 STRUCK UNIT 2 AT INTERSECTION. ...																																																																			
TOTAL NUMBER OF PERSONS INVOLVED: 6				AMBULANCE CODES Cumberland Rescue; Gray Rescue																																																																			
NAMES OF ALL PERSONS INVOLVED (DRIVERS - PASSENGERS - WITNESSES - PEDESTRIANS)				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td><td>34</td> </tr> <tr> <td>Osman, Awadh Adan (Driver/Owner)</td> <td>9</td> <td>3</td> <td>2</td> <td>3</td> <td>6</td> <td>1</td> <td>1</td> <td>1</td> <td>M 51</td> </tr> <tr> <td>Jordan, Lucille (Driver/Owner)</td> <td>10</td> <td>9</td> <td>3</td> <td>2</td> <td>6</td> <td>2</td> <td>1</td> <td>1</td> <td>F 75</td> </tr> <tr> <td>Sharif, Janay M (Passenger)</td> <td>9</td> <td>6</td> <td>2</td> <td>2</td> <td>6</td> <td>1</td> <td>1</td> <td>3</td> <td>M 62</td> </tr> <tr> <td>Jordan, Andrew (Passenger)</td> <td>10</td> <td>9</td> <td>3</td> <td>2</td> <td>6</td> <td>2</td> <td>1</td> <td>6</td> <td>M 11</td> </tr> <tr> <td>FOOTER, JAMES P (Witness)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>22</td> <td></td> <td></td> <td>M 39</td> </tr> </table>								25	26	27	28	29	30	31	32	33	34	Osman, Awadh Adan (Driver/Owner)	9	3	2	3	6	1	1	1	M 51	Jordan, Lucille (Driver/Owner)	10	9	3	2	6	2	1	1	F 75	Sharif, Janay M (Passenger)	9	6	2	2	6	1	1	3	M 62	Jordan, Andrew (Passenger)	10	9	3	2	6	2	1	6	M 11	FOOTER, JAMES P (Witness)						22			M 39
25	26	27	28	29	30	31	32	33	34																																																														
Osman, Awadh Adan (Driver/Owner)	9	3	2	3	6	1	1	1	M 51																																																														
Jordan, Lucille (Driver/Owner)	10	9	3	2	6	2	1	1	F 75																																																														
Sharif, Janay M (Passenger)	9	6	2	2	6	1	1	3	M 62																																																														
Jordan, Andrew (Passenger)	10	9	3	2	6	2	1	6	M 11																																																														
FOOTER, JAMES P (Witness)						22			M 39																																																														
INVESTIGATING OFFICER (SIGNATURE) KEVIN A PEDERSEN				OFFICER NUMBER 222		TROOP OR DEPARTMENT CUMBERLAND POLICE DEPARTMENT		APPROVED BY:		DATE:																																																													

STATE OF MAINE DRIVER REPORT INFORMATION

ME0031000 INCIDENT ID: 200204488

Date and Time

Sunday, June 02, 2002, 10:26 AM

Weather: Cloudy

Road Condition: Dry

Officer

KEVIN A PEDERSEN (222), CUMBERLAND POLICE DEPARTMENT

Place

Road on Which Accident Occurred: ROUTE 26, GRAY RD

Intersection With:

City Or Town: Cumberland

County: Cumberland

Unit 1

Vehicle: 1995 Mazda, 4 Door

Plate: 2002 ME 2382KJ

VIN: 1YVGG22C55S54222

Insurance Company: Reliant Insurance Co.

Policy Number: A413383219400

Driver/Owner Information

Awadh Adan Osman (Gender: M)

26 Knox St.

Lewiston, ME 04240

License: 8904276, ME

Date of Birth: 01/01/1951

Damage: Front, Right Front, Left Front

Unit 2

Vehicle: 1993 Chevrolet, 4 Door

Plate: 2002 ME 8698GD

VIN: 1G1JC544466PP7730

Insurance Company: PRINDLE INSURANCE AGENCY

Policy Number: YM-Z325698Y

Driver/Owner Information

Lucille Jordan (Gender: F)

166 South Freeport Rd.

Freeport, ME 04032

License: 20866052, ME

Date of Birth: 01/04/1927

Damage: Entire Vehicle Damaged

Injured

Name	Age	Desc.	Sex	Unit	Injury
Awadh Osman	51	Driver/Owner	M	1	Non-Incapacitating
Janay Sharif	62	Passenger	M	1	Incapacitating
Andrew Jordan	11	Passenger	M	2	Incapacitating
Lucille Jordan	75	Driver/Owner	F	2	Incapacitating

**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

Tuesday

June 11, 2002

5:00 PM

**Mabel I. Wilson School
Conference Room**

1. Call To Order - by MSAD #51 Board of Directors Chairperson, Kim True.

2. Items for Action

a) Executive Session

3. 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 2001-2002

- 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 by 2003, including progress toward the certification that all students meet the State's Learning Results; and
 - Effectively communicating the results of our District's work.
- Execute the Resolution on Facilities Planning by ensuring the timely completion of the Charges made to the Building Committees to construct a new middle school and renovate Greely Junior High School into high school space, and support measures to relieve constraints due to conditions created by our current facilities.
- Promote sound resource management through:
 - Measuring progress towards structuring the school day and year to maximize student achievement;
 - Budgeting three-year resource needs;
 - Effectively communicating to the public the District's resource needs.

MSAD #51 Board of Directors

John Aromando, Vice Chair	829-6861	jaromando@pierceatwood.com
Maryellen Fitzpatrick	829-4657	efitzpa486@aol.com
Polly Haight Frawley	657-2373	PHFraw@aol.com
Betts Gorsky	781-2234	bjgorsky@hotmail.com
Audrey Lones	829-4171	audrey@alum.mit.edu
Henry Kennedy	829-6979	hrk@kieve.org
Kim True, Chair	829-3209	ktrue1@maine.rr.com
Bob Vail	829-5393	

Upcoming Meetings/Events

6/7/02 – GHS Candlelight, 8:00 PM

6/9/02 – GHS Graduation, 2:30 PM

6/12/02 - Early Release, Grades 7-12 @ 1:12 PM, Grades K-6 @ 12:15 PM

6/13/02 – Mabel I. Wilson School Step-up, 9:00 – 9:30 AM

6/16/02 – Father's Day

6/17/02 – Last Day of School: Early Release, Grades 7-12 @ 11:15 PM, Grades K-6 @ 12:15 PM

6/18 and 6/19/02 – Teacher In-Service days

Next Meeting:

- Monday, June 17, 2002 – Mabel I. Wilson School, Multipurpose Room, 7:00 PM

ATTENDANCE

Meeting of: June 10, 2002

		<u>PRESENT</u>	<u>ABSENT</u>
Councilor	Bingham	<u>✓</u>	<u> </u>
Councilor	Porter	<u>✓</u>	<u> </u>
Councilor Chair	Moriarty	<u>✓</u>	<u> </u>
Councilor	Kuntz	<u>✓</u>	<u> </u>
Councilor	Storey	<u>✓</u>	<u> </u>
Councilor	Damon	<u>✓</u>	<u> </u>
Councilor	Savasuk	<u>✓</u>	<u> </u>

MEMORANDUM

TO: Cumberland Town Council

FROM: Robert Benson, Town Manager

RE: Town Council Meeting of June 10, 2002
Val Halla Golf and Recreation Center

02 – 51 To hear report of Assessor on Revaluation Process.

The Revaluation Committee has been invited and will be present to answer questions from the Council and public.

02 – 52 To authorize Town Manager to execute an easement on Wyman Way to Portland Water District.

This easement will enable the PWD install a water main to Wyman Way. Adam Ogden will be present to provide details. At this point, however, it is expected that a permit from the State will be required as well. By involving the Town it will enable PWD to install a water main across Route 9. The homeowner will then be able to tap into this line. This will prevent any future need to disturb Route 9 if further extensions are required along Wyman Way.

02 – 53 To review design for existing fording site (Twin Brook) as permitted by DEP.

I am requesting a modification of the Twin Brook fording site in order to enable the construction of a wooden bridge. Adam Ogden and I will provide plans for the Council at Monday's meeting.

02 – 54 To set date for Public Hearing to consider and act upon the adoption of a Contract Zone to allow the following uses in the Southern Office Commercial District: single-family, duplex and multiplex dwellings for persons 55 years of age and older on 10,000 square foot lots, with 75 feet of frontage, front setbacks of 25 feet, side setbacks of 12 feet, and rear setbacks of 20 feet, and Communication Towers in accordance with Section 433.

The Council is familiar with this item. I recommend the Council set a public hearing date of June 24, 2002. This item has been referred by the Planning Board for the second time. The Planning Board revisited this item at a recent public hearing and voted unanimously to recommend approval of the modified Contract Zone to the Town Council.

02 – 55

To set date for Special Town Council meeting to swear in newly-elected councilors.

I am recommending a Special Council meeting date of June 17, 2002 for the purposes of swearing in the newly-elected Council as well as the selection of Town Council Chair and Vice Chair.

02 – 56

To issue Commercial Haulers licenses for 2002/03.

I will supply the Council with a list of licensees at the meeting. This is an administrative action requiring yearly renewal.

02 – 57

To authorize Town Manager to accept payment of foreclosed taxes and issue quitclaim deed (Map R-3, Lot 10A).

The town has received payment in full representing foreclosure taxes covering several years timeframe. Agreements between this property owner and myself have been in place for a number of years and were initiated well before the current tax policy went into effect. The action I took, with Council approval, has resulted in a number of abatements in the past and interest waivers have enabled this homeowner to work through an extremely difficult family situation in which she was providing care for a relative. Now that her situation has changed considerably, she has paid the taxes in full. I am recommending authorization to issue a quitclaim deed. If the Council has questions, I would appreciate it if you would seek them prior to the meeting so this item will not be discussed in public forum. Much of the procedure to date has been accomplished through Executive Sessions. If questions cannot be answered to your satisfaction prior to the meeting, I would ask that you table this item to an Executive Session at a later date. I would point out, however, that I believe this unnecessary as we have received full payment of the taxes due.

Estimated Tax Rate

In order to provide a “apples to apples” comparison, both pre-revaluation and post revaluation figures were used to estimate the Town’s tax rate for Fiscal 2003. The pre-revaluation tax rate was calculated using new construction values totaling \$13,500,000.

Had the revaluation not taken place, the Town’s tax rate for Fiscal 2003 would have been \$24.65. That’s a 6.25% increase over the previous year’s rate of \$23.20.

Due to the recently completed revaluation project, the Town’s actual tax rate for Fiscal 2003 is estimated at \$17.15. That is a decrease of approximately 30% from the projected \$24.65 rate pre-revaluation number.

The average increase in value Town wide was 46%.

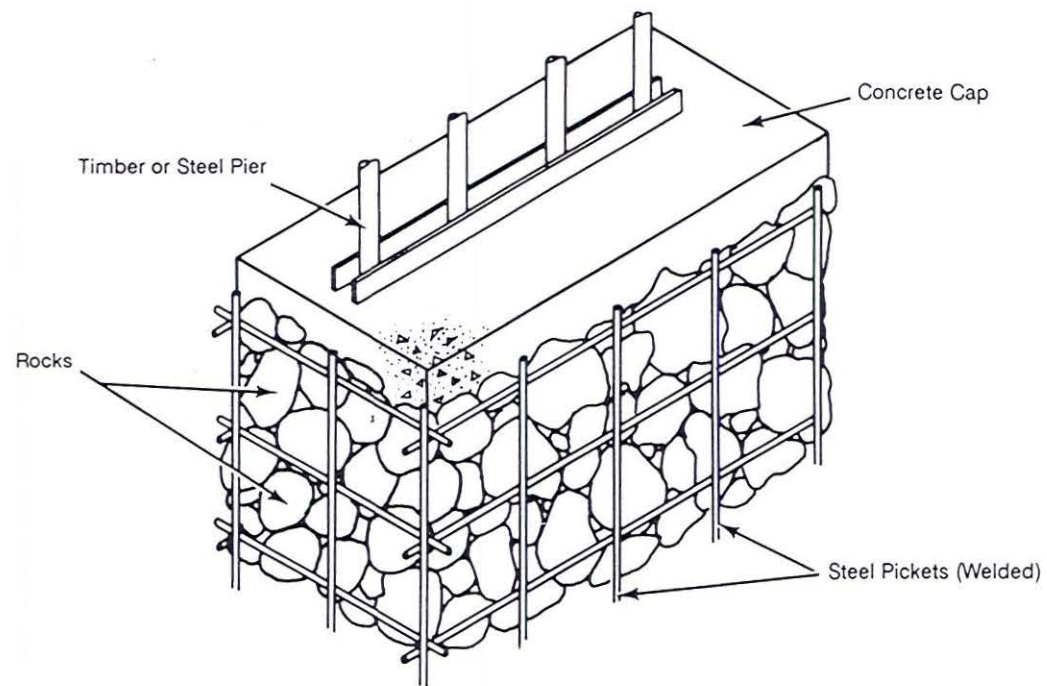


Figure 7-48. Rock Footing

- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the after-the-fact application of the TOWN OF CUMBERLAND to develop the Twin Brook Recreation Area as described above, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. The erosion repair discussed in Finding 13 shall be completed by June 1, 2002 and the three level spreaders proposed for the Fowler property shall be installed by June 1, 2002.
4. The Sabrina's Brook crossing shall be completed between May 15 and June 15, 2002.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 22 DAY OF April, 2002.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: 

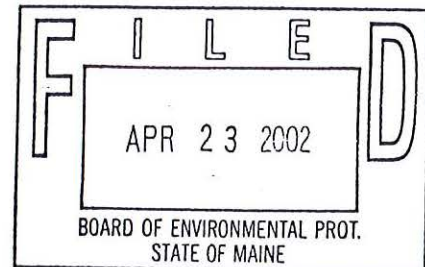
MARTHA G. KIRKPATRICK, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application 10-31-01

Date of application acceptance 11-5-01

Date filed with Board of Environmental Protection
LK/L20728AN





DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 5
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

*Council
5-23-02*
*for 4/10
Agenda?*

May 22, 2002

Mr. Robert Benson
Town Manager
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

**Subject: MSAD #51 Middle School
Easement through Senior Housing**

Dear Mr. Benson:

Our office appreciates the assistance of the Town, Adam Ogden, and Andy Fillmore in working to facilitate a system of drainage improvements in the areas downstream of the Greely campus that yielded the support of Mr. Booth at last night's Planning Board meeting. Our office is preparing the final design for this culverted section that should be available next week.

At this point, we are confident that the drainage issues have been resolved and question whether it is now appropriate to request the Council grant the easement for construction of the drainage line through the Senior Housing Complex.

Please let me know your thoughts as far as when this could be scheduled for council action.

If you have any questions on this letter, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

William G. Hoffman, P.E.
President

WGH/cmd/JN2085.04

c: Adam Ogden
Andy Fillmore
Tom Hyndman
Steve Blatt

**TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
JUNE 10, 2002**

I. Call to order at Cumberland Town Hall at 7:00 p.m.

II. Approval of Minutes

- a) 4/29/02
- b) 5/23/02

III. Manager's Report

IV. Public Discussion

V. Legislation and Policy

02 - 51 . To grant an easement for the construction of the drainage line through the Senior Housing Complex to facilitate drainage improvements as a result of the MSAD #51 Middle School Project.

save for 24th

02 - 52. To set date for Public Hearing to consider and act upon the adoption of a Contract Zone to allow the following uses in the Southern Office Commercial district: Single-family, duplex and multiplex dwellings for persons 55 years of age and older on 10,000 square foot lots, with 75 feet of frontage, front setbacks of 25 feet, side setbacks of 12 feet, and rear setbacks of 20 feet, and; Communication Towers in accordance with Section 433.

02 - 53. To set date for Special Town Council meeting to swear in newly-elected Town Council.

VI. Correspondence

VII. New Business

VIII. Adjourn to workshop

IX. WORKSHOP - Review of Chebeague Island Long Range Plan

Should these be added?

maybe

MISCELLANEOUS

CORRESPONDENCE

Council
R3 + SM
6-16-02

To: Cumberland Town Council
Members of the CMIT Board
From: Donna Miller Damon
Re: Land opportunity on Chebeague
Date: June 7, 2002

CONFIDENTIAL

This memo is sent to you at the suggestion of Susan Burgess in hopes that I can outline an opportunity that exists which would benefit residents of the Town of Cumberland and members of CMIT and supports several goals of the Town's comprehensive plan as well as CMIT's articles of incorporation. This opportunity has a very narrow window as I need to get back to the owner of the land tomorrow.

If there is real interest in this idea I believe the owner would give us until Tuesday to commit to a purchase and sale agreement. I am on my way to Rockland and will be back about suppertime. Please read the following information and get back to me tonight by email or phone 846-5140.

Background:

- On Friday, May 31, 2002 I found an ad in the Island Calendar for 12 acres of waterfront land for sale for \$200,000. The land had been surveyed, but had not been soil tested.
- I called the number listed in the Calendar and found out that I knew the owners [3 sisters from an old island family] and I had researched the property 9 years ago when the property was surveyed. The owner told me that they had one person interested but hadn't heard from them in a while. I told her thought this parcel had potential for conservation and coastal access. She was very interested and encouraged me to see the property and get back to her ASAP.
- I called Sue Burgess, Dick Bowen [CMIT Directors] Beverly Johnson and Mabel Doughty [2 of CMIT's founding members] and Jane Frizzell an islander to get a sense of whether this should be pursued. They were all very enthusiastic. Beverly volunteered to call major donors when the time came. Mabel's husband Sanford pledged a monetary contribution if we expanded our vision to include affordable housing. It was at that moment the vision became clear.
- I checked the Vision Appraisal site to see if the purchase price was in line with the Town's value. The Town had valued the parcel at \$418,600 more than double the current asking price. The parcel was in the island residential zone and was listed as 13.69 acres.
- Jane, Sue, Dick and I walked the property on June 1 and were even more enthused than we had been before. The upper part of the property is primarily soft wood. As we got closer to the shore we found hard woods and fairly good deer cover. There is 574 feet of land on the shore with a

beautiful stream and expansive stream bed on the lower piece of the property. The high bank is covered with hard wood trees that hang over the shore. The beach is sand with numerous fist size round rocks exposed. The clam-flats looked productive and a bed of hen clams is off the shore. The property lies half way between Division Point and Sunset which would provide an important coastal access link.

- My vision for the property is as follows:
 1. The upper part of the property could be divided into 3 house lots which could be used for affordable housing. I have spent a great deal of time talking with the Director of Habitat for Humanity. They are very interested in this project. 2 of the house lots could be developed as a Town affordable project or another entity. I don't have time to go into all of the details of how this could work but the bottom line even if we sold the lots for \$20,00 each to "affordable" buyers and put restrictions we would recoup \$40,000 of the purchase price or \$60 if we didn't go the affordable route. Remember this is just a vision.
 2. A trail could lead from the houses to the shore, which would provide public access for recreation and clamming.
 3. A strict conservation easement would be placed on the stream area to protect its integrity.
- Needless to say there is a great deal of interest in this property based on the disparity between the asking price and the Town's assessment. I spoke with the owner yesterday and she said the amount we put down for earnest money is not a deal breaker. She just wants to know that we want to do this. I need to be able to tell her something tomorrow, but the Trust has not met. We have not heard from Rob Crawford, pres. Of the Trust and assume he is out of Town. The Town Council doesn't meet until Monday. The owner likes our vision and would like this to happen. If we are serious I believe she will work with us. She is not interested in a bargain sale. I tried that over a week ago. She is willing to put contingencies such as soil tests in to the purchase and sale. I haven't asked her if she would be willing to put in a contingency in case we couldn't come up with the money.
- **I have taken the following action and plan to take the additional actions today.**
 - Spoke with Jay Espy re: the MCHT revolving fund and he was very enthusiastic. Megan Hillsted will be assigned to the project if we go forward.
 - Have a \$500 unsolicited pledge toward earnest money
 - I am meeting with a foundation and a major donor today
 - A retired fisherman has pledged financial support to the project if it has the affordable housing component.

I have to go now as I am headed for Rockland. I need to know what to tell the owner tomorrow. If you want more info I can provide that tonight. Donna

6-11-06
MS
COUNCIL

MAINE REVENUE SERVICES

Maine Resident Tax and Rent and Low-Cost Drug Program

1. Where can I get an application and instructions?
2. When is the application for a refund due?
3. Where can I get help filling out my application?
4. Am I eligible for a property tax or rent refund under the general portion of the program?
5. Am I eligible for a property tax or rent refund under the elderly portion of the program?
6. How do unmarried people who share a home or apartment file for a refund?
7. How do I get an extension to file?
8. How do I know if someone is my dependent?
9. Do I have to claim my dependent's income?
10. I rented for part of the year and owned my own home for part of the year. Am I eligible for a refund?
11. My rent is paid in part by the government. Do I qualify for a refund?
12. I rent part of my home to others. How do I complete the application?
13. I use part of my home for business purposes. How do I file for a refund?
14. Can I have my refund deposited directly into my checking or savings account?
15. I did not file an income tax return. How do I calculate my household income?
16. What is the Low-Cost Drug Program?
17. How do I know if I qualify for the Low-Cost Drug Program?
18. When is my application for the Low-Cost Drug due?
19. What drugs are covered by the Low-Cost Drug Card?

07-30-01

1. Where can I get an application and instructions?

Generally, anyone who submitted an application for either the tax and rent program or the drug program will receive a new application prior to August 1st. If you have not received an application by the third week in August, you can pick one up at your local town or city office, Area Agency on Aging, Community Action Program Office, or request an application from Maine Revenue Services by calling 624 -7894.

2. When is the application for a refund due?

All applications for a refund must be mailed between August 1st and December 31st in order to be considered for a refund. Maine Revenue Services may allow an extension of no longer than six months for illness, prolonged absence or good cause. All requests for an extension should be filed in writing along with the application. Be sure to completely explain the reason for the request. Listen to Topic 207 for more information on filing an extension.

3. Where can I get help filling out my application?

Assistance is available at most local Area Agencies on Aging and local Community Action Program offices OR you may contact Maine Revenue Services by calling 626-8475 or by visiting our Taxpayer Service Center located on the third floor of the Edmund S. Muskie Building on the corner of Western Avenue and Sewall Street in Augusta. Our office hours are Monday through Friday 8am until 4:30 p.m. excluding holidays.

4. Am I eligible for a property tax or rent refund under the general portion of the program?

To be eligible for the general portion of the program you must have been a resident of Maine for all of 2000, maintained a homestead in Maine for all of 2000 and lived in your homestead at least six months during 2000. Your total 2000 household income must have been below:

\$ 28,100.00 for a person who lived alone.

OR

\$ 43,600.00 for a person who lived with a spouse or dependent.

Complete eligibility guidelines are printed in the application booklet.

5. Am I eligible for a property tax or rent refund under the elderly portion of the program?

To qualify for the elderly portion of the program you must have been a resident of Maine for all of 2000, maintained a homestead in Maine for all of 2000 and lived in your homestead at least 6 months during 2000. You must have been age 62 or older in 2000, or 55 or older if disabled. If applying under the disability provision and married, both applicant and spouse must be disabled and receiving federal disability payments. Your total 2000 household income must have been below:

\$ 11,200.00 for a person who lived alone.

Or

\$ 13,900.00 for a person who lived with a spouse or with a dependent.

Complete eligibility guidelines are printed in the application booklet.

6. How do unmarried people who share a home or apartment file for a refund?

Each individual can file a separate application. Each person should file a form as if living alone, list only their own income and their share of the total tax bill or rent paid.

7. How do I get an extension to file?

Submit an application along with a written request for extension, explaining the reason for the request, to Maine Revenue Services, Income/Estate Tax Division, PO Box 1069, Augusta, Maine 04332-1069.

Extensions may only be granted in cases of illness, disability, prolonged absence from home or other good cause. All extensions to file will not exceed 6 months from the December 31st filing deadline.

8. How do I know if someone is my dependent?

Any person you would be entitled to claim as a dependent on a federal income tax return should be listed as a dependent on your application.

9. Do I have to claim my dependent's income?

Yes. The total income, both taxable and nontaxable, of all household members must be included on the Tax & Rent application.

10. I rented for part of the year and owned my own home for part of the year. Am I eligible for a refund?

Yes, if you otherwise qualify. List the tax assessed for the part of the year you owned and occupied your own home and claim the amount of rent you paid for the portion of the year you rented. Remember that each home must have been your primary home during the part of the year you occupied the home. To avoid a delay in receiving your refund, attach to your application a copy of the tax bill, all rent receipts or lease, and a letter explaining the situation.

11. My rent is paid in part by the government. Do I qualify for a refund?

Yes, if you otherwise qualify under the elderly portion of the program or you qualify under the general portion of the program and you are receiving social security disability benefits or Supplemental Security income disability.

12. I rent part of my home to others. How do I complete the application?

Claim only the property tax assessed on the portion of your house that you occupied as your home. For example if your house is a duplex and you live in half and rent out the other half, you would claim half of the property tax assessed on the entire house and lot. This is true even if the rental portion of your house is vacant for part of or all of the year.

13. I use part of my home for business purposes. How do I file for a refund?

Claim only the property tax assessed on the portion of your home that is exclusively used as your personal residence. Enter on the application the amount of property tax assessed for the residential portion of your home. Do not claim any property tax amount claimed as a business expense on your federal income tax return.

14. Can I have my refund deposited directly into my checking or savings account?

Yes. In order to have your refund deposited directly to your checking or savings account, fill in your account number and routing transit number of your financial institution on the lines above the signature area of your application and indicate checking or savings. The account must be in your name. If you are married filing a joint application the account can be in either name or in both your names.

15. I did not file an income tax return. How do I calculate my household

income?

Your application should include all income received by all members of your household during the year. Review the list of Additional Annual Income sources on lines a-g on the back of the application. Enter income for you, your spouse and dependents under column 2 for the entire year on the appropriate line.

Be sure to include any premiums paid for Medicare as part of your total Social Security income on the application.

16. What is the Low-Cost Drug Program?

The Low-Cost Drug Program helps qualifying elderly or disabled individuals get certain medicines at a low cost. The cost of each drug under the Basic Program is \$2.00 or 20% of the price allowed by the Department of Human Services, whichever is greater. For the Supplemental part of the Program, the cost for each drug is the price allowed by the Department of Human Services minus \$2.00. Contact Maine Revenue Services for an application by calling 624-7894.

17. How do I know if I qualify for the Low-Cost Drug Program?

To qualify for the Low-Cost Drug Program you must:

- A.) Be a Maine resident.
- B.) Be at least 62 years old, or 19 years old and disabled by the standards of the Social Security Program.
- C.) Have household income less than 185% of the established income poverty level for your family size.

See the income guidelines listed on page 3 of the application booklet to determine your eligibility.

For those who spend at least 40% of their household income on prescription drugs the income limits are higher. Add 25% to the income guidelines listed on page 3 of the application booklet.

Complete eligibility requirements are listed in the application booklet.

18. When is my application for the Low-Cost Drug due?

You may apply for the Low-Cost Drug Program at any time. If you currently have a Low-Cost Drug Card it is valid until February 28, 2002. You must apply no later than December 31st to receive your new card by March 1. Drug cards that are issued August 1, 2001 through July 31, 2002 are good through February 28, 2003.

19. What drugs are covered by the Low-Cost Drug Card?

The medicines that you can get under the Basic Program are used to treat diabetes, heart conditions, high blood pressure, arthritis, chronic lung disease, anticoagulation, hyperlipidemia or

high cholesterol, incontinence, asthma, thyroid disease, Osteoporosis, Parkinsons Disease, Glaucoma and Multiple Sclerosis or Amyotrophic Lateral Sclerosis. Under the supplemental part of the program you can get drugs also available under Medicaid but not covered under the Basic Part of the program. If you have questions about specific drugs or about payments, please contact the Bureau of Medical Services by calling:

1-888-600-2466. Or you may write to:

Bureau of Medical Services, 11 State House Station, Augusta, Maine 04333-0011.

E-Mail Additional Questions

Revenue Services Home Page
--

State of Maine Home Page
--

Last updated 10/29/2001 17:15:45

#	Date Received	Time Received	Type	Subdivision Name	Last	First	Map	Lot	Street	Issued	Time	Accept by Date	Bldg Appl Due	Building Permit	Date Issued
			Habitat												
			Habitat												
1			Island												
2			Island												
3			Island												
4			Island												
1	03/13/02	9:10 AM	Non-subdiv		Orchard Hill Construction Inc		R02	26	189 Middle Rd	03/21/02	8:57 AM	04/21/02	06/21/02	02-030	03/21/02
2	03/28/02	1:17 PM	Non-subdiv		J. S. Wyse Builders Inc		U10	7F	Wyman Way	04/01/02	11:48 AM	05/01/02	07/01/02	02-041	04/09/02
3	04/01/02	12:05 PM	Non-subdiv		Verrill	Robert	R05	17	Range Road	04/05/02	4:05 PM	05/05/02	07/05/02		
4	04/17/02	10:42 AM	Non-subdiv		Stockholm	Eric	R05	13	23 Turkey Ln	04/22/02	9:05 AM	05/22/02	07/22/02	02-063	05/02/02
5	06/04/02		Non-subdiv		Quirion	Rene	R06	15D	Laurel Lane	06/06/02	4:30 PM	07/06/02	09/06/02		
6			Non-subdiv												
7			Non-subdiv												
8			Non-subdiv												
9			Non-subdiv												
10			Non-subdiv												
11			Non-subdiv												
12			Non-subdiv												
13			Non-subdiv												
14			Non-subdiv												
15			Non-subdiv												
16			Non-subdiv												
17			Non-subdiv												
18			Non-subdiv												
19			Non-subdiv												
20			Non-subdiv												
21			Non-subdiv												
22			Non-subdiv												
1			Subdivision												
2			Subdivision												
3			Subdivision												
4			Subdivision												
5			Subdivision												
6			Subdivision												
7			Subdivision												
8			Subdivision												
9			Subdivision												
10			Subdivision												
11			Subdivision												
12			Subdivision												
13			Subdivision												
14			Subdivision												
15			Subdivision												
16			Subdivision												
17			Subdivision												
18			Subdivision												
19			Subdivision												
20			Subdivision												
21			Subdivision												
22			Subdivision												

[illegible]

#	Date Received	Time Received	Type	Subdivision Name	Last	First	Map	Lot	Street	Issued	Time	Accept by Date	Bldg Appl Due	Building Permit	Date Issued
			Habitat												
			Habitat												
1	07/17/00	3:42 PM	Island	Division Shore	Minor	Paul	I07	65	Bar Point Rd	07/20/00	11:20 AM	08/20/00	10/20/00	00-280	10/19/00
2	07/19/00	1:00 PM	Island	Division Point	Richards	Paul & Kathleen	I07	55	Bluff Head Rd	07/20/00	11:30 AM	08/20/00	10/20/00	00-279	10/19/00
3	07/19/00	4:43 PM	Island		Dayton	Robert & Joan	I01	21 A	646 South Rd	07/20/00	11:35 AM	08/20/00	10/20/00	00-239	08/23/00
4	09/12/00	3:11 PM	Island		Rugh	Aaron	I06	8 A	North Road	04/06/01	11:45 AM	05/06/01	07/05/01	01-127	07/03/01
5	08/01/00	3:02 PM	Island		Bisharat	Leila and Suhail	I03	106	South Road	04/12/01	11:45 AM	05/12/01	07/12/01	01-132	07/12/01
6	08/14/00	1:35 PM	Island		Hunt	Robert & Winter,	I03	68 B	South Road	04/12/01	11:45 AM	05/12/01	07/12/01	01-123	07/03/01
7	09/11/00	8:08 AM	Island		Moulton	John	I01	76	38 Proctor Dr	04/12/01	11:45 AM	05/12/01	07/12/01	01-122	07/03/01
8	09/12/00	3:46 PM	Island		Libby	Robert & Paula	I04	90 C	West View Rd	05/03/01	10:25 AM	06/03/01	08/03/01	01-105	06/21/01
9	09/20/00	4:16 PM	Island		Wilson	David	I04	90 D	Sunset Road	05/02/01	10:00 AM	06/02/01	08/02/01	01-129	07/10/01
10	10/18/00	12:16 AM	Island		Hall	Peter	I02	12 A	12 South Road	05/03/01	10:35 AM	06/03/01	08/03/01	01-104	06/21/01
11	11/29/00	1:18 PM	Island		Boisvert	Richard & Paige	I03	130 B	North Road	06/04/01	8:46 AM	07/04/01	09/04/01	01-115	06/29/01
12	01/09/01	3:49 PM	Island		Crosby	Russell & Sala, M	I01	15	Cottage Road	06/04/01	8:55 AM	07/04/01	09/04/01	01-188	09/04/01
13	06/27/01	12:25 PM	Island		Rich	Patricia	I06	7	Littlefield Road	06/27/01	12:28 PM	07/27/01	09/27/01	01-212	09/27/01
1	07/12/00	9:15 AM	Non-subdiv		Seekins	Norma	R06	49	Blanchard Rd	07/17/00	3:50 PM	08/17/00	10/17/00	00-267	09/29/00
2	07/14/00	9:10 AM	Non-subdiv		Cyr	Mary	R07	72 B	Maloneys Rd	07/17/00	4:25 PM	08/17/00	10/17/00	00-278	10/15/00
3	07/25/00	2:20 PM	Non-subdiv		Shanley	Fran	R03	41	43 Harris Road	07/27/00	9:10 AM	08/27/00	10/27/00	00-276	10/17/00
4	08/22/00	1:09 PM	Non-subdiv		Grover	Ben	U10	9 F	Strawberry Rd	09/14/00	4:50 PM	10/14/00	12/14/00	00-246	09/18/00
5	09/06/00	1:07 PM	Non-subdiv		Boyle	William	R08	64 A	26 Orchard Rd	09/20/00	3:55 PM	10/20/00	12/20/00	00-314	12/12/00
6	09/15/00	10:19 AM	Non-subdiv		Lalumiere	Mary	U14	63 C	36 Val Halla Rd	09/22/00	10:50 AM	10/22/00	12/22/00	00-317	12/20/00
7	09/27/00	1:52 PM	Non-subdiv		Maloney	Timothy	R07	72 C	Maloneys Rd	09/29/00	10:03 AM	10/29/00	12/29/00	00-285	11/30/00
8	09/28/00	4:41 PM	Non-subdiv		Verrill	Scott	U12	7 C	47 Blanchard	10/20/00	11:57 AM	11/20/00	01/20/01	01-010	01/18/01
9	09/28/00	4:42 PM	Non-subdiv		Verrill	Scott	U12	7 B	47 Blanchard	10/20/00	11:58 AM	11/20/00	01/20/01	01-011	01/18/01
10	10/12/00	11:34 AM	Non-subdiv		Patton	Harry & Deborah	R04	20 A	8 Farms Edge	10/25/00	8:30 AM	11/25/00	01/25/01	00-290	11/06/00
11	11/15/00	8:13 AM	Non-subdiv		Brooks	Roger & Elizabeth	R06	18 D	Greely Road	11/16/00	4:58 PM	12/16/00	02/16/01	01-017	02/15/01
12	11/15/00	1:35 PM	Non-subdiv		Thompson	Peter & Kathy	U17	4 F	23 Old Farm	11/16/00	5:02 PM	12/16/00	02/16/01	00-313	12/12/00
13	11/16/00	2:25 AM	Non-subdiv		Peterson	Richard	R07	92 D	108 Mill Road	11/21/00	11:39 AM	12/21/00	02/21/01	01-005	01/10/01
14	11/16/00	5:11 PM	Non-subdiv		Peterson	Richard	R08	12	Pleasant Valley	11/21/00	12:01 PM	12/21/00	02/21/01	01-020	02/20/01
15	11/21/00	8:35 AM	Non-subdiv		Jordan	Joanne	U14	8 B	23 Sawyer Lane	11/21/00	1:13 PM	12/21/00	02/21/01	01-004	01/10/01
16	11/29/00	3:18 PM	Non-subdiv		Price	James H.	R03	23 A	Andrea Way	12/11/00	11:24 AM	01/11/01	03/11/01	01-022	03/09/01
17	12/04/00	8:11 AM	Non-subdiv		Lalumiere	Scott	U12	11 A	Treleaven Way	12/12/00	1:18 PM	01/12/01	03/12/01	01-001	01/03/01
18	12/26/00	9:30 AM	Non-subdiv		Stiles	W & Bickford, J	R05	35	Alder Way	12/27/00	4:00 PM	01/27/01	03/27/01	01-028	03/26/01
19	01/02/01	10:58 AM	Non-subdiv		Carley	Kevin	U12	11 B	16 Treleaven	01/04/01	9:03 AM	02/04/01	04/04/01	01-014	01/30/01
20	03/16/01	10:28 AM	Non-subdiv		Stratton	Gene	R07	57	Tinker Lane	03/28/01	4:15 PM	04/28/01	06/28/01	01-030	04/12/01
21	04/17/01	3:13 PM	Non-subdiv		Nevens	Gregory & Devin	U19B	22A	Mill Road	06/01/01	11:27 AM	07/01/01	09/01/01	01-200	09/01/01
22	04/19/01	2:45 PM	Non-subdiv		Daigle	Jeffrey	R02 B	1	Tuttle Road	06/27/01	10:36 AM	07/27/01	09/27/01	01-110	06/27/01
1	07/05/00	10:53 AM	Subdivision	Sunnyfield Falls	Sawchuck	Peter & Ann	U12 A	6	Sunnyfield Lane	07/07/00	9:30 AM	08/07/00	10/07/00	00-206	07/18/00
2	08/03/00	12:22 PM	Subdivision	Falmouth Cove	Raczkowski	David T.	R05 B	8	27 Hazeltine	08/09/00	10:05 AM	09/09/00	11/09/00	00-257	09/27/00
3	11/01/00	12:17 PM	Subdivision	Valley Road C	Hildreth & White		R08 A	15 C	42 Valley Road	11/08/00	11:46 AM	12/08/00	02/08/01	00-299	11/14/00
4	11/30/00	2:46 PM	Subdivision	Idlewood	Gallati	W. David	R05 C	20	418 Range Road	12/13/00	10:19 AM	01/13/01	03/13/01	01-012	01/18/01
5	01/10/01	2:53 PM	Subdivision	Schooner Ridge	Carriere	Noreita	R02 A	34	282 Foreside	01/16/01	12:59 PM	02/16/01	04/16/01	01-024	03/26/01
6	03/15/01	9:42 AM	Subdivision	Falmouth Cove	Bauer and Gilman		R03 A	24	22 Muirfield Road	03/15/01	2:45 AM	04/15/01	06/14/01	01-082	05/29/01
7	03/19/01	8:41 AM	Subdivision	Greely Pines	Ingraham	Curtis & Elaine	R02 A	35	55 Greely Road	03/26/01	1:48 PM	04/26/01	06/25/01	01-075	05/23/01
8	06/27/01	1:34 PM	Subdivision	Idlewood	Sledjeski	Lee & Elizabeth	R05 C	6	58 Idlewood Road	06/28/01	11:30 AM	07/28/01	09/28/01	01-194	09/14/01
9															
10															
11															
12															

	Date Received	Time Received	Type	Subdivision Name	Last	First	Map	Lot	Unit	Street	Septic Design	Waiting Letter	Exempt Letter	Building Permit	Permit Date
1	08/10/00	11:59 AM	Island	School House Road	Todd	Daniel and Heidi	I06	34		School House Rd	08/10/00	08/17/00	04/10/01		
2	09/19/00	3:22 PM	Island	Cart Road Acres	Watson	Donald & Karen	I07	41		Old Cart Road	06/16/00	09/25/00	04/10/01	02-033	04/04/02
3	10/03/00	8:10 AM	Island	Cart Road Acres	Lloyd-Rees	David & Susan	I07	50		Old Cart Road	09/29/00	10/10/00	04/10/01	01-114	06/29/01
4	11/21/00	8:36 AM	Island	Division Shores	Colbeth	Clyde	I07	74		Ship Lane	10/23/00	11/22/00	04/10/01		
5	01/18/01	10:47 AM	Island	Division Shores	Marion	Vicki	I07	72		Bar Point Road	Existing	01/18/01	04/10/01		
6	01/25/01	1:30 PM	Island	Cart Road Acres	Pelton	Kenneth	I07	43		Old Cart Road	01/10/01	01/30/01	04/10/01		
7	01/31/01	11:51 AM	Island	School House Road	Brauns	Allen and Sharon	I06	32A		School House Rd	01/28/00	03/07/01	04/10/01	02-016	02/28/02
8	12/21/00	12:26 PM	Island	Nancy S. Pierce	Whittemore	Ann	I05	8 B		North Road	12/13/00	12/27/00	05/03/01		
9				True Spring Farm	Bragg	Terry	U04	8 A	8	2 Granite Ridge				00-191	07/10/00
10				True Spring Farm	Bragg	Terry	U04	8 A	7	1 Granite Ridge				00-192	07/10/00
11	Demolition and Rebuilding				Eaton	Melinda	U06A	22		15 Ledge Road				00-212SZ	07/20/00
12				Flintlock Ridge	Spaldero Co		R04	16A		34 Flintlock Drive				00-250	09/22/00
13				Rock Ridge	Custom Built Home		R03B	5		68 Rock Ridge Run				00-251	09/25/00
14				Stonegate	Chase Custom Homes		R07D	7		58 Stonewall Drive				00-277	10/18/00
15				Rock Ridge	Ames	Peter & Alice	R03B	12		69 Rock Ridge Run				01-013	01/30/01
16				Stonegate	Chase Custom Homes		R07D	14		5 Stonewall Drive				01-015	01/30/01
17	Relocating existing dwelling				Copp	Clayton	U21	9		260 Gray Rd				01-067	05/07/01
18				Stonegate	Chase Custom Homes		R07D	11		33 Stonewall Drive				01-088	06/04/01
19				School House Road	Clarke	Andrew	I06	33		School House Rd				01-099	06/18/01
20				Flintlock Ridge	Spaldero Co		R04	16C		48 Flintlock Drive				01-116	06/29/01
21				Flintlock Ridge	Spaldero Co		R04	16I		33 Flintlock Drive				01-117	06/29/01
22				Flintlock Ridge	Spaldero Co		R04	16F		70 Flintlock Drive				01-118	06/29/01
23				True Spring Farm	Bragg	Terry	U04	8 A	4	4 Amy Lane				01-176	08/28/01
24				True Spring Farm	Bragg	Terry	U04	8 A	3	6 Amy Lane				01-177	08/28/01
25				Stonegate	Chase Custom Homes		R07D	6		54 Stonewall Drive				01-203	09/19/01
26	Demolition and Rebuilding				Searway	Scott and Janice	I04	157		54 East Shore Drive				01-230	10/29/01
27	Building then demolish existing				Rich	Sherman and Kel	I02	68A		85 John Small Road				01-263	12/18/01
28	Demolition and Rebuilding				McCormack	Chris	U03	5		56 Dean's Way				02-003SZ	01/08/02
29				Rock Ridge	Preferred Home Builders		R03B	13		63 Rock Ridge Run				02-040	04/09/02
30				Rock Ridge	Richards	Kenneth	R03B	11		77 Rock Ridge Run				02-057	04/30/02
31				Stonegate	Chase Custom Homes		R07D	5		46 Stonewall Drive				02-070	05/08/02

#	Date Received	Time Received	Type	Subdivision Name	Last	First	Map	Lot	Street	Issued	Time	Status			
	09/08/00	11:32 AM	Island		Marshall	Barbara	I03	105	South Road	04/12/01	11:45 AM	Growth permit expired			
	09/21/00	4:32 PM	Island		Rich	Patricia	I06	7	Littlefield Road	05/03/01	10:30 AM	Growth permit not accepted			
	11/09/00	12:51 PM	Island		Haberthur	Robert &	I03	107 B	South Road	05/03/01	10:40 AM	Declined growth permit			
	01/09/01	4:49 PM	Island		Butters	Charles	I01	11A	Cottage Road	06/04/01	9:01 AM	Declined growth permit			
	01/09/01	3:50 PM	Island		Crosby	Russell &	I01	15	Cottage Road	06/04/01	8:55 AM	Decided not to apply for building permit			
	01/19/01	9:21 AM	Island		West	Susan	I04	29 A	Buxhill Blvd	06/04/01	9:11 AM	Declined growth permit			
	08/10/01	10:05 AM	Island	Merriam Poi	Biber	Cynthia	I04	142	East Shore Dr	08/15/01	8:20 AM	Reapplied for growth permit			
	07/03/00	11:50 AM	Non-subdiv		Morrison	Roland	R08 A	7 B	225 Blanchard Road	07/07/00	9:25 AM	Building permit expired			
	09/19/00	3:16 PM	Non-subdiv		Dunnett	Robin	U12	11	Treleaven Way	09/28/00	6:10 PM	Growth permit expired			
	11/21/00	1:58 PM	Non-subdiv		Meoli	Richard	R03	15	45 Longwoods Road	11/21/00	2:02 PM	Growth permit expired			
	12/07/00	4:35 PM	Non-subdiv		Stockholm	Benedict	R05	13	Turkey Lane	N/A	N/A	Withdrawn by applicant			
	03/16/01	9:16 AM	Non-subdiv		Meoli	Richard	R03	15	45 Longwoods Road	03/19/01	9:15 AM	Growth permit expired			
	05/15/01	4:30 PM	Non-subdiv		Doane	Jeffrey	U10	7C	Wyman Way	07/02/01	12:52 PM	Growth permit not accepted			
	05/22/01	11:53 AM	Non-subdiv		Minott	Marshall	R06	18	Greely Rd Ext	07/02/01	12:54 PM	Growth permit expired			
	07/10/01	11:19 AM	Non-subdiv		Chase	Susan	U12	11D	31 Wasabi Way	07/10/01	3:19 PM	Growth permit not accepted			
	07/13/01	11:36 AM	Non-subdiv		Terison	Scott	R08	63	Intimidator Lane	07/17/01	8:06 AM	Decided not to apply for building permit			
	07/27/01	8:35 AM	Non-subdiv		Verrill	Scott R.	U16	7A	Rt 100/Range Rd	08/06/01	8:34 AM	Growth permit expired			
	08/10/01	11:05 AM	Non-subdiv		J. S. Wyse Builders Ir		U10	7C	Wyman Way	08/15/01	8:29 AM	Growth permit expired			
	08/24/01	9:47 AM	Non-subdiv		Gove	David & L	U12	2B	Porcupine Ridge	08/27/01	9:12 AM	Decided not to apply for building permit			
	11/15/01	3:49 PM	Non-subdiv		Pulkinen	Norma C.	U11A	21	Tuttle Road	11/19/01	11:22 AM	Growth permit not accepted			
	11/16/01	9:43 AM	Non-subdiv		J. S. Wyse Builders Ir		U10	7F	Wyman Way	11/19/01	11:31 AM	Growth permit not accepted			
	11/15/01	12:17 PM	Island		Ericson, Daniel & Fris		I06	30C	Spruce Point View Rd	01/03/02	5:33 PM	Growth permit expired			

Number	Date	Name	Location	Map	Lot	Area	Rec	Open	Total
01-001	08/31/01	Terry Bragg Inc	4 Amy Lane	U04	8A #4	2,345	2,040.15	1,149.05	3,189.20
01-002	08/31/01	Terry Bragg Inc	6 Amy Lane	U04	8A #3	2,345	2,040.15	1,149.05	3,189.20
01-003	09/19/01	Chase Custom Homes	54 Stonewall Drive	R07D	6	1,805	1,570.35	884.45	2,454.80
01-004	09/27/01	Terry Bragg Inc	11 Amy Lane	U04	8A #1	2,345	2,040.15	1,149.05	3,189.20
01-005	09/27/01	Terry Bragg Inc	10 Amy Lane	U04	8A #2	2,345	2,040.15	1,149.05	3,189.20
01-006	10/04/01	Chase Custom Homes	Blanchard Road	R07D	93D	1,340	1,165.80	656.60	1,822.40
01-007	10/26/01	Nancy Machesney	56 Greely Rd/Edes Rd	R04A	10	3,996	3,476.52	1,958.04	5,434.56
01-008	10/29/01	John C. Thaxter	2 Walker Road	I03	33	108	93.96	52.92	146.88
01-009	11/19/01	John Moody	Blanchard Road	R07	10	2,060	1,792.20	1,009.40	2,801.60
01-010	11/19/01	Scott Terison	Intimidator Lane	R08	63	844	734.28	413.56	1,147.84
01-011	12/04/01	Hildreth & White	24 Homestead Lane	R08A	15F	1,516	1,318.92	742.84	2,061.76
01-012	11/14/01	Kimberly & John Martin	South Road	I04	9	1,620	1,409.40	793.80	2,203.20
01-013	12/04/01	Richard L. McCauley	Amanda's Way	U10	1A	3,058	2,660.46	1,498.42	4,158.88
01-014	12/12/01	Jerald Copp	36 Blackstrap Road	R07	64D	1,124	977.88	550.76	1,528.64
02-001	01/07/02	Norma Pulkinen	325 Tuttle Road	U11A	21	1,542	1,341.54	755.58	2,097.12
02-002	02/28/02	Allen & Sharon Brauns	School House Road	I06	32A	569	495.03	278.81	773.84
02-003	03/21/02	Orchard Hill Const Inc	189 Middle Road	R02	26	3,004	2,613.48	1,471.96	4,085.44
02-004	03/27/02	Preferred Home Builders	63 Rock Ridge Run	R03B	13	2,196	1,910.52	1,076.04	2,986.56
02-005	04/01/02	Donald & Karen Watson	Old Cart Road	I07	41	576	501.12	282.24	783.36
02-006	04/09/02	J. S. Wyse Builders	Wyman Way	U10	7F	2,188	1,903.56	1,072.12	2,975.68
02-007	04/30/02	Kenneth E. Richards Jr.	77 Rock Ridge Run	R03B	11	3,211	2,793.57	1,573.39	4,366.96
02-008	05/01/02	Hughes Const. Co. Inc.	23 Turkey Lane	R5	13	2,426	2,110.62	1,188.74	3,299.36
02-009	05/06/02	Chase Custom Homes	46 Stonewall Drive	R7D	10	2,953	2,569.11	1,446.97	4,016.08
02-010	05/09/02	Wright Ryan Const	14 Lantern Lane	U1	34	2,466	2,145.42	1,208.34	3,353.76
02-011	06/04/02	Peter & Cynthia Biber	East Shore Drive	I04	142	1,256	1,092.72	615.44	1,708.16
02-012	06/06/02	Rene Quirion	Laurel Lane	R06	15D	1,670	1,452.90	818.30	2,271.20
							44,289.96	24,944.92	69,234.88

Council
RJ - SM
6-16-02

To: Cumberland Town Council
Members of the CMIT Board
From: Donna Miller Damon
Re: Land opportunity on Chebeague
Date: June 7, 2002

CONFIDENTIAL

This memo is sent to you at the suggestion of Susan Burgess in hopes that I can outline an opportunity that exists which would benefit residents of the Town of Cumberland and members of CMIT and supports several goals of the Town's comprehensive plan as well as CMIT's articles of incorporation. This opportunity has a very narrow window as I need to get back to the owner of the land tomorrow.

If there is real interest in this idea I believe the owner would give us until Tuesday to commit to a purchase and sale agreement. I am on my way to Rockland and will be back about suppertime. Please read the following information and get back to me tonight by email or phone 846-5140.

Background:

- On Friday, May 31, 2002 I found an ad in the Island Calendar for 12 acres of waterfront land for sale for \$200,000. The land had been surveyed, but had not been soil tested.
- I called the number listed in the Calendar and found out that I knew the owners [3 sisters from an old island family] and I had researched the property 9 years ago when the property was surveyed. The owner told me that they had one person interested but hadn't heard from them in a while. I told her thought this parcel had potential for conservation and coastal access. She was very interested and encouraged me to see the property and get back to her ASAP.
- I called Sue Burgess, Dick Bowen [CMIT Directors] Beverly Johnson and Mabel Doughty [2 of CMIT's founding members] and Jane Frizzell an islander to get a sense of whether this should be pursued. They were all very enthusiastic. Beverly volunteered to call major donors when the time came. Mabel's husband Sanford pledged a monetary contribution if we expanded our vision to include affordable housing. It was at that moment the vision became clear.
- I checked the Vision Appraisal site to see if the purchase price was in line with the Town's value. The Town had valued the parcel at \$418,600 more than double the current asking price. The parcel was in the island residential zone and was listed as 13.69 acres.
- Jane, Sue, Dick and I walked the property on June 1 and were even more enthused than we had been before. The upper part of the property is primarily soft wood. As we got closer to the shore we found hard woods and fairly good deer cover. There is 574 feet of land on the shore with a

beautiful stream and expansive stream bed on the lower piece of the property. The high bank is covered with hard wood trees that hang over the shore. The beach is sand with numerous fist size round rocks exposed. The clam-flats looked productive and a bed of hen clams is off the shore. The property lies half way between Division Point and Sunset which would provide an important coastal access link.

- My vision for the property is as follows:
 1. The upper part of the property could be divided into 3 house lots which could be used for affordable housing. I have spent a great deal of time talking with the Director of Habitat for Humanity. They are very interested in this project. 2 of the house lots could be developed as a Town affordable project or another entity. I don't have time to go into all of the details of how this could work but the bottom line even if we sold the lots for \$20,00 each to "affordable" buyers and put restrictions we would recoup \$40,000 of the purchase price or \$60 if we didn't go the affordable route. Remember this is just a vision.
 2. A trail could lead from the houses to the shore, which would provide public access for recreation and clamming.
 3. A strict conservation easement would be placed on the stream area to protect its integrity.
- Needless to say there is a great deal of interest in this property based on the disparity between the asking price and the Town's assessment. I spoke with the owner yesterday and she said the amount we put down for earnest money is not a deal breaker. She just wants to know that we want to do this. I need to be able to tell her something tomorrow, but the Trust has not met. We have not heard from Rob Crawford, pres. Of the Trust and assume he is out of Town. The Town Council doesn't meet until Monday. The owner likes our vision and would like this to happen. If we are serious I believe she will work with us. She is not interested in a bargain sale. I tried that over a week ago. She is willing to put contingencies such as soil tests in to the purchase and sale. I haven't asked her if she would be willing to put in a contingency in case we couldn't come up with the money.
- **I have taken the following action and plan to take the additional actions today.**
 - Spoke with Jay Espy re: the MCHT revolving fund and he was very enthusiastic. Megan Hillsted will be assigned to the project if we go forward.
 - Have a \$500 unsolicited pledge toward earnest money
 - I am meeting with a foundation and a major donor today
 - A retired fisherman has pledged financial support to the project if it has the affordable housing component.

I have to go now as I am headed for Rockland. I need to know what to tell the owner tomorrow. If you want more info I can provide that tonight. Donna

**TOWN OF CUMBERLAND
MEETING MINUTES OF THE TOWN COUNCIL
MONDAY, JUNE 10, 2002**

Present: Chair Stephen Moriarty, Councilors Peter Bingham Jeffrey Porter, Mark Kuntz, Harland Storey, Donna Damon and Michael Savasuk.

I. Council Chair Moriarty called the meeting to order at VAL HALLA Golf and Recreation Center at 7:02 p.m.

II. Approval of Minutes

a) 4/29/02 and b) 5/23/02

Councilor Bingham moved to accept the minutes of 4/29/02; seconded by Councilor Porter.

VOTE: UNANIMOUS (7-0)

Councilor Storey moved to accept the minutes of 5/23/02; seconded by Councilor Kuntz.

VOTE: UNANIMOUS (7-0)

Chairman Moriarty referenced tomorrow's election, extending his best wishes to both candidates. Councilor Porter is unopposed, and Councilor Bingham is a candidate for the School Board after serving two terms on the Council, two terms on the school board, and 5-6 years on the Planning Board. Chairman Moriarty conveyed his appreciation to Peter Bingham, describing him as "a true public servant". Councilor Bingham depicted his time on the Council as "very fulfilling" and thanked the Council, Manager and employees for their assistance.

III. Manager's Report

Town Manager Robert Benson stated there would be a meeting Tuesday, June 11, 2002 With MDOT re: the Cousins Island Wharf Road Project. MDOT will hold two informational meetings, one in Yarmouth on Thursday, June 20, at 7 pm; and another Thursday, June 27, at 7 pm, on Chebeague Island.

The Manager also thanked Councilors Porter and Bingham for their service to the town.

IV. Public Discussion

None.

V. Legislation and Policy.

02 – 51. To hear report of Assessor on revaluation process.

Chairman Moriarty explained that Assessor, Bill Healey, together with Ken Rogers, of Vision Appraisal, were present to provide a report on the revaluation process. Additionally, Chairman Moriarty recognized members Bill Ward, Joseph Madore, and Jeff Daigle, Chair of the Revaluation Advisory Committee. Assessor, Bill Healey, highlighted the following chronology of the revaluation process. During an annual sales ratio study, completed approximately one year earlier, Bill revealed the town had dropped near the state's minimum ratio level of 70%. The ratio is calculated by dividing the assessment by sale price. The further you are removed from market value, the greater chance of assessment inequities. That was the case in

Cumberland, where ranges of assessment ratio varied from 40% to 80%. As a result, he performed a "spot revaluation", followed by a full revaluation. To complete a full revaluation, he had to choose between a "full campusing" and a "statistical update". He recommended a statistical update due to the fact that a revaluation had been completed six years earlier. Vision Appraisal began their work in January; at which time another sales ratio study was performed, indicating the town had, in fact, dropped below the state's minimum 70% ratio; a precursor to a State-mandated revaluation. Vision Appraisal reviewed the sales data for the period of January 1, 2001 to December 31, 2001, and the process began in earnest. Together they created building tables, based on trade publications and regionalization market adjustments; and land tables, based solely on land sales. The tables were then reanalyzed to determine whether the assessments were at or below market value. Particular areas within the town required only "simple updating", while other areas required further analysis. The revaluation consisted predominantly of drive-by analysis to distinguish areas of concern. The Foreside was reviewed in March, and Chebeague Island in March/April.

Assessor Healey believes property in Cumberland has been assessed in accordance with just value. The notifications have been mailed, resulting in 262 informal meetings scheduled for the next two weeks. However, those with extenuating circumstances will be reviewed up to the commitment date. Once commitment is made to the State, property owners will need to follow the formal abatement process. This process allows for a claim against valuation, not a claim against taxes, and involves a formal meeting with the Assessor where all aspects of the assessment are reviewed. If the property owner is not satisfied with the outcome of the meeting, a written abatement form, with specific requests, must be completed and returned to the Assessor. The Assessor will review the written requests, and respond to the property owner in writing. If the owner remains dissatisfied, he/she has 60 days in which to seek an appeal with the town's Board of Assessment Review. The third and final step is an appeal to Superior Court. The Court will hear valuation appeals only, with no consideration given to tax concerns. Bill concluded by noting that the informal meetings to date have resulted in a small number of reinspections. He considered the Revaluation Advisory Committee as "beneficial to the process."

Jeff Daigle, Chair of the Revaluation Advisory Committee, spoke briefly about the committee's process, which began February 25, 2002. Their formal goal was identified as follows: "to assist professionals to ensure the revaluation process is as equitable and accurate as possible and to promote greater public awareness of the nature of the process". Many formal sessions have been held with the Assessor, producing a thorough education of assessment policies and procedures. A report of their findings will be issued at a later date, but he believes the committee has contributed valuable input resulting in either actual change or a notation for future change. He expressed that the group is "near democratic consensus on the mainland, and hope we are moving toward consensus on the island." He expects their efforts to continue until the commitment date in late July. Meeting agendas and notes are available for review by the public at the Assessor's office. Two "public education sessions" are scheduled the week of June 17th, one on the Mainland and another on Chebeague Island.

Council comments:

Chairman Moriarty explained that initial estimate of the Town's tax rate at \$18-19.00, down from a current rate of \$23.20, has been further reduced to \$17.15 with the adoption of the budget and near completion of the revaluation. The \$17.15 rate represents an approximate 34% decrease from an estimated \$24.65 tax rate in the absence of a revaluation. The final tax rate is anticipated to be set by the Council at its second meeting in July.

Councilor Storey commented that this process may be of value to MMA and requested of the Revaluation Advisory Committee whether bylaws or guidelines could be created from the committee's process. Committee Chair Jeff Daigle responded that the committee is "creating a road map" for future reference. Committee member Bill Ward suggested that written guidelines could be produced through a workshop.

Councilor Damon referred to the "financial pain" of many homeowners and strongly encouraged the Town to support change to the state-mandated process.

02 – 52. To authorize Town Manager to execute an easement on Wyman Way to Portland Water District.

Town Manager Benson explained that the construction of a new home on Wyman Way has resulted in the need for an easement from the Town for the purposes of installing a water line to the home. The Manager requested authorization to execute an easement. He will work with the Portland Water District to ensure that a water main, rather than water line, is installed across Route 9 to prevent the need for future digging.

Councilor Bingham moved to authorize the Town Manager to execute an easement on Wyman Way to Portland Water District; seconded by Councilor Porter.

VOTE: UNANIMOUS (7-0)

02 – 53. To review design for existing fording site (Twin Brook) as permitted by DEP.

Town Manager Benson indicated that DEP has issued a permit for this site requiring a number of improvements. If approved by the Council this evening, the Town will receive a Permit By Rule allowing the Public Works Department to construct a wooden bridge. In order to meet the conditions of approval, the project must be completed this summer. Only pedestrians and maintenance vehicles will use the bridge. The cost estimate is between \$2,000 and \$3,000, utilizing town personnel.

Adam Ogden, Public Works Director, indicated that DEP initially required a 24" culvert, submerged 6" into the streambed, with a 42' wide rip rap to allow for flooding. He suggested the bridge concept, which was ultimately approved and preferred by DEP.

Councilor Bingham questioned how the town plans to deal with ATV use. Adam Ogden suggested installing bollards at the approach to the bridge. These would block access and could be removed when necessary.

Councilor Bingham moved to approve the concept of a wooden/timber bridge design; seconded by Councilor Damon.

VOTE: UNANIMOUS (7-0)

02 – 54. To set date for Public Hearing to consider and act upon the adoption of a Contract Zone to allow the following uses in the Southern Office Commercial district: Single-family, duplex and multiplex dwellings for persons 55 years of age and older on 10,000 square foot lots, with 75 feet of frontage, front setbacks of 25 feet, side setbacks of 12 feet, and rear setbacks of 20 feet, and; Communication Towers in accordance with Section 433.

Manager Benson recommended a public hearing date of June 24, 2002.

Councilor Porter moved to set a public hearing date of June 24, 2002; seconded by Councilor Kuntz.

VOTE: UNANIMOUS (7-0)

02 – 55. To set date for Special Town Council meeting to swear in newly-elected councilors.

Motion by Councilor Bingham to set a date of June 17, 2002; seconded by Councilor Damon.

VOTE: UNANIMOUS (7-0)

02 – 56. To issue Commercial Hauler licenses for 2002/03.

Manager Benson identified the four renewal license holders as Pine Tree Waste, Reynolds Waste, Troiano Waste, and Waste Management.

Motion by Councilor Bingham to approve the Commercial Hauler licenses as presented; seconded by Councilor Kuntz.

VOTE: UNANIMOUS (7-0)

02 – 57. To authorize Town Manager to accept payment of foreclosed taxes and issue quitclaim deed (Map R-3, Lot 10A).

Councilor Bingham moved to authorize the Town Manager to accept payment of taxes and issue a quitclaim deed for the property identified as Map R-3, Lot 10A; seconded by Councilor Storey.

VOTE: UNANIMOUS (7-0)

V. Correspondence

*Councilor Bingham: Habitat For Humanity project in West Cumberland not likely at this point. He hopes the town will continue to look at possible sites for such a project.

*Councilor Kuntz: He received a few phone calls re: ATV activity in West Cumberland. He has spoken with Chief Charron regarding this issue.

*Councilor Porter: Spoke about graduation activities. He also received calls from two homeowners on Chebeague Island regarding the revaluation. He described their plight as “heart wrenching”.

*Councilor Damon: The phone has rung non-stop with revaluation calls. She noted “inconsistencies” as a major concern among callers. Also received calls regarding school graduation.

*Councilor Storey: Received calls regarding parking issues at the graduation ceremony.

VI. New Business

*Chairman Moriarty noted that the Council would hold a special meeting Monday, June 17th to swear in the newly-elected councilors. A workshop will also be held to discuss the Chebeague Island Long Range Plan. The Hope Island Mediation session would be held Friday, June 21st at 9 a.m. Four or more councilors expressed interest in attending and Chair Moriarty indicated that a majority of councilors present would constitute a public meeting. Therefore, an agenda will be created and distributed accordingly. He also referred to a document the councilors received regarding the Route 100 intersection study.

The Council went into Executive Session at 9:35 p.m.

VII. Executive Session re: Land Acquisition.

VIII. Adjourn

Respectfully submitted,

Nadeen M. Daniels
Town Clerk