

AGENDA

Cumberland Town Council Meeting
Town Council Chambers

MONDAY, DECEMBER 27, 2010

6:00 p.m. Workshop

8:00 p.m. Call to Order

6:00 – 7:30 P.M. WORKSHOP re: development proposal from Bateman Partners, LLC

7:30 – 8:00 P.M. *televised workshop re: Drowne Road revitalization project overview with Bateman Partners, LLC.*

I. APPROVAL OF MINUTES

December 13, 2010

II. PUBLIC DISCUSSION

III. LEGISLATION AND POLICY

- 10 – 177** To hold a Public Hearing to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and report back to the Town Council no later than February 14, 2011.
- 10 – 178** To hear a report from the Town Manager re: present contracts with North Yarmouth for Recreation and Library services.
- 10 – 179** To hold a Public Hearing to consider and act on the road acceptance of Old Colony Lane.
- 10 – 180** To hold a Public Hearing to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project.
- 10 – 181** To appoint members to various boards/committees.
- 10 – 182** To authorize the Town Manager to accept a \$2,500.00 grant from Time and Tide Resource Conservation and Development, to be used for shellfish conservation outreach efforts.
- 10 – 183** To set a date of January 10th to authorize the Town Manager to enter into a Credit Enhancement Agreement with Exactitude, Inc.

IV. MANAGER'S REPORT

V. NEW BUSINESS

VI. ADJOURNMENT

MOTIONS

11/3/10
Copp
2nd morianly
5-2 (Stiles
Turner
opposed)

MOTIONS

10 - 177 I move to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and report back to the Town Council no later than February 14, 2011.

10 - 178 I move to authorize the Town Manager to execute a retroactive agreement for Library, Recreation, Winter Sidewalk Plowing, Animal Control, and Channel 2 services with the Town of North Yarmouth for the period of July 1, 2010 to June 30, 2011. Stiles / Turner 7-0

10 - 179 I move to accept Old Colony Lane, off of Blackstrap Road, generally described as 1732' in length by 50' in width, and Liberty Lane, generally described as 471' in length by 50' in width, more specifically described in a deed from "Normand Berube Builders, Inc." and the "Old Colony Estates Homeowners Association of Cumberland" to the Town of Cumberland, and being the parcel identified as "Subdivisions Plan, Phase 1 of Old Colony Estates" prepared by Sebago Technics Engineers of Westbrook, Maine with an original recording date of February 24, 2004 and a January 4, 2005 revision date, and recorded in Plan Book 205, Pages 64 & 65, of the Cumberland County Registry of Deeds. Morianly
Copp
4-3
Turner
Perfett
Stiles
Perfett - Stiles to table until developer meets the threshold of 75% build-out. 3-4

10 - 180 I move to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project pursuant to the attached order. Stiles / Copp 7-0

10 - 181 I move to appoint the following to a Town board/committee for 2011: Porter / Morianly 7-0

10 - 182 I move to authorize the Town Manager to accept a \$2,500.00 grant from Time and Tide Resource Conservation and Development, to be used for shellfish conservation outreach efforts. Copp / Stiles 7-0

10 - 183 I move to set a date of January 10th to authorize the Town Manager to enter into a Credit Enhancement Agreement with Exactitude, Inc. Turner / Stiles 7-0

Adjourn
Perfett / Copp
7-0
8:59 pm

MINUTES

12-13-10

MINUTES

Cumberland Town Council Meeting
Town Council Chambers

MONDAY, DECEMBER 13, 2010

7:00 p.m. Call to Order

7:00 p.m. Call to Order

Present: Chairman Storey-King, Councilors Turner, Copp, Porter, Perfetti, Stiles, and Moriarty

I. APPROVAL OF MINUTES

November 22, 2010

Motion by Councilor Stiles, seconded by Councilor Turner to approve the minutes as presented.

VOTE: 7-0 UNANIMOUS PASSAGE

II. MANAGER'S REPORT

Fire, Police, and Administration staff attended a FEMA simulation exercise last Friday led by Dave Feeney and Jim Budway from Maine Emergency Management Agency.

The Route 88 project continues to go well. The drainage improvement portion of the project should be completed by the end of the year. Paving will be completed in the spring. Storey Brothers is doing a great job and the project remains on budget.

A very generous Cumberland resident, who wishes to remain anonymous, has donated \$20,000.00 to be used toward General Assistance. This gift is very appreciated by the Town and those who will receive these monies to help them get through tough times. It is procedural for the Council to act to accept the donation. This can be done later in the meeting.

Seniors in the community are reminded to get their Senior Circuit Breaker applications turned in to Town Hall for a rebate. Any senior citizen who has received a circuit breaker refund from the State is eligible for a matching refund from the Town up to \$750. Residents with questions can contact Bill Healey or Pam Bosarge at Town Hall.

Bateman Partners will be conducting a neighborhood meeting this Wednesday at 7:00 p.m. on the proposed revitalization of Drowne Road. All residents are welcome to attend to see the proposed project design. The entire area will be revitalized with a village feel.

CMP will be at the Planning Board tomorrow evening. They will not receive final approval for their project, as they do not have all the information that was requested. Final approval will likely be in January. If anyone has any questions regarding this project, please contact Town Manager Shane or Town Planner, Carla Nixon.

Town Manager Shane introduced State Representative, Meredith Strang Burgess who delivered a Legislative Proclamation for the Cumberland Fire Department. Rep. Strang Burgess explained that she did some research and discovered that there are approximately 16 people in the State of Maine who have completed the Executive Fire Officer course that Chief Small and Deputy Chief Schools have also completed. Of those 16, all have retired except for 5. Of those 5, Cumberland has the honor of having 2. In light of that, she thought it was an occasion worthy of a Legislative Proclamation. She read and presented Chief Small and Deputy Chief Schools the proclamations with her thanks and appreciation.

III. PUBLIC DISCUSSION

None

IV. LEGISLATION AND POLICY

10 – 166 To hold a Public Hearing to consider and act on amendments to the Cumberland Traffic Ordinance to include No Parking Areas on Blanchard Road near the Congregational Church on Main Street.

Town Manager Shane introduced Police Chief Charron to give his recommendation and answer any questions that the Council may have.

Chief Charron reported that no traffic issues or obstructions occurred in the area of Main Street and Blanchard Road while the Police Department was monitoring the area over the past 3 weeks. The Police Department is willing to work with the Church and the Town. Temporary signs in snow banking's was suggested by Chief Charron during the winter months.

Councilor Moriarty asked Chief Charron if the Police Department has the authority to post temporary no parking signs as the need arises, without an ordinance change.

Chief Charron said yes and they often use temporary no parking signs during major events.

Peter Bingham, 19 Brook Road, a member of the Congregational Church said that he agrees with Chief Charron's recommendation of monitoring the area. That makes the most sense.

Doug Pride, moderator of the Congregational Church, also agrees that monitoring the area is the best idea.

Motion by Councilor Perfetti, seconded by Councilor Copp, to table this item and direct the Town Manager to work with the Police Department and monitor the parking issues on Main Street, near the Congregational Church, over the winter and report back to the Town Council in June 2011.

Councilor Stiles said that he has been watching this area much more closely and has not noticed any issues. He would prefer to vote to table this item indefinitely.

Councilor Moriarty said that this was a recommendation from the Planning Board, not a condition of approval. There does not appear to be a problem in the area and the Council can take this item off the table if and when it should ever require any action.

Councilor Perfetti moved to amend the previous motion to table this item indefinitely. Councilor Moriarty seconded.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 167 To hold a Public Hearing to consider and act on the 2011 Shellfish License allocations and to amend Section 109 (Fees) of the Cumberland Shellfish Conservation Ordinance, as recommended by the Shellfish Conservation Commission.

Town Manager Shane thanked Police Chief Charron, Lt. Calder and Mike Crosby who diligently collected water samples. They were a critical piece in getting the flats opened again. Town Manager Shane introduced Shellfish Conservation Commission Chair, Mike Brown who reiterated the Manager's thanks to the Police Department and Mr. Crosby, He added his thanks to Town Manager Shane, Brenda Moore, and fellow committee members Jessica Joyce and Tom Gruber.

Mr. Brown explained that the license allocations are slightly higher than in years past, but the season is shorter. The Commission is also recommending that a \$10.00 conservation fee be added to all license categories to help offset the cost of collecting and processing our own water samples.

Councilor Moriarty asked who made the decision that the clam-flats will close in May.

Mr. Brown said that DMR made the decision to open only through May 31, 2011, but at any point that there is a red tide or substantial rainfall, they could be closed again.

Councilor Perfetti asked for clarification on the \$10 increase (Conservation Fee). Does everyone pay the Conservation Fee, including those over 62 who receive a free license? He said that he feels that everyone should pay the \$10 conservation fee because the clam-flats are conserved for everybody's use.

Town Manager Shane explained that was not the intent of the Commission to add a fee to the free licenses.

Councilor Turner said that he agrees and suggests that the Conservation Fee should apply to those who get a free license and the conservation fee be added to the application.

Motion by Councilor Stiles, seconded by Councilor Turner, to set the 2011 Shellfish License allocations (effective December 15, 2010) as follows:

RECREATIONAL LICENSES:

Unlimited resident recreational licenses, 40 non-resident recreational licenses, 8 monthly resident licenses, and 2 monthly non-resident licenses.

COMMERCIAL LICENSES:

5 resident commercial licenses and 1 non-resident commercial license.

Further, I move to amend Section 109 (Fees) of the Cumberland Shellfish Conservation Ordinance by increasing all fees \$10.00, including those over the age of 62, as recommended by the Shellfish Conservation Commission.

VOTE: 3-4

MOTION FAILED

Councilor Porter said that he would prefer to wait to add the \$10 Conservation Fee to the over 62 (free) licenses until he hears from the Shellfish Commission that was their intent and they are supportive of it.

Mike Brown said that the Commission had not considered or discussed adding the fee to the free license or the Junior License.

Motion by Councilor Porter, seconded by Councilor Moriarty, to set the 2011 Shellfish License allocations (effective December 15, 2010) as follows:

RECREATIONAL LICENSES:

Unlimited resident recreational licenses, 40 non-resident recreational licenses, 8 monthly resident licenses, and 2 monthly non-resident licenses.

COMMERCIAL LICENSES:

5 resident commercial licenses and 1 non-resident commercial license, and further to amend Section 109 (Fees) of the Cumberland Shellfish Conservation Ordinance by increasing all fees \$10.00, as recommended by the Shellfish Conservation Commission.

VOTE: 6-1 (Copp opposed) MOTION PASSES

10 – 168 To hold a Public Hearing to consider and act on the Greely High School Swimming Pool License renewal for the 2011 calendar year.

Motion by Councilor Stiles, seconded by Councilor Perfetti, to renew the Greely High School Swimming Pool License for the 2011 calendar year.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 169 To hold a Public Hearing to appoint Town Clerk, Tamara O'Donnell, Registrar of Voters for the period of January 2011 – December 2013.

Motion by Councilor Moriarty, seconded by Councilor Stiles to appoint Town Clerk, Tamara O'Donnell, Registrar of Voters for a three year term from January 1, 2011 – December 31, 2013.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 170 To hold a Public Hearing to consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed for property identified as Tax Map R07/Lot 89 in the amount of \$8,449.97.

Motion by Councilor Turner, seconded by Councilor Copp, to authorize the Town Manager to accept delinquent taxes and issue a quitclaim deed for property identified as Tax Map R07/Lot 89 in the amount of \$8,449.97.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 171 To hold a Public Hearing to consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed for property identified as Tax Map R07/Lot 89J in the amount of \$4,202.71.

Motion by Councilor Moriarty, seconded by Councilor Stiles, to authorize the Town Manager to accept delinquent taxes and issue a quitclaim deed for property identified as Tax Map R07/Lot 89J in the amount of \$4,202.71.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 172 To hold a Public Hearing to appoint members to Town Boards/Committees for 2011.

Councilor Porter explained that the Town Council Nominating Committee has met twice to review the applications. They have not met with all the applicants, so will only be appointing new members this evening and finishing appointments and reappointments at the December 27th meeting.

Motion by Councilor Porter, seconded by Councilor Moriarty, to appoint the following to various Boards & Committees:

Paul Dugas, Coastal Waters Commission
Adam Moody & Steve Lawrence, Lands & Conservation Commission
Peter Bingham & Tom Gruber, Planning Board
Ralph McLean & Chris Philbrook, Prince Memorial Library Advisory Board
Bill Green, Recreation/Community Education Advisory Board
Greg McCarthy, Rines Property Citizens' Advisory Committee
Jacqueline Stowell, Twin Brook Facility Advisory Committee
Paul Dugas, Val Halla Golf & Recreation Center Board of Trustees.

VOTE: 7 – 0

UNANIMOUS PASSAGE

10 – 173 To set a Public Hearing date (December 27th) to consider and act on the road acceptance of Old Colony Lane.

Councilor Stiles said that he felt that the Town should not be accepting any new roads and he will not support this.

Town Manager Shane explained that the warranty deed and final punch list items will be completed by December 27th.

Councilor Turner asked how many lots at this location have been built out to date.

Town Manager Shane responded that approximately ½ the lots are built out.

Motion by Councilor Turner, seconded by Councilor Perfetti, to set a Public Hearing date of December 27th to consider and act on the road acceptance of Old Colony Lane.

VOTE: 6-1 (Stiles opposed)

MOTION PASSES

10 – 174 To set a workshop date of December 27th re: development proposal of the Doane Property.

Town Manager Shane explained that this workshop will take approximately 2 hours. Asked the Council about timing of the workshop. It was decided that the workshop would begin at 6:00 p.m. and the Town Council meeting will begin at 8:00 p.m.

Motion by Councilor Porter, seconded by Councilor Copp, to set a workshop date of December 27th re: development proposal of the Doane Property.

VOTE: 7-0

UNINAMOUS PASSAGE

10 – 175 To set a Public Hearing date (December 27th) to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project.

Town Manager Shane explained that the current bonds are over 6% interest rate – new rate will save money and shorten the term of the bond. This is an easy thing to do and it makes sense financially.

Motion by Councilor Stiles, seconded by Councilor Turner, to set a Public Hearing date of December 27th to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project.

VOTE: 7-0

UNANIMOUS PASSAGE

10 – 176 To set a Public Hearing date (December 27th) to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and approved by the Town Council no later than February 14, 2011.

Town Manager Shane said that the Master Development Plan and the Contract Zone Agreement have to be discussed with the Town Council soon. He recommends that we hold a joint workshop with the Planning Board and Town Council.

Motion by Councilor Porter, seconded by Councilor Perfetti, to set a Public Hearing date of December 27th to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and report back to the Town Council no later than February 14, 2011.

VOTE: 7-0

UNANIMOUS PASSAGE

Motion by Councilor Copp, seconded by Councilor Moriarty, to authorize the Town Manager to accept an anonymous donation of \$20,000 to be used for fuel and food assistance.

VOTE: 7-0

UNANIMOUS PASSAGE

V. NEW BUSINESS

Councilor Turner – He received a flyer from a friend from the “Citizens Against Industrial Operations In Residential Neighborhood” regarding concerns about the moratorium. This well-meaning flyer had his e-mail address incorrect. The correct e-mail address is gturner1@maine.rr.com.

Councilor Copp – Last week he and Chairman Storey-King attended a ceremony at the Anderson-Mayberry Post 91 of the American Legion for the Blue Star Banner Program. The program is to recognize any family members who have an active service member in their home. The ceremony was very well attended and he was thankful to have been invited.

Councilor Porter – He has been contacted by some residents who are interested in starting a community garden. They will contact the Town Manager to discuss the possibility of using Town owned land.

Councilor Perfetti – None

Chairman Storey-King – The entire community is invited to neighborhood meeting this Wednesday at 7:00 p.m. at Town Hall regarding the revitalization of Drowne Road.

Councilor Stiles – He hopes that people will still consider making a donation to the Veterans Memorial project.

Councilor Moriarty – The Main Street Advisory Committee will give its final report to the Planning Board tomorrow evening.

Town Manager Shane – There will be a small crew in the Rines Forest doing some selective cutting beginning next week.

On January 6th (the first Thursday in January), he would like to have the Town Council and Planning Board meet in workshop to look at a draft contract zone agreement for the Bateman proposal of the revitalization of Drowne Road.

VI. EXECUTIVE SESSION pursuant to Title 36 M.R.S.A., § 841 re: Poverty Abatement Application.

Motion by Councilor Stiles, seconded by Councilor Copp, to recess to Executive Session pursuant to Title 36 M.R.S.A., § 841 re: Poverty Abatement Application.

VOTE: 7-0 UNANIMOUS PASSAGE

TIME: 8:45 P.M.

Motion by Councilor Porter, seconded by Councilor Stiles, to return from Executive Session.

VOTE: 7-0 UNANIMOUS PASSAGE

TIME: 9:28 P.M.

Motion by Councilor Porter, seconded by Councilor Perfetti, to deny the Poverty Abatement Application.

VOTE: 5-2 MOTION PASSES

VII. ADJOURNMENT

Motion to adjourn by Councilor Moriarty, seconded by Councilor Porter.

VOTE: 7-0 UNANIMOUS PASSAGE

TIME: 9:40 P.M.

Respectfully submitted by,



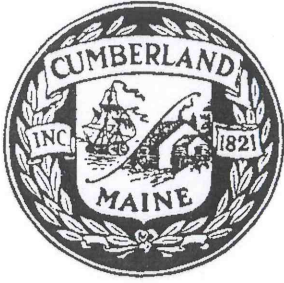
Brenda L. Moore
Council Secretary

MANAGER'S REPORT

ITEM

10-177

To hold a Public Hearing to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and report back to the Town Council no later than February 14, 2011.



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

To: Town Council
From: William R. Shane, Town Manager
Date: December 22, 2010
Re: Drowne Road Revitalization Project – Bateman Partners Proposal

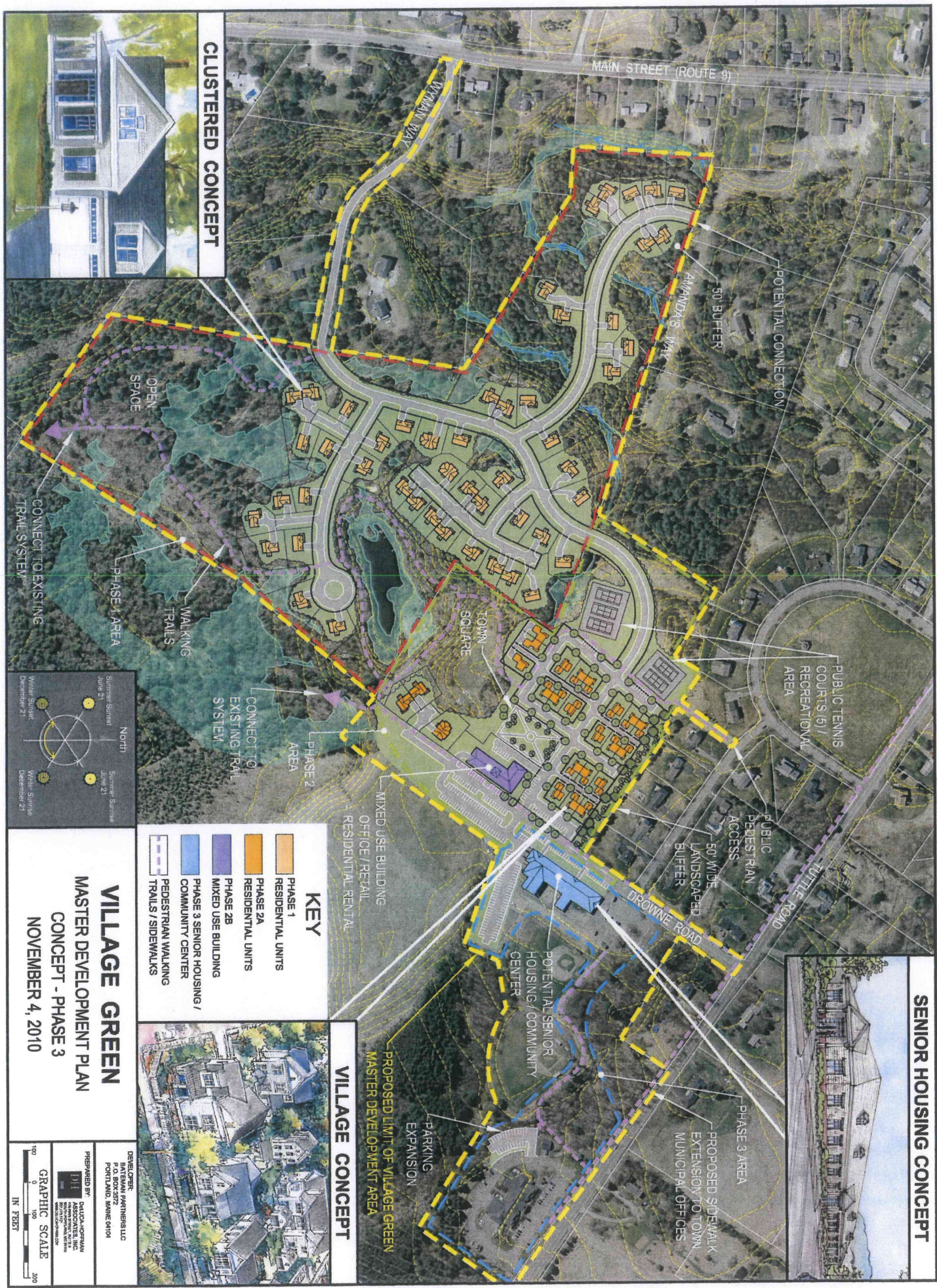
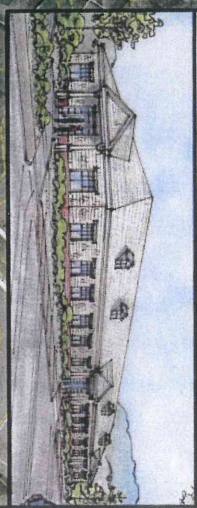
On Monday evening I will be reviewing the fiscal impacts of the Bateman Proposal. The difficulty to date has been that growth is not a 1:1 impact on the cost to all taxpayers. For example, the numerous streets we have accepted over the years have not generated an increase in police or public works staffing or equipment. Conversely, we have seen a decrease in both departments.

I will be reviewing the following information in my presentation:

- Public Works services cost
- Solid Waste services cost
- School Impacts
- Tax dollars generated
- Public Works relocation costs – sand/salt shed cost, fuel pumps, etc.
- Drowne Road Senior Housing
- Sale of Property – Costs For Doane Property and Public Works Site
- Town Data- Taxes collected, Median Home prices, etc.
- Timeline of Overall Project

The PowerPoint will be in front of you Monday evening and posted on line as well.

SENIOR HOUSING CONCEPT



CLUSTERED CONCEPT



KEY

- PHASE 1
RESIDENTIAL UNITS
- PHASE 2A
RESIDENTIAL UNITS
- PHASE 2B
MIXED USE BUILDING
- PHASE 3 SENIOR HOUSING /
COMMUNITY CENTER
- PEDESTRIAN WALKING
TRAILS / SIDEWALKS

VILLAGE CONCEPT



VILLAGE GREEN

MASTER DEVELOPMENT PLAN

CONCEPT - PHASE 3

NOVEMBER 4, 2010

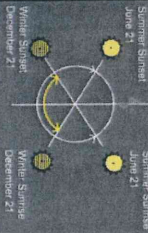
DEVELOPER:
BATHAM PARTNERS LLC
PORTLAND, MAINE 04104

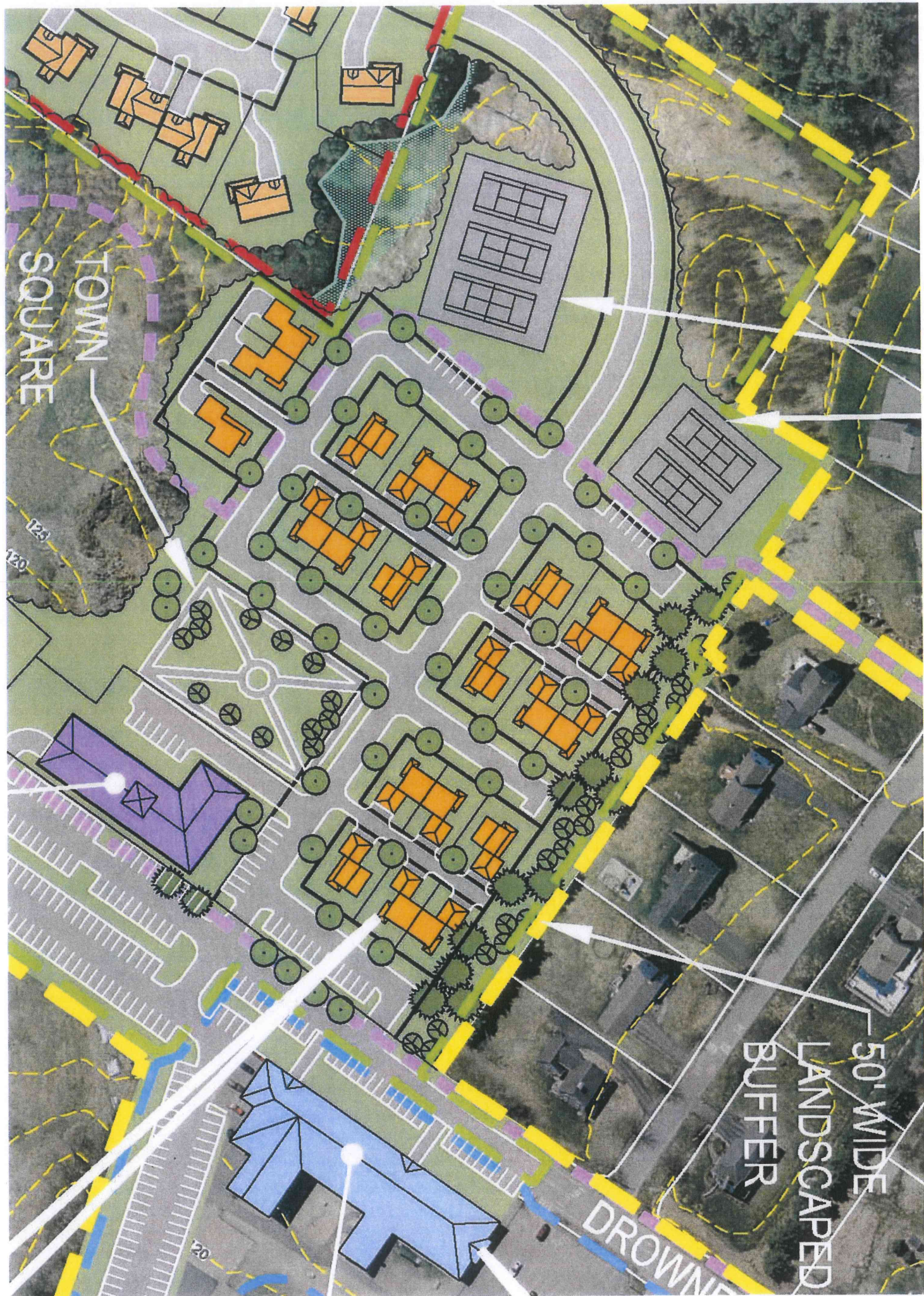
PREPARED BY:
BATHAM PARTNERS LLC
PORTLAND, MAINE 04104

GRAPHIC SCALE



North

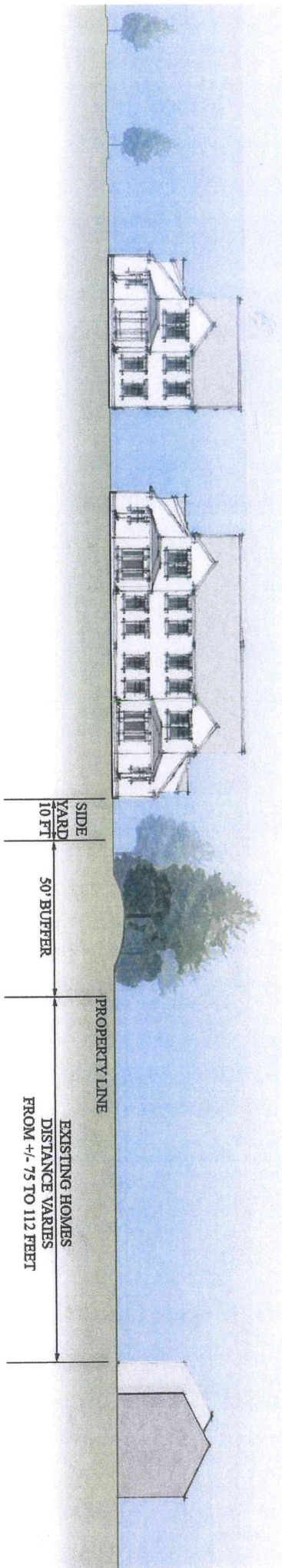


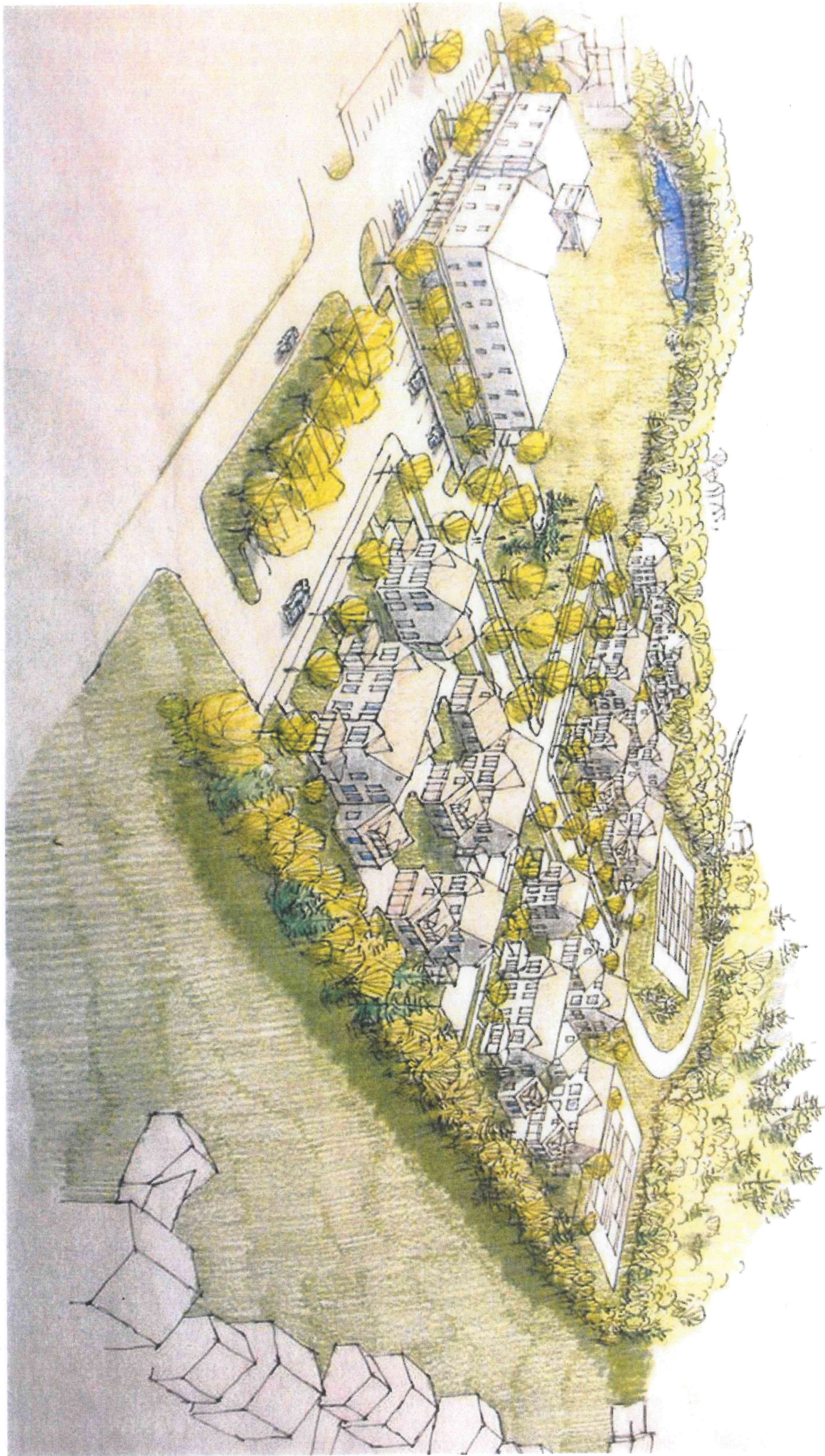


TOWN
SQUARE

50' WIDE
LANDSCAPED
BUFFER

DROWNE









Village Green – Master Development Plan

Draft Contract Zone Standards

Bateman Partners LLC

December 6, 2010

The Village Green Master Development Plan contains four separate parcels of land and two public right-of-way areas that are intended to be developed in three phases as follows:

Phase 1

Parcel 1 (Tax Map U10, Lot 7B) – Former Doane Parcel – Village Mixed Use Zone (V-MUZ)
Wyman Way right-of-way from Parcel 1 to Main Street (Route 9) – Rural Residential 1 Zone

Phase 2

Parcel 2 (Tax Map U10A, Lot 13) – Town Recreational Parcel – Rural Residential 1 Zone
Parcel 3 (Tax Map R3, Lot 54) – Town Public Works Garage – Rural Residential 1 Zone
Doane Road right-of-way from Parcel 3 to Tuttle Road – Rural Residential 1 Zone

Phase 3

Parcel 4 (Portion of Tax Map R3, Lot 51A) – Former Drowne School – Rural Residential 1 Zone

The following dimensional standards shall apply to each phase of the Contract Zone:

Phase 1 – Cluster

1. The following minimum lot sizes are required within Phase 1 of the Contract Zone:

Use	Min. Lot Size (s.f.)	Min. Lot Area per Unit (s.f.)	Min. Lot Frontage (ft)		
			Private Dr. R.O.W.	Private Road R.O.W.	Public Road R.O.W.
Detached Single Family Residential Structure	5,000	5,000	25'	50'	50'
Attached Single Family Residential Structure	5,000	5,000	25'	50'	50'
Duplex Residential Structure	5,000	2,500	50'	50'	50'

Maximum Number of Residential Units Accessed from Private Drive = 6

2. The following minimum setbacks are required for all structures within Phase 1 of the Contract Zone as follows:

Structure Type	Front	Side	Rear
Detached Single Family Residential Structure and Garage	15'	10'	15'
Attached Single Family Residential Structure and Garage	15'	10' *	15'
Duplex Residential Structure and Garage	15'	10'	15'
Detached Shed	15'	8'	8'
Driveways	0'	8' *	8'

* Side setback reduced to 0' along common sideline between attached residential structures and garages.

3. The following roadway and drainage standards shall apply to the private and public roadways within Phase 1 of the Contract Zone, including the full extent of Wyman Way connecting to Main Street :

Standard	Proposed		Current	Proposed	Current
	Private Drive	Private Road	Private Road	Public Road	Residential Sub-Collector
Right-of-Way Width	30'	50'	50'	60'	60'
Roadway Pavement Width	18'	22'	18'	22'	22' to 28'
Grass Esplanade	N/A	4' (one side)	N/A	6' (one side)	6'
Paved Sidewalk	N/A	5' (one side)	N/A	6' (one side)	5'
Max. Dead End Road Length	150'	3,000'	2,000'	3,000'	2,000'
Min. Roadway Centerline Grade (1.0% preferred)	0.5%	0.5%	0.5%	0.5%	0.5%
Max. Roadway Centerline Grade	10%	10%	10%	10%	10%
Min. Centerline Radius (100' Preferred)	50'	100'	100'	50'	150'
Min. Tangent Length Between Curves of Reverse Alignment	0'	0'	50'	0'	200'
Min. Angle of Street Intersections (90° Preferred)	75°	75°	75°	75°	75°
Min. Distance Between Street Intersections on Same Side	100'	100'	200'	100'	400'
Min. Distance Between Street Intersections on Opposite Side	20'	20'	100'	20'	250'
Min. Pavement Radii at Intersections	10'	20'	20'	30'	40'
Min. Pavement Crown	¼" per foot	¼" per foot	¼" per foot	¼" per foot	¼" per foot
Min. Slope of Gravel Shoulder	½" per foot	½" per foot	½" per foot	½" per foot	½" per foot
Min. K Factor, Crest Vertical Curve	15	15	15	15	30
Min. K Factor, Sag Vertical Curve	20	20	20	20	40
MPH Design Speed	25	25	25	25	30
Max. Grade within 75' of Intersection	3%	3%	3%	3%	3%
Min. Property Line Radius at Intersection	0'	15'	15'	15'	30'
Dead End Turn Around	N/A	Tee Turn Around 25' Length	Tee Turn Around 30' Length	Cul-de-Sac Per 8.2.D.3	Cul-de-Sac Per 8.2.D.3

4. The drainage system for public and private roadways shall consist of closed drainage to the extent practicable; however, shallow underdrained swales may be used along side of where no sidewalk is proposed. The side of the road with sidewalks shall be constructed with curb and formal closed storm drain system (i.e. catch basin inlets, etc.)
5. Parking and garage doors facing towards the public right-of-way are permissible in order to minimize impervious area. Parking and garage doors facing towards private roads and private drives are permissible.
6. No minimum wooded buffer strip is required to be maintained along existing public streets as referenced in Section 7.9 of the Subdivision Ordinance.

Phases 2 and 3 – Village

1. The following minimum lot sizes are required within Phases 2 & 3 of the Contract Zone:

Use	Min. Lot Size (s.f.)	Min. Lot Area per Res. Unit (s.f.)	Min. Lot Frontage (ft)		
			Private Dr. R.O.W.	Private Road R.O.W.	Public Road R.O.W.
Former Drowne School	N/A	1,250	N/A	N/A	100'
Mixed Use Building	25,000	1,250	N/A	100'	100'
Detached Single Family Residential Structure	4,000	4,000	25'	50'	50'
Attached Single Family Residential Structure	3,500	3,500	25'	45'	45'
Duplex Residential Structure	5,000	2,500	50'	50'	50'

Maximum Number of Residential Units Accessed from Private Drive = 6

2. The following minimum setbacks are required for all structures within Phases 2 & 3 of the Contract Zone as follows:

Structure Type	Front	Side	Rear
Former Drowne School	0'	10'	15'
Mixed Use Building	0'	10'	15'
Detached Single Family Residential Structure and Garage	10' Public Rd. 5' Private Rd.	10'	8'
Attached Single Family Residential Structure and Garage	10' Public Rd. 5' Private Rd.	10' *	8'
Duplex Residential Structure and Garage	10' Public Rd. 5' Private Rd.	10'	8'
Detached Shed	15'	8'	8'
Driveways	0'	8' *	0'

* Side setback reduced to 0' along common sideline between attached residential structures and garages.

3. The following roadway and drainage standards shall apply to the private and public roadways within Phases 2 & 3 of the Contract Zone, including the full extent of Drowne Road connecting to Tuttle Road:

Standard	Proposed		Current	Proposed	Current
	Private Drive	Private Road	Private Road	Public Road	Residential Sub-Collector
Right-of-Way Width	18'	50'	50'	60'	60'
Roadway Pavement Width	15'	22'	18'	22'	22' to 28'
Grass Esplanade	N/A	4' (one side)	N/A	6' (both sides)	6'
Paved Sidewalk	N/A	6' (one side)	N/A	6' (both sides)	5'
Max. Dead End Road Length	200'	2,000'	2,000'	2,000'	2,000'
Min. Roadway Centerline Grade (1.0% preferred)	0.5%	0.5%	0.5%	0.5%	0.5%
Max. Roadway Centerline Grade	10%	10%	10%	8%	10%
Min. Centerline Radius (100' Preferred)	30'	30'	100'	50'	150'
Min. Tangent Length Between Curves of Reverse Alignment	0'	0'	50'	0'	200'
Min. Angle of Street Intersections (90° Preferred)	75°	75°	75°	75°	75°
Min. Distance Between Street Intersections on Same Side	50'	50'	200'	50'	400'
Min. Distance Between Street Intersections on Opposite Side	0'	0'	100'	0'	250'
Min. Pavement Radii at Intersections	10'	20'	20'	30'	40'
Min. Pavement Crown	¼" per foot	¼" per foot	¼" per foot	¼" per foot	¼" per foot
Min. Slope of Gravel Shoulder	½" per foot	½" per foot	½" per foot	½" per foot	½" per foot
Min. K Factor, Crest Vertical Curve	15	15	15	15	30
Min. K Factor, Sag Vertical Curve	20	20	20	20	40
MPH Design Speed	25	25	25	25	30
Max. Grade within 75' of Intersection	3%	3%	3%	3%	3%
Min. Property Line Radius at Intersection	0'	0'	15'	0'	30'
Dead End Turn Around	N/A	Tee Turn Around 20' Length	Tee Turn Around 30' Length	Cul-de-Sac Per 8.2.D.3	Cul-de-Sac Per 8.2.D.3

4. The drainage system for public and private roadways shall consist of closed drainage. Sidewalks shall be provided along both sides of the public and private roadways. Each side of the road shall be constructed with curb and formal closed storm drain system (i.e. catch basin inlets, etc.)
5. Parking shall be located to the side or rear of structures along public right-of-ways, with the exception of areas designated on the Master Development Plan for on-street parking or public parking. Parking and garage doors facing towards private roads and private drives are permissible.
6. No minimum wooded buffer strip is required to be maintained along existing public streets as referenced in Section 7.9 of the Subdivision Ordinance.

**CUMBERLAND SQUARE
MASTER DEVELOPMENT PLAN
CONCEPT #1 10/11/2010**

**Developed By:
Bateman Partners, LLC
470 Fore St.
Portland, ME 04101**

**Cumberland Square
Proposed Master Development Plan / 10-11-2010**

Plan Description /

The proposed Master Development Plan (MDP) is comprised of two major parts;

Phase I :

- 1.) A 49 unit residential housing component designed in a cluster housing concept. This layout is a direct response to existing topography and environmental limitations within the former "Doane" parcel (Tax Map 2150, Lot 7B) consisting of approximately 40.7 acres.

Phase II :

- 2) The development of a mixed use village component contained within the "Public Works" parcel (Tax Map R3, Lot 54) which contains approximately 8 acres. This component is further divided into sub parts;
 - a.) 18 residential homes in a "Village Concept" centered around a Town Green or Square.
 - b.) The re-use of the former school for public recreation, retail and office use.
 - c.) The construction of a three story 43,000 SF mixed-use building containing 20 rental apartments and 14,300 SF of retail / office space.

The MDP envisions the sale of the "Doane" parcel currently, along with an Option to Purchase the Public Works parcel at a later date subject to town approval.

Environmental and subdivision approvals for both parcels would be submitted as one project, but as separate development phases.

Similarly re-use of the former school would not proceed until the town approved a specific agreement for sale or long-term lease of this property.

Our estimate for the completion of the total MDP is five to six years from start to finish. Additionally based on current sales data for the past 36 months we project that the MDP once completed will add approximately 24 Million in assessed taxable real estate value for the Town of Cumberland. (This does not include the former school property.)

The following is an estimated development time line for all phases of the MDP as currently proposed;

Phase I

49 Residential Units and Related Infrastructure

Phase II

- a. Village Residences and related infrastructure
- b. Mixed Use Redevelopment of Former School Building
- c. Mixed Use Commercial Building

	2011	2012	2013	2014	2015	2016
Approvals for						
▪ Phase I	←→					
▪ Phase II a.						
▪ Phase I / Construction / Sales Period	←→					
▪ Phase II a./ Construction / Sales Period			←→			
▪ Phase II b./ School Re-devel. Renovation /Leasing		←→				
▪ Phase II c. / Mixed Use Building Construction/Leasing				←→		

Detail of Each Component Contained in The Master Development Plan

Phase I / 49 Residential Homes (*Cluster Concept*)

- 25 Single Family
- 24 Duplex Units (12 Buildings)

- Total Acreage = 40.7 Acres
- Developed Acreage = 22.5 (55.28%)
- Undeveloped (Open Space Recreation) = 18.2 (44.72%)

- Estimated Taxable Valuation = 13.5 Million
(assuming average sale price @\$275K / home)

Phase II a. / 18 Residential Homes (*Village Concept*)

- 6 Single Family
- 12 Duplex Units (7 Buildings)

- Total Acreage = 6.77 Acres
(Portion of Public Works Parcel)
- Developed Acreage = 4.5 Acres (66.46%)
- Undeveloped (Open Space Recreation) = 2.7 Acres (33.54%)

- Estimated Taxable Valuation = 4.95 Million
(assuming average sale price @ \$275K/ home)

Phase II b. / Re-use of Former School for Recreation / Retail / Office

- Est. Total Building Area = 17,600 S.F.
- Estimated Taxable Valuation = TBD

Phase II c. / 42,900 S.F. Mixed Use Commercial Building

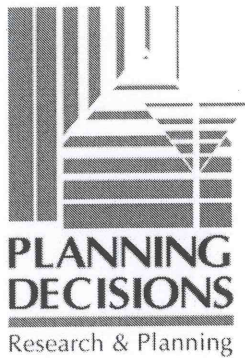
- 20 Residential Rental Units
- 14,300 S.F. of Retail / Office Space
- 3 Single Family Homes

- Total Acreage = 1.23 Acres (100%)
 (balance of public works parcel) = 1.23 Acres (100%)
- Undeveloped (Open Space Recreation) = 0 Acres
- Estimated Taxable Valuation = 4.8 Million
 (*assuming \$95 / K / Rental Unit,*
 \$150 / S.F. Office / Retail Space)

Attached is a schedule which outlines in detail specific tasks and time frames for moving forward with Phase 1 and approvals for Phase II (Village Concept.)

Additionally a reduced copy of the overall Master Development Plan is also included.

Cumberland Square / Phase I / Phase II a.												
Estimated Project Time Line												
	2010		2011									
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG-DEC	2012
• Master Development Plan Completed	↑											
• MDP Approved by Town Council	↔											
• Execution of P & S Agreement (Phase I)												
• Option Agreement for Phase II a.	*											
• Design Process Phase I & II a.	↔											
• Town of Cumberland Planning Board Approval Process	↔											
• D.E.P. Approval Process	↔											
• Army Corps Permit Process	↔											
• Phase I Construction Loan Closing	*											
• Construction of Phase I Infrastructure	↔ 9 Months											
• Home Construction Phase I	↔ 38 Months											
• Sales Period / Phase I	↔											
Phase I / 49 Residential Homes												
▪ Single Family 25 Homes												
▪ Duplex Units 24 Homes (12 Buildings)												
Phase II a. / 18 Residential Homes												
▪ Single Family 6 Homes												
▪ Duplex Units 12 Homes (6 Buildings)												



Project Report



Fiscal Impact Analysis

For:

**Carla Nixon, Town Planner
Planning Department
Cumberland Town Hall
290 Tuttle Road
Cumberland, Maine 04021**

From:

**Planning Decisions, Inc.
22 Cottage Road, P.O. Box 2414
South Portland, ME 04116-2414
and**

**Policy One Research, Inc.
201 U.S. Route 1, #222
Scarborough, Maine 04074**

November 22, 2009

1. Executive Summary

Residential development in Cumberland since 2001 has been vastly different than the development that occurred in previous periods:

- ✓ After averaging approximately 47 new dwelling units per year in the 1980's and approximately 52 new units per year in the 1990's, the number of new dwelling units in Cumberland fell to 24 in 2007 and 25 in 2008 and is unlikely to reach 400 units for the decade of the 2000's;
- ✓ Condominium units accounted for 8% of all new dwelling units in the 1980's, 2% in the 1990's but over 34% in the 2000's;
- ✓ Compared to development in the 1997 to 2001 period, development in the 2002 to 2008 period had:
 - less living space (2,300 square feet versus 2,700 square feet);
 - fewer bedrooms (2.6 versus 3.3); and
 - fewer feet of new roadway (143 feet versus 229).

Residential units of all categories send fewer children to local schools than they did in the late 1990's. In 2009 compared to 1998:

- ✓ 1980 to 1984 era neighborhoods sent 0.53 students per dwelling unit compared to 0.89 in the earlier period;
- ✓ 1985 to 1988 era neighborhoods sent 0.46 students per dwelling unit compared to 0.84 in the earlier period;
- ✓ 1989 to 1992 era neighborhoods sent 0.79 students per dwelling unit compared to 1.00 in the earlier period;
- ✓ 1993 to 1996 era neighborhoods sent 1.14 students per dwelling unit compared to 1.70 in the earlier period;

Residential units developed since 2001 send fewer children to local schools than those of earlier origins:

- ✓ 1997 to 2000 era neighborhoods sent 0.91 students per dwelling unit;
- ✓ 2001 to 2008 era neighborhoods sent 0.40 students per dwelling unit;

As a result of these structural changes in the nature of residential development, average values per dwelling unit calculated in 2000 for overall school enrollment, overall municipal revenues and expenses and overall educational revenues and expenses proved to be inaccurate predictors of actual enrollment, revenue and expense.

Actual municipal revenues received exceeded those predicted by marginal increases in the number of dwelling units largely because of rising property values.

Actual municipal and educational expenses exceeded those predicted by marginal increases in the number of dwelling units because of town wide decisions to take on debt for land and equipment, to fund programs (at least until the past two years) at what amounted to increasing amounts per dwelling unit and to fund education at levels exceeding the minimums required by state mandates.

Looking to the future, Cumberland faces:

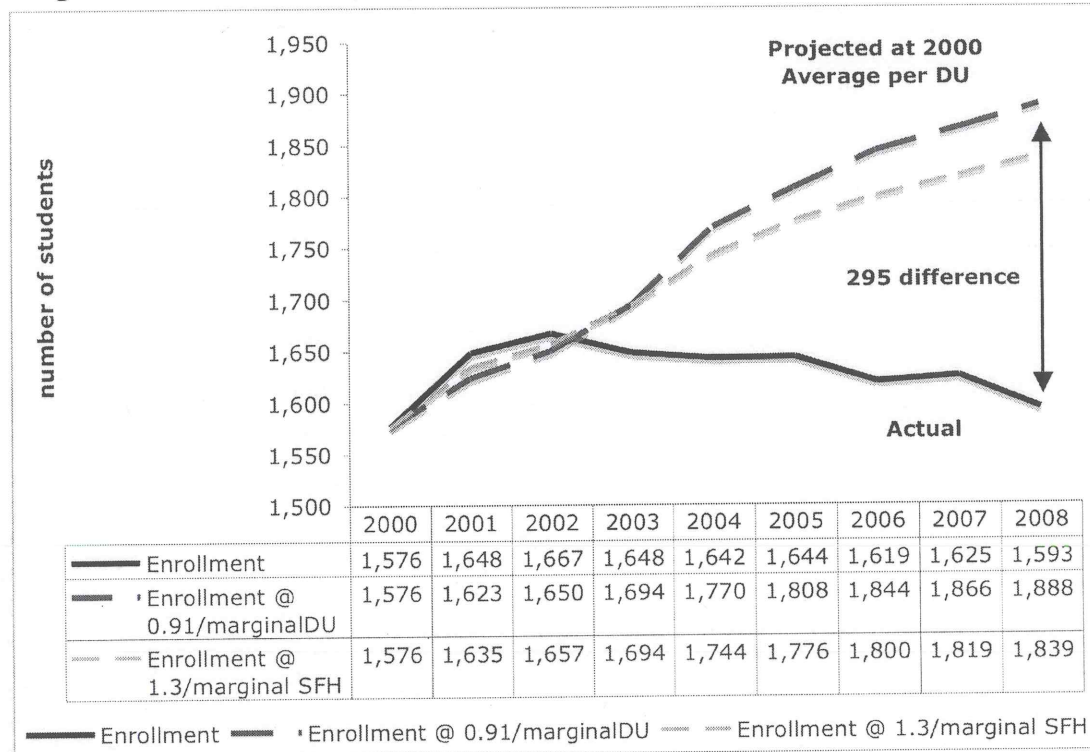
- ✓ rising municipal expenses (or diminished levels of service) per dwelling unit because of declining rates of increase in the value of taxable property; and
- ✓ rising educational expenses (or diminished levels of service) per dwelling unit and per student because of declining enrollment combined with the relatively fixed cost of maintaining the current educational program.

Faced with these prospects, the Town of Cumberland should consider changes in its policies toward development designed to:

- ✓ Increase the number of families with school aged children;
- ✓ Increase the number of "affordable" housing units attractive to young families with children;
- ✓ Increase the turnover of homes within Cumberland so that those who wish to age in place and even retire in Cumberland may find units more suited to their current needs and enjoy a potential demand for their current homes from growing families already committed to Cumberland and looking for larger units; and
- ✓ Complement a more varied and dynamic residential housing market with commercial development that would serve both to provide local goods and services and an increased tax base. Such development would be particularly desirable if it can be designed as part of downtown or affordable housing Tax Increment Financing (TIF) districts which shelter increased property value from inter-governmental tax shifts related to aid to education, state revenue sharing and county taxes.

Figure 4 below illustrates how those assumptions played out over the changed character of development in the 2000's. It is probably the most important figure in this report.

Figure 4 Actual and Projected School Enrollment, Cumberland, 2000 to 2008



Sources: Cumberland assessing data and SAD #51 enrollment data.

Row one in the data table and the solid black line represent actual Cumberland school enrollment. It rose from 1,576 in 2000 to a high of 1,667 in 2002 before falling steadily to 1,593 in 2008, essentially back to its level in 2000.

The dotted lines and the next two rows in the data table represent the enrollment that would have occurred had the averages cited in the 2000 study held true over the decade. Row two and the black dotted line reflect the enrollment that would have occurred if each additional dwelling unit developed in Cumberland had maintained the 1998 average of 0.91 students per home. If that ratio had remained true, Cumberland would have sent 1,888 students to SAD #51 in 2008, 295 more than it actually did.

Row three and the gray dotted line represent a second projection. If we ignore condos entirely and simply assume that each new single-family home sent 1.3 students, Cumberland would, in 2008, have sent 1,839 students to SAD #51, 246 more than it actually did send.

Clearly, something in the nature of residential development in Cumberland as it relates to school enrollment has changed since 2003. Condo development,

particularly age-restricted Condo development is one part of the difference. But it is not the entire difference. Table 4 lists the school enrollment reported in the 2000 impact study for neighborhoods by age of development and then lists the comparable figures for Cumberland's 2009 enrollment.

**Table 4 School Enrollment (students per dwelling unit)
by Neighborhood, 1998 and 2009**

Development Time Period	1998	2009	% of 2009 enrollment
Pre-1980	n.a.	0.37	38%
1980 to 1984	0.89	0.53	5%
1985 to 1988	0.84	0.46	9%
1989 to 1992	1.00	0.79	10%
1993 to 1996	1.70	1.14	14%
1997 to 2000	n.a.	0.91	16%
2001 to 2008	n.a.	0.40	8%

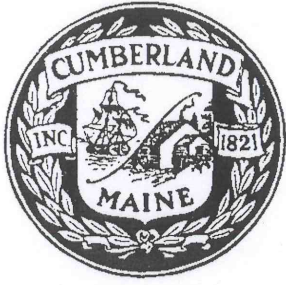
Sources: Cumberland assessing data and SAD #51 enrollment data.

In 1998, but for a small drop in 1985 to 1988 developments, enrollment tended to increase with newer developments. In 2009, the same pattern holds true for developments that existed in 1998 but at a much-reduced level. The number of students coming from each neighborhood in 2009 is much lower than was true in 1998. In addition, the number of students coming from developments created since the earlier impact study was completed is drastically lower, falling from 1.14 students per dwelling unit for units developed in the 1993 to 1996 period to 0.91 students per DU in the 1997 to 2000 period and then to 0.40 students per DU in the 2001 to 2008 period.

In conclusion, the pattern of development Cumberland has experienced since 2000 is vastly different from that envisioned in the last fiscal impact study. Therefore both the fiscal conclusions and policy recommendations of that study need to be reassessed and redesigned to fit the Town's current residential, commercial and fiscal structure.

ITEM 10-178

To hear a report from the Town Manager re: present contracts
with North Yarmouth for Recreation and Library services.



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

To: Town Council
From: William R. Shane, Town Manager
Date: December 22, 2010
Re: Cumberland – North Yarmouth Agreements

This has been a very busy week and I will not have all the Power Point slides ready for Council Packets. I will e-mail them to you over the weekend and post them on the website on Monday.

The items covered in the Power point will include:

- History & Services provided by Cumberland
- Explanation of Cost Formula – Census based 2000 + 5% for Admin. & overhead
A. $(\text{Expenses} - \text{Revenues}) \times 36\%$ (31% Population + 5% OH& Admin)
- When Twin Brook began in the discussion
- Joint Standing Committee formation
- Recent request for contracts versus annual breakdown of costs
- Correspondence and phone calls to date
- Retroactive Contract request for July 1, 2010 to June 20, 2011
- What's Next?

**AGREEMENT
BETWEEN THE TOWNS OF
CUMBERLAND AND NORTH YARMOUTH
FOR
RECREATION, LIBRARY, GOVERNMENT ACCESS
CHANNEL (Channel 2), ANIMAL CONTROL OFFICER AND
WINTER SIDEWALK PLOWING SERVICES**

THIS AGREEMENT is made this 1 day of **JULY, 2010** by and among the Towns of CUMBERLAND and NORTH YARMOUTH

The Town of North Yarmouth has raised funds via its Town Meeting held on May 31, 2010 and have granted the Selectmen the authority to enter into this agreement and the monies have been allocated through June 30, 2011.

1. **Scope of Agreement.** This Agreement is limited to Recreation, Library, Government Access Channel (Channel 2), Animal Control Officer, and Winter Sidewalk Plowing services.
2. **Administration of Programs.** It is agreed among the parties that the Town of Cumberland and its Town Manager will be responsible for the day – to – day operation of the programs, including but not limited to the following:
 - a) Hiring, supervising and scheduling of: library employees and recreation administrative and program staff; public services sidewalk plowing personnel; animal control officer; and Channel 2 broadcast personnel.
 - b) Personnel matters including employee orientation for all items listed above and in letter a);
 - c) Payroll functions, billing for and the collection of fees assessed for all items listed above and in letter a) including all insurance payments;
 - d) Ensure that the Advisory Boards established for both programs exist, do meet on a consistent basis, complete the tasks that have been assigned to them, and on a regular basis communicate to their respective communities Town Council/Board of Selectmen.

3. **Cost & Cost Allocation.** Each party of this Agreement agrees to the following:

Fees	FY 2008	FY 2009	FY 2010	FY 2011	\$\$ Incr	% Incr
Recreation	\$60,820	\$54,590	\$53,232	\$53,328	\$96	0.18%
Library	\$138,834	\$136,716	\$138,729	\$133,482	-\$5,247	-3.78%
Police Programs	\$1,900	\$1,900	\$1,900	\$0	-\$1,900	0.00%
Channel 2				\$2,000	\$2,000	New
Winter Sidewalk Plowing				\$100 / hour	\$0	0.00%
Animal Control Officer				\$75 / call	\$0	0.00%
Totals	\$201,554	\$193,206	\$193,861	\$188,810	-\$5,051	-2.61%

4. **Term; Withdrawal from Agreement; Termination.** This Agreement shall run from July 1, 2010 to June 30, 2011. The Agreement may be terminated only at the end of each Agreement term by either party providing written notice to the other party at least (90) days prior to the end of the term or if the assessment is not funded via Town Meeting action.
5. **Indemnification.** Each municipality shall defend, indemnify and hold each and every municipality hereto harmless from any claim, cause of action, liability or expense including reasonable attorney's fees arising out of or resulting from any error, act or omission of the municipality's officers, agents or employees. This section shall not be interpreted to waive the monetary limits or substantive areas of immunity under the Maine Tort Claims Act (14 M.R.S.A. § 8108 et seq.) or any other immunities or defenses under the Act or other applicable law.

IN WITNESS WHEREOF, the municipal officers of each party municipality have authorized this Agreement and the official indicated below to sign on behalf of the party municipality.

Town of North Yarmouth

Witness

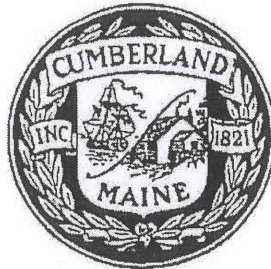
By: Robert Wood
Board Chairman

Town of Cumberland

Witness

By: William Shane
Town Manager

TOWN OF CUMBERLAND

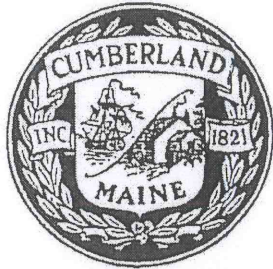


TO: TOWN OF NO. YARMOUTH
10 VILLAGE SQUARE ROAD
NO. YARMOUTH, ME 04097

DATE December 20, 2010

INVOICE # 1220
BILLING
PERIOD: 1st half
2010-11

1 st Half of 2010-11 Assessment		
LIBRARY SHARE		\$66,741.00
RECREATION SHARE		\$26,664.00
CHANNEL 2 SHARE		\$ 1,000.00
	TOTAL	\$94,405.00



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

December 20, 2010

Ms. Marnie Diffin
Town Administrator
10 Village Square Road
North Yarmouth, Maine 04097

PRESENT AGREEMENT

Re: Assessment for July 1, 2010

Dear Marnie:

Here is the assessment for North Yarmouth for July 1, 2010 based upon our current distribution structure.

Fees	FY 2008	FY 2009	FY 2010	FY 2011	\$\$ Incr	% Incr
Recreation	\$60,820	\$54,590	\$53,232	\$53,328	\$96	0.18%
Library	\$138,834	\$136,716	\$138,729	\$133,482	-\$5,247	-3.78%
Police Programs	\$1,900	\$1,900	\$1,900	\$0	-\$1,900	0.00%
Channel 2				\$2,000	\$2,000	New
Winter Sidewalk Plowing				\$100 / hour	\$0	0.00%
Animal Control Officer				\$75 / call	\$0	0.00%
Totals	\$201,554	\$193,206	\$193,861	\$188,810	-\$5,051	-2.61%

The Town of Cumberland also agrees to continue to perform Animal Control Officer duties for the next fiscal year (July 1, 2010 to June 30, 2011) under the same program and payment structure. The Town also further agrees to provide sidewalk plowing responsibilities under the current agreement as well.

Per our last joint standing committee meeting, the Town of Cumberland has added \$2,000 for services related to the Channel 2 bulletin board and rebroadcast of North Yarmouth meetings.

Once the 2010 census information becomes available, I believe it would be appropriate to re-visit the current funding structure and develop a new agreement for the next 5 years.

Please let me know if you need any additional information.

Sincerely,

William R. Shane, P.E.

Rec -Rev	Expenses	Fall	Winter	Spring	Summer	MSAD 51	Total Rev	Net Costs	at 36%
Recreation	\$487,513	-\$42,657	-\$64,454	-\$26,524	-\$185,211	-\$20,534	-\$339,380	\$148,133	\$53,328
	Expenses								
Library - Rev		Fines	Interest	Misc					
Library	\$375,144	-\$3,101	-\$117	-\$1,144			-\$4,362	\$370,782	\$133,482
	Expenses								
Total FY 2011 Assessment - Present System									
									\$186,809

+ 2K for TV 2

MISSING " - " IN ORIGINAL CALCULATION

WAS

12/20/2010 15:34
akimball

TOWN OF CUMBERLAND
YEAR-TO-DATE BUDGET REPORT

PG 1
glytcbud

FOR 2009 12

ACCOUNTS FOR:		ORIGINAL	TRANSFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT
001	General Fund	APPROP	ADJUSTMTS	BUDGET			BUDGET	USED

410 Recreation								

0041 0341 North Yarmouth Recreation		-54,590	0	-54,590	-54,590.00	.00	.00	100.0%
0041 0371 Fall Recreation Revenue		-35,000	0	-35,000	-42,656.50	.00	7,656.50	121.9%
0041 0372 Winter Recreation Revenue		-78,000	0	-78,000	-64,454.00	.00	-13,546.00	82.6%
0041 0373 Spring Recreation Revenue		-24,500	0	-24,500	-26,524.00	.00	2,024.00	108.3%
0041 0374 Summer Recreation Revenue		-183,000	0	-183,000	-185,211.32	.00	2,211.32	101.2%
0041 0375 MSAD #51 Recreation Reven		0	0	0	-20,534.07	.00	20,534.07	100.0%
TOTAL Recreation		-375,090	0	-375,090	-393,969.89	.00	18,879.89	105.0%
TOTAL General Fund		-375,090	0	-375,090	-393,969.89	.00	18,879.89	105.0%
TOTAL REVENUES		-375,090	0	-375,090	-393,969.89	.00	18,879.89	

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akimball

TOWN OF CUMBERLAND
YEAR-TO-DATE BUDGET REPORT

PG 1
glytdbud

FOR 2009 12

ACCOUNTS FOR:
001 General Fund

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
450 Library							
0045 0342 North Varmouth Library Sh	-136,716	0	-136,716	-136,716.00	.00	.00	100.0%
0045 0392 Library Fines	-2,000	0	-2,000	-3,101.54	.00	1,101.54	155.1%
0045 0393 Library Interest Income	0	0	0	-117.30	.00	117.30	100.0%
0045 0394 Misc. Library Revenue	-871	0	-871	-1,143.60	.00	272.60	131.3%
TOTAL Library	-139,587	0	-139,587	-141,078.44	.00	1,491.44	101.1%
TOTAL General Fund	-139,587	0	-139,587	-141,078.44	.00	1,491.44	101.1%
TOTAL REVENUES	-139,587	0	-139,587	-141,078.44	.00	1,491.44	

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akimball

TOWN OF CUMBERLAND
YEAR-TO-DATE BUDGET REPORT

PG 1
glytdbud

FOR 2009 12

ACCOUNTS FOR:
001 General Fund

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
410 Recreation							
0411 1000 Full Time Wages	143,674	0	143,674	129,379.08	.00	14,294.92	90.1%*
0411 1010 Part Time Wages	127,484	0	127,484	136,079.31	.00	-8,595.31	106.7%*
0411 1210 Health Insurance	19,231	0	19,231	6,705.19	.00	12,525.81	34.9%*
0411 1220 FICA	20,744	0	20,744	20,574.37	.00	169.63	99.2%*
0411 1230 ICWA	8,620	0	8,620	9,149.92	.00	-529.92	106.1%*
0411 1240 Life Ins & Long Term Disa	1,000	0	1,000	797.20	.00	202.80	79.7%*
0411 1250 Long Term Care Ins	1,500	0	1,500	312.80	.00	187.20	62.6%*
0412 2000 Electricity	1,000	0	1,000	1,068.08	.00	-68.08	106.8%*
0412 2030 Telephone	2,000	0	2,000	2,211.22	.00	-211.22	110.6%*
0413 3010 Advertising	15,000	0	15,000	14,506.37	.00	493.63	96.7%*
0413 3100 Credit Card Charges	4,000	0	4,000	2,709.92	.00	1,290.08	67.7%*
0413 3140 Membership Dues	200	0	200	.00	.00	200.00	0%
0413 3210 Postage	0	0	0	12.79	.00	-12.79	100.0%*
0413 3300 Office Supplies	2,000	0	2,000	1,419.69	.00	580.31	71.0%*
0413 3320 Transportation Fees	5,500	0	5,500	5,991.16	.00	-491.16	108.9%*
0413 3330 Travel Expenses	2,800	0	2,800	1,534.21	.00	1,265.79	54.8%*
0413 3670 Tennis Courts	6,000	0	6,000	6,000.00	.00	.00	100.0%*
0413 4110 Arts/Special Events	800	0	800	1,323.30	.00	-523.30	165.4%*
0413 4130 Camp Field Trips	12,000	0	12,000	13,170.94	.00	-1,170.94	109.8%*
0413 4140 Camp Supplies/Expenses	9,000	0	9,000	7,555.99	.00	1,444.01	84.0%*
0413 4150 Misc Recreation Programs	0	0	0	297.02	.00	-297.02	100.0%*
0413 4155 Enrichment Program Expens	1,000	0	1,000	3,586.30	.00	-2,586.30	358.6%*
0413 4156 Early Release Programs	15,000	0	15,000	18,518.50	.00	-3,518.50	123.5%*
0413 4157 Arts & Crafts	500	0	500	.00	.00	500.00	0%
0413 4158 Health & Fitness	4,300	0	4,300	6,414.84	.00	-2,114.84	149.2%*
0413 4159 Summer Enrichment	4,300	0	4,300	6,507.00	.00	-2,207.00	151.3%*
0413 4170 Ski Program Expense	38,000	0	38,000	26,254.45	.00	11,745.55	69.1%*
0413 4180 Sport Camp Expenses	21,500	0	21,500	32,409.00	.00	-10,909.00	150.7%*
0413 4190 Sport League Fees	6,000	0	6,000	7,125.00	.00	-1,125.00	118.8%*
0413 4200 Sport Program Expenses	6,000	0	6,000	7,181.77	.00	-1,181.77	119.7%*
0413 4210 Swim Instructor Training	1,000	0	1,000	594.28	.00	405.72	59.4%*
0413 4220 Team Uniforms & T-Shirts	5,000	0	5,000	6,599.01	.00	-1,599.01	132.0%*
0415 5000 Contracted Services	7,000	0	7,000	6,812.68	.00	187.32	97.3%*
0415 5240 Training	500	0	500	59.98	.00	440.02	12.0%*
0416 6090 Recreation Equipment	4,200	0	4,200	4,184.51	.00	15.49	99.6%*
0416 6300 Computer Software/Hardware	1,500	0	1,500	467.16	.00	1,032.84	31.1%*
TOTAL Recreation	497,353	0	497,353	487,513.04	.00	9,839.96	98.0%
TOTAL General Fund	497,353	0	497,353	487,513.04	.00	9,839.96	98.0%
TOTAL EXPENSES	497,353	0	497,353	487,513.04	.00	9,839.96	

FOR 2009 12

ACCOUNTS FOR:		ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED							
001	General Fund														

450 Library															

0451	1000 Full Time Wages	165,309	0	165,309	158,922.86	.00	6,386.14	96.1%							
0451	1010 Part Time Wages	52,540	0	52,540	52,190.17	.00	349.83	99.3%							
0451	1210 Health Insurance	59,933	0	59,933	59,220.91	.00	712.09	98.8%							
0451	1220 FICA	16,666	0	16,666	14,874.94	.00	1,791.06	89.3%							
0451	1230 ICMA	8,978	0	8,978	11,490.00	.00	-2,512.00	128.0%							
0451	1240 Life Ins & Long Term Disa	1,200	0	1,200	1,182.76	.00	17.24	98.6%							
0451	1250 Long Term Care Ins	600	0	600	1,021.20	.00	-421.20	170.2%							
0452	2000 Electricity	10,848	0	10,848	9,363.75	.00	1,484.25	86.3%							
0452	2020 Heating Fuel	9,500	0	9,500	7,723.78	.00	1,776.22	81.3%							
0452	2030 Telephone	1,752	0	1,752	1,756.84	.00	-4.84	100.3%							
0452	2060 Water/Sewer	226	0	226	193.29	.00	32.71	85.5%							
0453	3010 Advertising	0	0	0	83.49	.00	-83.49	100.0%							
0453	3040 Equipment Maintenance	2,000	0	2,000	2,363.80	.00	-363.80	118.2%							
0453	3140 Membership Dues	710	0	710	800.00	.00	-90.00	112.7%							
0453	3160 Misc Expenses	900	0	900	853.19	.00	46.81	94.8%							
0453	3202 Janitorial Supplies	800	0	800	762.57	.00	37.43	95.3%							
0453	3210 Postage	900	0	900	1,168.48	.00	-268.48	129.8%							
0453	3300 Office Supplies	3,900	0	3,900	4,414.81	.00	-514.81	113.2%							
0453	3330 Travel Expenses	900	0	900	735.16	.00	164.84	81.7%							
0453	3410 Capital Outlay	6,500	0	6,500	3,124.63	.00	3,375.37	48.1%							
0453	4000 Building Maintenance	5,000	0	5,000	5,839.80	.00	-839.80	116.8%							
0453	4010 Equipment Rental	2,000	0	2,000	2,079.00	.00	-79.00	104.0%							
0453	4500 Bindery	500	0	500	385.00	.00	115.00	77.0%							
0455	5050 Computer Maintenance	2,000	0	2,000	2,056.07	.00	-56.07	102.8%							
0455	5240 Training	1,300	0	1,300	763.30	.00	536.70	58.7%							
0456	6000 Equipment & Tools	2,000	0	2,000	746.53	.00	1,253.47	37.3%							
0457	7000 Book/Mag/Av	0	0	0	291.24	.00	-291.24	100.0%							
0457	7010 Adult Fiction	13,800	0	13,800	5,274.67	.00	8,525.33	38.2%							
0457	7020 Audio Visual	4,500	0	4,500	5,287.04	.00	-787.04	117.5%							
0457	7030 Juvenile	6,000	0	6,000	5,940.03	.00	59.97	99.0%							
0457	7040 Large Print	2,600	0	2,600	2,571.98	.00	28.02	98.9%							
0457	7050 Maine Collection	0	0	0	361.71	.00	-361.71	100.0%							
0457	7060 Periodicals	3,200	0	3,200	3,620.71	.00	-420.71	113.1%							
0457	7070 Reference	0	0	0	6,794.79	.00	-6,794.79	100.0%							
0457	7080 Young Adult	900	0	900	883.62	.00	16.38	98.2%							
TOTAL Library		387,962	0	387,962	375,142.12	.00	12,819.88	96.7%							

TOTAL General Fund		387,962	0	387,962	375,142.12	.00	12,819.88	96.7%							
TOTAL EXPENSES		387,962	0	387,962	375,142.12	.00	12,819.88								

ITEM 10-179

To hold a Public Hearing to consider and act on the road
acceptance of Old Colony Lane.



MEMORANDUM

TOWN OF CUMBERLAND, MAINE

290 TUTTLE ROAD

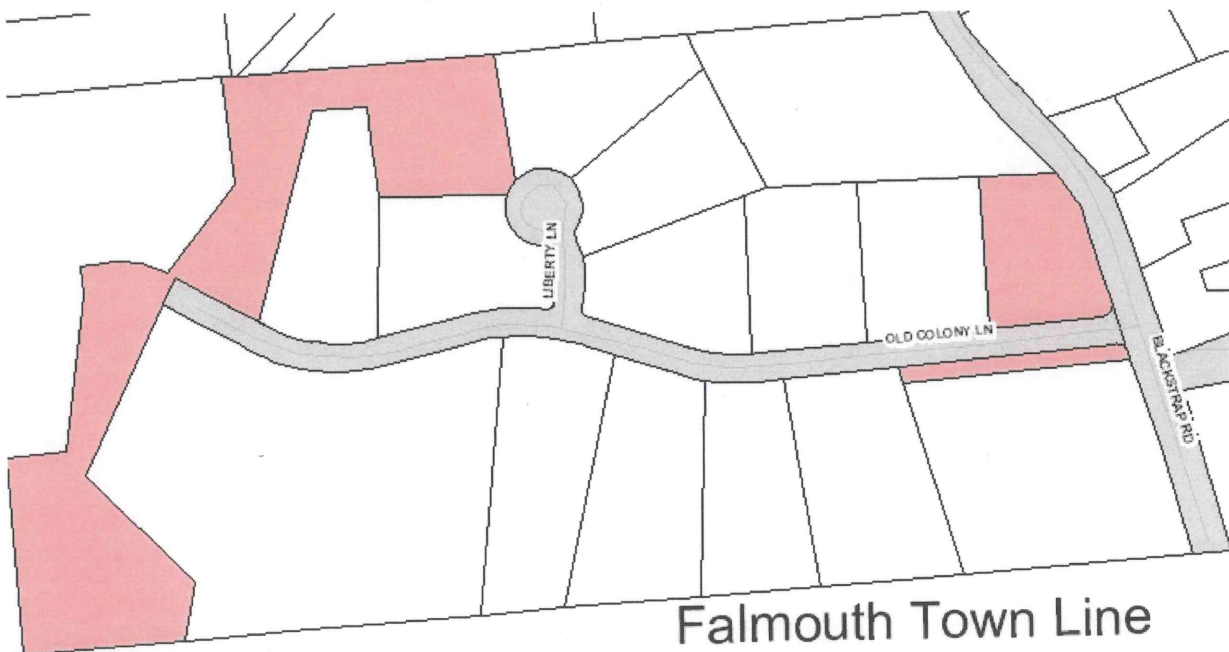
CUMBERLAND, MAINE 04021

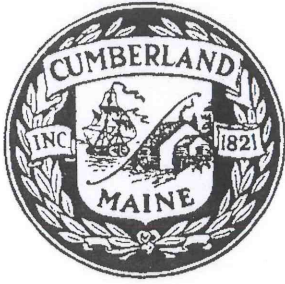
TEL: 207-829-2205 FAX: 829-2224

To: Town Council
From: William R. Shane, Town Manager
Date: December 23, 2010
Re: Road Acceptance Request Liberty Lane & Old Colony Lane

You have a request for road acceptances within the Old Colony subdivision project. The request includes two roads (Old Colony Lane & Liberty Lane), sidewalks, drainage pipes, ditches and drainage easements. The project was approved by the Planning Board in 2004 and built to the Subdivision Road Standard. Our Ordinance does not guarantee public acceptance of these roads, but makes them eligible for consideration by the Town Council. I have not come across a road that was built to subdivision standard, approved by the Planning Board and then not accepted by the Town.

I move to accept Old Colony Lane off of Blackstrap Road, generally describes as 1732' in length by 50' in width and **Liberty Lane** generally describes as 471' in length by 50' in width more specifically described in a deed from "**Normand Berube Builders Inc.**" and the "**Old Colony Estates Homeowners Association of Cumberland**" and being the parcel identified as "Subdivision Plan- Phase 1 of Old Colony Estates" prepared by Sebago Technics Engineers of Westbrook Maine with an original date of February 24, 2004 and a January 4, 2005 revision date and recorded in Plan Book 205, Pages 64 & 65 of the Cumberland County Registry of Deeds as Town roads.





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

TO: William Shane, Town Manager
FROM: Christopher Bolduc, Director of Operations/Public Services
RE: Old Colony Estates Subdivision
Date: December 21, 2010

On October 6, 2010 Steve Bradstreet from Oak Engineers, acting on behalf of the Town of Cumberland, did a punch list inspection on Old Colony Estates Subdivision: seventeen punch list items were identified. Steve did a final inspection on November 29, 2010 and determined that all of the punch list items have been corrected to Town standards.

After reviewing all relevant legal documentation submitted, confirming receipt of as built drawings, cad files and mylar's as well as visiting the site, I am recommending the Town move forward with the acceptance of the road infrastructure into public ownership.

I am also recommending that the Town of Cumberland hold a letter of credit so the following items can be corrected in the spring of 2011:

- The pavement joint along the edge of Old Colony and Liberty Lane is approximately ½ inch high. The pavement joint along the edge of Old Colony and the hammerhead is approximately ½ inch high. The centerline pavement joint on Old Colony across from the hammerhead is approximately ¾ inch high. These joints will need to be heated up with infrared, raked and re-rolled.
- The grass esplanade at the black strap Road and Liberty Lane Intersections are getting beat up with vehicles driving over them while making the turn. These areas will need the loam removed and a gravel shoulder will need to be constructed within 15 feet of the intersections.
- The Esplanade between the road way and sidewalk will need to be loamed and reseeded in the spring.
- The sides of the paved road way will need to be re-backed in several locations with gravel or loam and seed.

**JENSEN BAIRD
GARDNER HENRY**

Attorneys at Law

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
(207) 775-7935 (Fax)
www.jbgh.com

KENNETH M. COLE III
NICHOLAS S. NADZO
FRANK H. FRYE
DAVID J. JONES
MICHAEL A. NELSON
RICHARD H. SPENCER, JR.
LAWRENCE R. CLOUGH
ALAN R. ATKINS
RONALD A. EPSTEIN
WILLIAM H. DALE
JOSEPH H. GROFF III
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LESLIE E. LOWRY III

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FRANK K. N. CHOWDRY
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BRENDAN P. RIELLY
SUZANNE R. SCOTT
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MARCIA G. CORRADINI
NICHOLAS J. MORRILL
MARK A. BOWER
JENNIFER W. PETERS

MERTON G. HENRY
JAMES E. KAPLAN
OF COUNSEL

RAYMOND E. JENSEN
(1908-2002)

KENNETH BAIRD
(1914-1987)

M. DONALD GARDNER
(1918-2003)

YORK COUNTY
OFFICE

11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043

(207) 985-4676 (Phone)
(207) 985-4932 (Fax)

December 27, 2010

Via E-Mail & U.S. First-Class Mail

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

Re: Old Colony Road Acceptance

Dear Bill:

This letter is intended to confirm our various telephone conferences and e-mails in regard to Old Colony Lane. As we have discussed, the roadway is titled in Normand Berube Builders Inc. but most of the common areas, including the storm water detention areas and other open spaces, had been conveyed to the Old Colony Homeowners Association by deeds dated November 15, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24600, Pages 5 and 20. Based on that, we required a confirmatory easement deed from the Old Colony Homeowners Association as to this specific drainage easements and detention areas included in the deed to the Town of the actual roads at Old Colony Lane which deed we have reviewed and approved.

As to the deed from Normand Berube Builders Inc. to the Town of the roads at Old Colony Estates and various drainage easements, I have reviewed as to form and substance and it is acceptable. It is my understanding that you and the Town's engineer have proofed the actual specifics of the various descriptions and it has been corrected in that regard.

Finally, there is also an amendment to the Old Colony Estates Homeowners Association that should be recorded, which makes it clear that the maintenance responsibilities of the Homeowners Association extend into the common open space along the intersection of Old Colony Lane with Blackstrap Road.

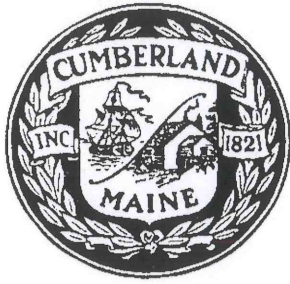
With all of these documents executed in place, I can recommend that the Council accept the roads.

~ Over 50 Years of Service ~

ITEM

10-180

To hold a Public Hearing to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project.



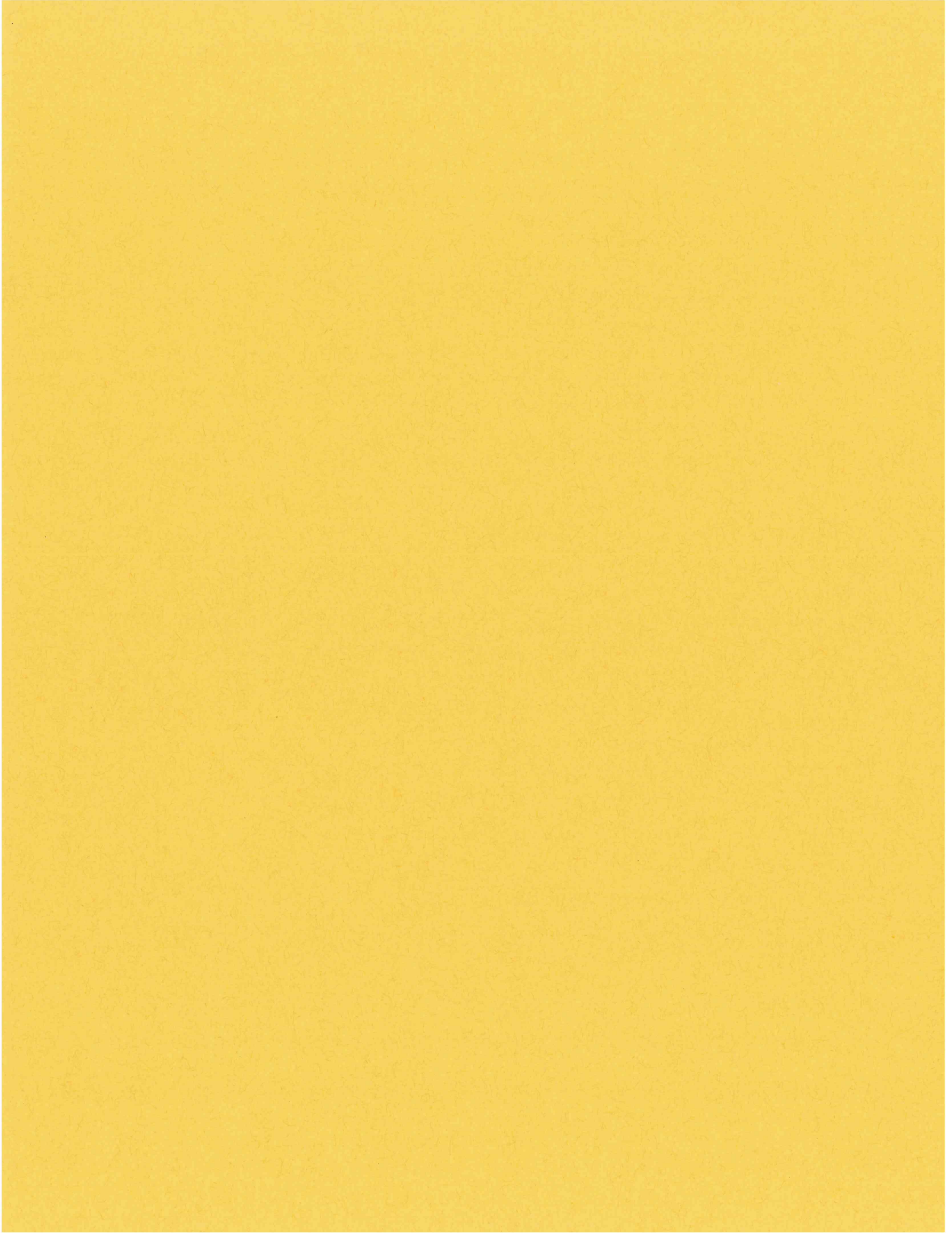
MEMORANDUM FINANCE OFFICE

To: Town Council
From: Alex Kimball
Subject: Refunding & Re-issuance of 1991 Senior Housing Bond
Date: 12/08/2010
CC: Bill Shane

We have reached a point in the lifespan of our 1991 Senior Housing Bond where it makes excellent sense to do a refinancing. The existing bond has 11 years of payments remaining, with an average interest rate around 6.85%, and principal outstanding of \$890,000. This amount also includes a final principal payment of \$20,000 for the old Val Halla irrigation system.

Two factors make this the best window of opportunity for a re-issuance. The first is the much lower interest rates as of late, and the second is the recent drop in redemption price. The attached spreadsheet outlines the potential range of savings possible as a result of this re-issuance. After deducting fees and redemption costs, I estimate the potential savings to be between \$100,000 to potentially greater than \$200,000 over the remaining term of the bond.

The bond is presently due to be paid in full as of 12/1/2021. Shortening the term of the new issuance is also a possibility if the council so desires. We would use the likely rates at the time of issuance as a guideline, and would then structure the bond to maintain similar yearly payments to those at present.



Potential Savings from Senior Housing Bond Refinance

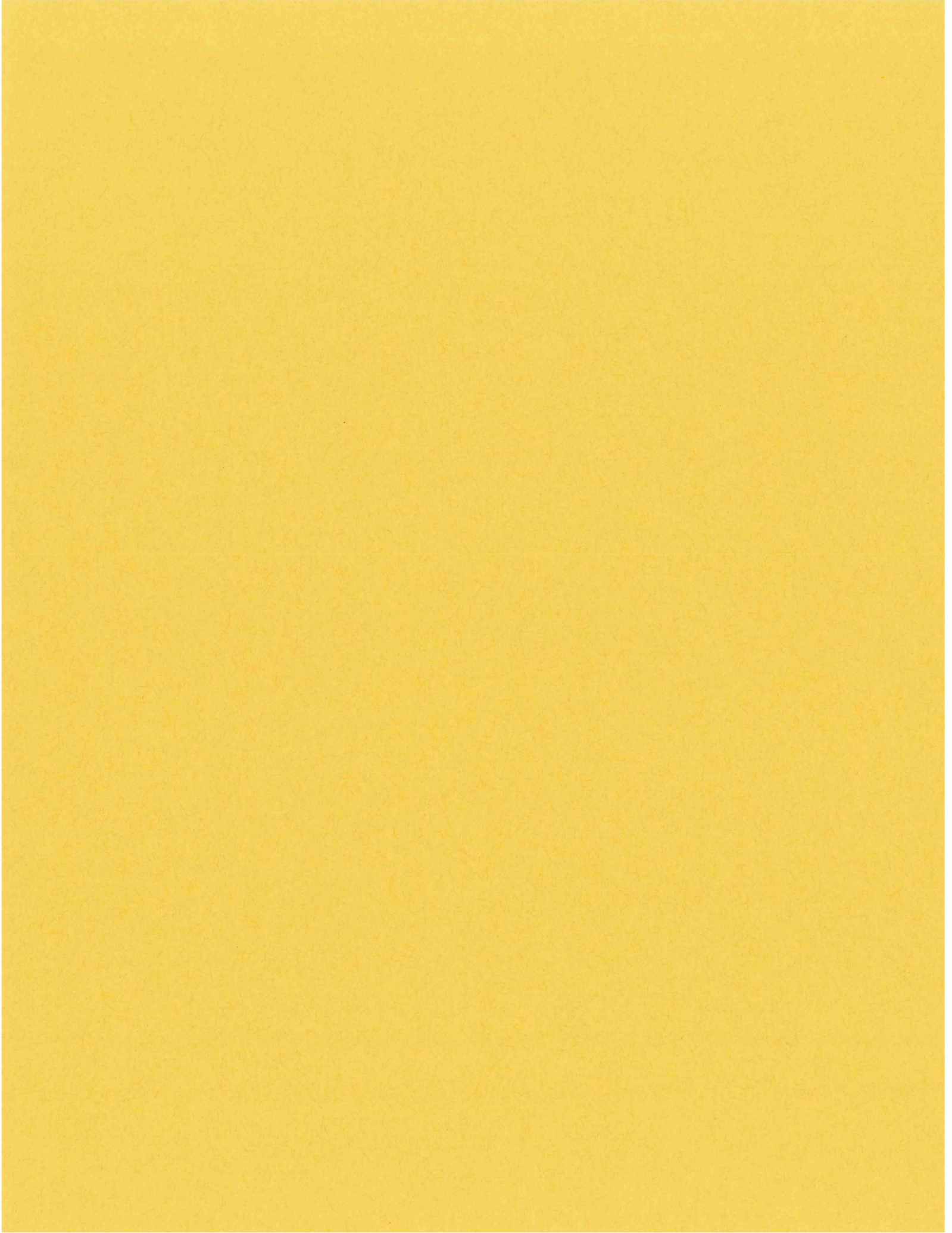
Date	Original Bond		Rate
	Principal	Interest	
6/1/2011	\$	29,875	6.75%
12/1/2011	\$ 80,000	\$ 29,875	6.75%
6/1/2012	\$	27,850	6.80%
12/1/2012	\$ 60,000	\$ 27,850	6.80%
6/1/2013	\$	25,810	6.85%
12/1/2013	\$ 60,000	\$ 25,810	6.85%
6/1/2014	\$	23,755	6.85%
12/1/2014	\$ 60,000	\$ 23,755	6.85%
6/1/2015	\$	21,700	6.85%
12/1/2015	\$ 70,000	\$ 21,700	6.85%
6/1/2016	\$	19,303	6.85%
12/1/2016	\$ 70,000	\$ 19,303	6.85%
6/1/2017	\$	16,905	6.85%
12/1/2017	\$ 80,000	\$ 16,905	6.85%
6/1/2018	\$	14,145	6.85%
12/1/2018	\$ 90,000	\$ 14,145	6.85%
6/1/2019	\$	11,040	6.90%
12/1/2019	\$ 100,000	\$ 11,040	6.90%
6/1/2020	\$	7,590	6.90%
12/1/2020	\$ 110,000	\$ 7,590	6.90%
6/1/2021	\$	3,795	6.90%
12/1/2021	\$ 110,000	\$ 3,795	6.90%
Totals	\$ 890,000	\$ 403,535	

Moors & Cabot Projection			
Principal	Interest	Rate	Savings
\$	8,698	2.00%	\$ 21,177
\$ 80,000	\$ 10,438	2.00%	\$ 19,438
\$	9,638	2.00%	\$ 18,213
\$ 60,000	\$ 9,638	2.00%	\$ 18,213
\$	9,038	2.00%	\$ 16,773
\$ 60,000	\$ 9,038	2.00%	\$ 16,773
\$	8,438	2.00%	\$ 15,318
\$ 60,000	\$ 8,438	2.00%	\$ 15,318
\$	7,838	2.25%	\$ 13,863
\$ 70,000	\$ 7,838	2.25%	\$ 13,863
\$	7,050	2.25%	\$ 12,253
\$ 70,000	\$ 7,050	2.25%	\$ 12,253
\$	6,263	2.50%	\$ 10,643
\$ 80,000	\$ 6,263	2.50%	\$ 10,643
\$	5,263	2.50%	\$ 8,883
\$ 90,000	\$ 5,263	2.50%	\$ 8,883
\$	4,138	2.50%	\$ 6,903
\$ 100,000	\$ 4,138	2.50%	\$ 6,903
\$	2,888	2.50%	\$ 4,703
\$ 110,000	\$ 2,888	2.50%	\$ 4,703
\$	1,513	2.75%	\$ 2,283
\$ 110,000	\$ 1,513	2.75%	\$ 2,283
\$ 890,000	\$ 143,260		\$ 260,275

Pre-payment Penalty	\$	17,800
Fees due to Moors & Cabot	\$	19,900
Net Savings	\$	222,575

Finance Director Projection			
Principal	Interest	Rate	Savings
\$	17,800	4.00%	\$ 12,075
\$ 80,000	\$ 17,800	4.00%	\$ 12,075
\$	17,213	4.25%	\$ 10,638
\$ 60,000	\$ 17,213	4.25%	\$ 10,638
\$	15,938	4.25%	\$ 9,873
\$ 60,000	\$ 15,938	4.25%	\$ 9,873
\$	15,525	4.50%	\$ 8,230
\$ 60,000	\$ 15,525	4.50%	\$ 8,230
\$	14,175	4.50%	\$ 7,525
\$ 70,000	\$ 14,175	4.50%	\$ 7,525
\$	13,300	4.75%	\$ 6,003
\$ 70,000	\$ 13,300	4.75%	\$ 6,003
\$	11,638	4.75%	\$ 5,268
\$ 80,000	\$ 11,638	4.75%	\$ 5,268
\$	10,250	5.00%	\$ 3,895
\$ 90,000	\$ 10,250	5.00%	\$ 3,895
\$	8,000	5.00%	\$ 3,040
\$ 100,000	\$ 8,000	5.00%	\$ 3,040
\$	5,775	5.25%	\$ 1,815
\$ 110,000	\$ 5,775	5.25%	\$ 1,815
\$	2,888	5.25%	\$ 908
\$ 110,000	\$ 2,888	5.25%	\$ 908
\$ 890,000	\$ 265,000		\$ 138,535

Pre-payment Penalty	\$	17,800
Fees due to Moors & Cabot	\$	19,900
Net Savings	\$	100,835



**TOWN OF CUMBERLAND ORDERS OF THE TOWN COUNCIL
AUTHORIZING ISSUE OF GENERAL OBLIGATION BONDS**

WHEREAS, the Town Council desires that General Obligation Bonds of the Town be issued to refinance or refund the outstanding amount of the \$1,561,000 1991 Series General Obligation Bonds issued by the Town on December 30, 1991;

NOW, THEREFORE, be it voted and ordered by the Town Council of the Town:

1. Bonds Authorized and Purpose of Issue. Pursuant to Maine law, the Charter of the Town and all other authority thereto enabling, the Town Treasurer is hereby authorized in the name and on behalf of the Town to borrow up to \$890,000 to provide funds to refund the outstanding amount of the \$1,561,000 1991 Series General Obligation Bonds issued by the Town on December 30, 1991. The Town Treasurer is hereby authorized to issue and sell general obligation bonds (the "Bonds") in the total aggregate principal amount not to exceed \$890,000 and to determine the date, maturities, denominations, interest rate or rates, place of payment, paying agent and registrar, form and other details of the Bonds, including the signing and delivery of said Bonds on behalf of the Town. The Bonds shall be executed in the name of the Town by its Treasurer, and countersigned by the Chairperson of the Town Council, and be in such form and contain such terms and provisions, not inconsistent herewith, as the Treasurer may approve, his approval to be conclusively evidenced by his execution thereof.

Section 2. Authorized Officers. If any of the officers or officials of the Town who have signed or sealed the Bonds shall cease to be such officers or officials before the Bonds so signed and sealed shall have been actually authenticated or delivered by the Town, such Bonds nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such Bonds had not ceased to be such officer or official; and also any such Bonds may be signed and sealed on behalf of the Town by those persons who, at the actual date of the execution of such Bonds, shall be the proper officers and officials of the Town, although at the nominal date of such Bonds any such person shall not have been or be such officer or official. If the Treasurer, Town Clerk, or any other Town Official is for any reason unavailable to approve and execute the Bonds or any of the Bond documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had himself performed such act.

Section 3. Sale of Bonds. The Treasurer is hereby authorized and empowered to execute and deliver such bond purchase agreements, contracts, agreements, notices of sale and certificates as may be necessary or appropriate in connection with the sale of the Bonds. In connection with the sale of the Bonds, the Treasurer is hereby further authorized to prepare, or cause to be prepared, a Official Statement for use in the offering and sale of the Bonds, such Official Statement to be in such form and contain such information as may be approved by the Treasurer, and the distribution of the Official Statement in the name of and on behalf of the Town in connection with the offering of the Bonds is hereby approved.

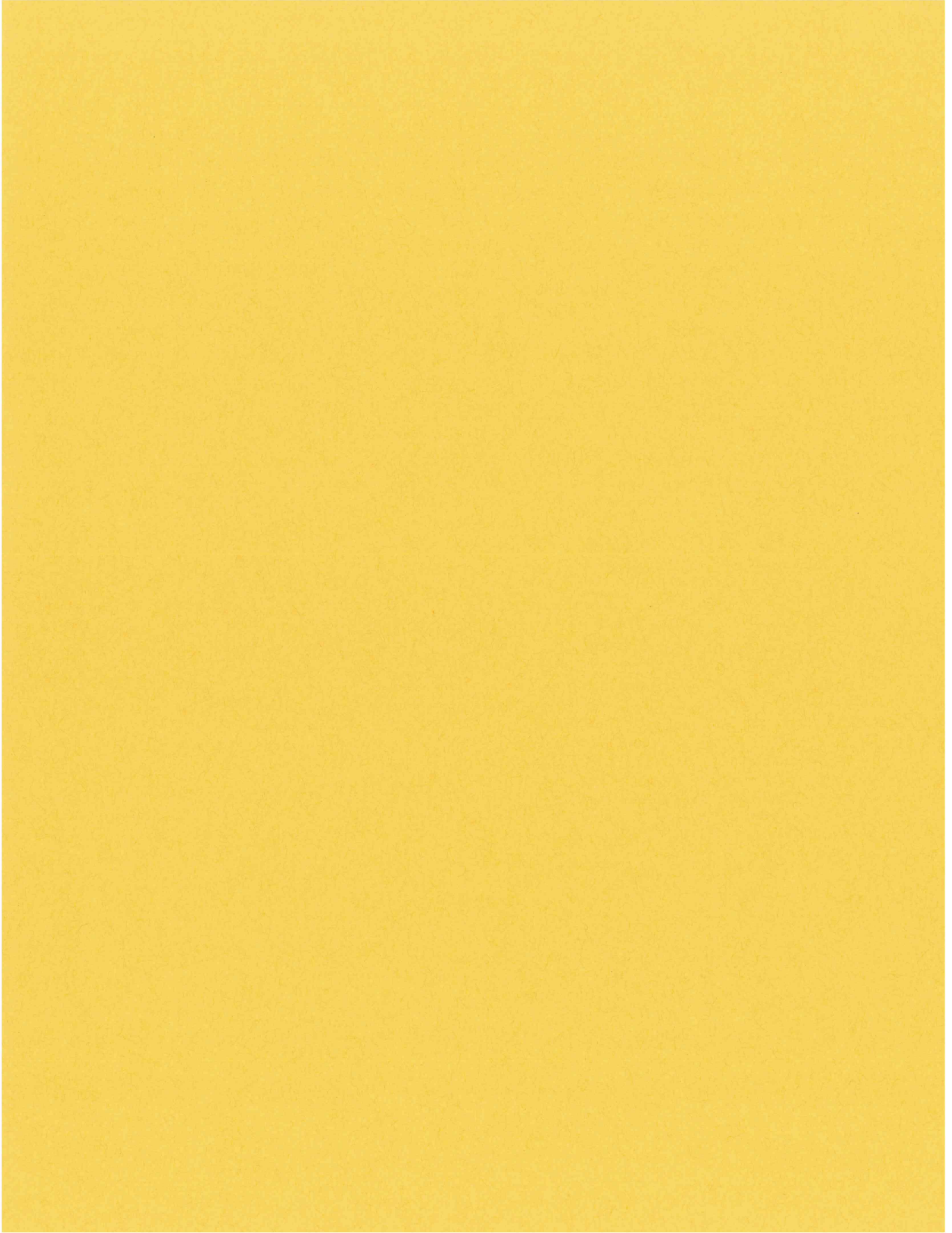
Section 4. Book-Entry Form. The Treasurer is hereby authorized to undertake all acts necessary to provide for the issuance and transfer of such Bonds in book-entry form pursuant to the Depository Trust Company Book-Entry Only System, and the Treasurer is hereby authorized

and empowered to enter into a Letter of Representation or any other contract, agreement or understanding necessary or, in his opinion, appropriate in order to qualify the Bonds for and participate in the Depository Trust Company Book-Entry Only System.

Section 5. Tax Covenants. The Town covenants and certifies that no part of the proceeds of the issue and sale of such Bonds authorized to be issued pursuant to the foregoing Orders (including any notes and bonds in renewal thereof) shall be used, directly or indirectly, to acquire any securities and obligations, the acquisition of which would cause such Bonds of the Town to be "private activity bonds" or "arbitrage bonds" within the meaning of Sections 141 and 148, respectively, of the Internal Revenue Code of 1986, as amended (the "Code"). The Treasurer is hereby authorized and directed to execute any certificate or agreement to confirm the foregoing and to covenant, certify, and agree, on behalf of the Town, for the benefit of the holders of such Bonds, that the Town will file any required reports and take any other action that may be necessary to ensure that interest on the Bonds will remain exempt from federal income taxation under the Code, and that the Town will refrain from any action that would cause interest on the Bonds to be subject to federal income taxation under the Code.

Section 6. Reports and Further Information. The Treasurer is hereby authorized to covenant, certify and agree, on behalf of the Town, for the benefit of the holders of the Bonds, that the Town will file any required reports, make any annual financial disclosure and any material event disclosure, and take any other action that may be necessary to ensure that the disclosure requirements imposed by the Securities and Exchange Commission or any rule or order thereof, if applicable, are met.

Section 7. Further Actions. The Treasurer and other proper officials of the Town be, and hereby are authorized in its name and on its behalf to do or cause to be done all such other acts and things as may be necessary or desirable in order to effect the issuance, sale and delivery of the Bonds hereinabove authorized, including any certificates, bond insurance agreements, notices of sale and other documents as may be necessary or appropriate in connection with the sale of the Bonds. Any such action taken or document executed or consent given by such officer in his capacity as an officer of the Town shall be deemed to be an act by the Town.



CUMBERLAND HOUSING AUTHORITY
December 14, 2010
TOWN COUNCIL CHAMBERS
CUMBERLAND TOWN OFFICE

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call

Present: Bill Hansen, Joyce Frost, Connie Bingham, James Clifford,
Bill Stiles Council Liaison,
Staff: Carla Nixon, Executive Director; Bill Shane Town Manager; Alex
Kimball, Finance Director; Pam Bosarge, Administrative Assistant

Absent: Norman Maze, John Raeke, Eileen Wyatt

III. Minutes of Prior Meeting: There were no minutes.

IV. New Business

10-002 To authorize re-financing of existing Senior Housing Bonds.

The Board discussed how well the funds have been managed in the past.

Mr. Stiles stated the Housing Authority has had great members on the Committee and have done a great job.

Ms. Frost stated that Mr. Richard Foote had been a great asset to the Committee during his many years as Chair of the Committee.

Mr. Kimball reviewed the projected savings from re-financing the bonds at a lower interest rate.

Mr. Kimball presented a best interest and a worst case scenarios with the possible rates that would be given and even with the worst case scenario, the savings would be \$100,000.

Mr. Kimball continued explaining the process stating that the Committee's recommendation will be forwarded to Council. The time frame for new bonds would be in March or April 2011.

Mr. Shane stated the Council will discuss the issue at its December 27, 2010 meeting.

Mr. Hansen asked the cost of legal fees.

Mr. Shane stated in the \$5,000 to \$7,000 range.

Mr. Hansen asked if there were rate caps on the bonds.

Mr. Kimball stated he yes. The interest rate will be fixed for the term of the bond. There is a 1-2 year payback for the costs of refinancing.

Mr. Shane stated the term of the bond hadn't been determined yet.

Mr. Kimball stated the term could be eight, nine or eleven years.

Ms. Bingham asked about funds for the energy related projects.

Mr. Shane stated funds would come from the fund balance, and the Town had Maine Green Energy Alliance conduct an energy audit. Any energy updates will be determined after receipt of energy audits.

Mr. Hansen moved to approve re-financing the existing Senior Housing Bonds as presented by the Finance Director.

Ms. Bingham seconded.

VOTE: Unanimous

V. Adjournment:

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Pam Bosarge
Administrative Assistant

ITEM 10-181

To appoint members to various boards/committees.

2011 BOARD & COMMITTEE VACANCIES

BOARD OF ADJUSTMENTS AND APPEALS

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Andrew	Black	12/31/10	80 Idlewood Drive	Cumberland	ME	04021	829-6810	626-8835	andrew.black@state.me.us
✓ Adrian	Kendall	12/31/10	190 Main St	Cumberland	ME	04021	829-2769	774-7000	akendall@nhdlaw.com
✓ Matthew	Manahan	12/31/10	17 Cottage Farms Rd	Cumberland	ME	04021	829-5909	791-1189	mmanahan@pierceatwood.com

BOARD OF ASSESSMENT REVIEW

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Robert	Crawford	12/31/10	163 Range Rd	Cumberland	ME	04021	829-3201	774-1200	rcrawford@mainelaw.com
✓ Jeff	Daigle	12/31/10	228 Foreside Rd.	Cumberland Foreside	ME	04021	653-7245	797-7777 x16	JeffDaig@aol.com
✓ Jerome	Gamache	12/31/10	32 Powell Road	Cumberland	ME	04021	829-8182	764-4824	jgamache@maine.rr.com

BOARD OF SEWER APPEALS

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
VACANT									
VACANT									
✓ Donald	Fischer	12/31/10	33 York Ledge Drive	Cumberland Foreside	ME	04110	829-9131		dfischer@maine.rr.com
✓ Donald H.	McKenna, Jr.	12/31/10	5 Frye Dr	Cumberland	ME	04021	829-5154		donm@blackbearmedical.com
✓ Steve	Sloan	12/31/10	367 Main Street	Cumberland	ME	04021	829-5889	774-5961	ssloan2@maine.rr.com

COASTAL WATERS COMMISSION

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
Paul	Dugas	12/31/13							
✓ Lewis	Incze	12/31/10	3 Lanewood Road	Cumberland Foreside	ME	04110	781-4980	228-1676	lincze1@usm.maine.edu
✓ Jock	McDonald	12/31/10	23 Wildwood Blvd.	Cumberland Foreside	ME	04110	781-5443	415-9050	jmcdonal@maine.rr.com

K. Babean

COOL CITIES COMMITTEE

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Matt	Mecray	12/31/10	21 Meadow Lane	Cumberland	ME	04021	829-9242	829-6087	mmecray@maine.rr.com
✓ Robert	Vail	12/31/10	16 Wild Way	Cumberland	ME	04021	829-5393	838-4753	Vailgeneral1@aol.com
✓ Adam	Pitcher	12/31/10	79 Woody Creek Ln	Cumberland	ME	04021	829-5288	253-7055	pitcher.adam@nne.sysco.com
✓ Paul	Weiss	12/31/10	314 Blanchard Rd	Cumberland	ME	04021	829-4626	756-0776	weissp@hotmail.com
Vacant	<i>David Kaplan</i>								
Vacant									

CUMBERLAND HOUSING AUTHORITY

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Norman	Maze, Jr.	12/31/10	35 Valley Road	Cumberland	ME	04021	829-2007	874-1080	nmaze@shalomhouseinc.org
✓ Eileen	Wyatt	12/31/10	363 Tuttle Road	Cumberland	ME	04021	829-5238		ELWyatt363@hotmail.com

LANDS & CONSERVATION COMMISSION

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Adam	Moody	12/31/13							
Steve	Lawrence	12/31/13							
Vacant									

PLANNING BOARD

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
<i>Resigned/Vacant</i>	<i>Robert Vail</i>	<i>12/31/10</i>	<i>16 Wild Way</i>	<i>Cumberland</i>	<i>ME</i>	<i>04021</i>	<i>829-5393</i>	<i>838-4753</i>	<i>Vailgeneral1@aol.com</i>
Peter	Bingham	12/31/13							
Tom	Gruber	12/31/13							

PERSONNEL APPEALS BOARD

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ David	Fenderson	12/31/10	17 Stony Ridge Road	Cumberland Forside	ME	04110	781-4240		davidoilman@yahoo.com

PRINCE MEMORIAL LIBRARY ADVISORY BOARD

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
Ralph	McLean	12/31/13							
Chris	Philbrook	12/31/13							

RECREATION /COMMUNITY EDUCATION ADVISORY BOARD

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
Bill	Green	12/31/13							
VACANT									

RINES PROPERTY CITIZENS' ADVISORY COMMITTEE

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Warren	Graumann	12/31/10	3 Surrey Lane	Cumberland Foreside	ME	04110	781-5629	591-1975 x201	warrengraumann@yahoo.com
✓ Henry	Milburn	12/31/10	186 Range Road	Cumberland	ME	04021	829-5318		hmilburn@maine.rr.com
✓ Bruce	Wildes	12/31/10	379 Blanchard Rd. Ext.	Cumberland	ME	04021	829-4085	829-6222	brucewildes@gmail.com
Vacant	<i>Greg McCarthy</i>								

SHELLFISH CONSERVATION COMMISSION

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
✓ Charles	Adams	12/31/10	17 Dean's Way	Cumberland	ME	04021	781-2167		cadams2@maine.rr.com
✓ Michael	Brown	12/31/10	26 Mill Road	Cumberland	ME	04021	829-2812	798-7136	Michaelwbrown9@gmail.com
✓ Harland	Storey	12/31/10	45 Middle Road	Cumberland	ME	04021	829-3939	632-2067	hstorey@maine.rr.com
Vacant									

TWIN BROOK FACILITY ADVISORY COMMITTEE

FIRST NAME	LAST NAME	Appt'd.	ADDRESS	TOWN	STATE	ZIP CODE	HOME PHONE	WORK PHONE	Email
✓ Kay	Fowler	12/31/10	168 Greely Road	Cumberland	ME	04021	829-5977		Kayfowler1@myfairpoint.net
✓ Joe	Reynolds	12/31/10	198 Tuttle Road	Cumberland	ME	04021	829-8093		josephwreynolds@yahoo.com
Jacqueline	Stowell	12/31/13							

VAL HALLA GOLF & RECREATION CENTER BOARD OF TRUSTEES

First Name	Last Name	Term Expiration	Address	Town	State	Zip Code	Home Phone	Work Phone	Email
William	Putnam	12/31/10	16 Phillip Street	Cumberland	ME	04021	829-5758	282-3396x23	wputnam@maine.rr.com
Paul	Dugas	12/31/13							

ITEM 10-182

To authorize the Town Manager to accept a \$2,500.00 grant from Time and Tide Resource Conservation and Development, to be used for shellfish conservation outreach efforts.

Brenda Moore

From: Jessica Joyce <jessica.g.joyce@gmail.com>
Sent: Tuesday, December 21, 2010 9:17 PM
To: Brenda Moore; William Shane
Cc: Thomas Gruber; Michael Brown
Subject: Grant from Time and Tide, Resource Conservation and Development Area Organization

Hi Brenda and Bill,

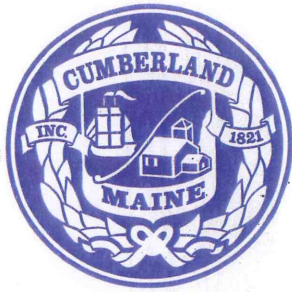
More good news on the Shellfish front: in addition to open shellfish flats and the passing conservation fee, we just had a \$2,500 grant approved from the Time and Tide RC & D Area - Threshold to Maine, thanks to Tom Gruber. Tom submitted an application and attended their Council meeting yesterday, and said they were very supportive and accepted our application. In addition, their parent organization, Natural Resources Conservation Service (NRCS) also had funding that they had to 'spend' by the end of the year, so we may have additional funding coming from the Feds (Tom, correct me if I'm misreporting here).

So I am e-mailing you for two reasons - one is that we were wondering if this check could be deposited in the same bank account that Bill mentioned he would set up for the conservation fee funds or if it would need a separate account as this funding has a more specific outreach component? The second item is whether Bill might be able to attend our next subcommittee meeting, which is currently scheduled for January 17th. Now that we have an operating budget, we should probably discuss how we might tentatively utilize these funds in the next year or two. We discussed several ideas tonight that I will further detail in the meeting notes, although several of the ideas mentioned would be at a higher level and possibly would cut across several Town committees, and I think Bill would be a great resource to have during these conversations. For example, we could use the conservation fee to continue the dual water sampling, or produce signage at Town Landing and the new public access site to encourage recreation on the waterfront and utilization of the shellfish flats. The higher level suggestions included ideas to improve public access to the beaches.

Thanks and Happy Holidays!
Jessica

ITEM 10-183

To set a date of January 10th to authorize the Town Manager to enter into a Credit Enhancement Agreement with Exactitude, Inc.



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

MEMORANDUM

To: Bill Shane, Town Manager

From: Alyssa Daniels, Economic Development Director

Date: December 22, 2010

RE: Proposed new business on Route One

Exactitude, Inc. is a company with locations in South Portland and Bangor that manufactures, distributes and installs doors, frames, architectural hardware and custom millwork. They consist of six divisions, the first of which was established in Maine in 1958, and all of which recently merged in 2006. Their South Portland location is split among different facilities and Exactitude is looking to become more efficient by housing all of these operations under one roof. They currently employ approximately 65 people and expect that their new facility will create the need for additional employees. The company is looking to take advantage of the current real estate prices in order to construct a 30,000 – 40,000 sq. ft. facility to include office space for at least 40 employees, a retail area for local contractors, a manufacturing center and associated storage space. All of the operations hold regular business hours, Monday – Friday.

Exactitude is interested in Lot 1 of Cumberland Foreside Village, which borders the Town of Falmouth and fronts Route One. The Contract Zoning Agreement for this subdivision stipulates permitted uses on specific lots, but also includes all uses currently authorized either as permitted uses or special exceptions in the Office Commercial District. The Office Commercial South zone currently allows light manufacturing and retail, as well as storage space associated with those uses. The company has requested that the Council consider a Credit Enhancement Agreement for their proposed new construction project which would refund 50% of their property taxes paid on an annual basis, not to exceed a cumulative amount of \$500,000 over 20 years.

Office Commercial South (OC-S)

The purpose of the OC-S District is to allow a limited range of employment-intensive commercial uses with low intensity land use impacts, measured in terms of traffic generation, environmental effects, and building scale and site layout. All development in this zone is encouraged to be consistent with the Route 1 Design Guidelines. Site Plan review and approval by the Planning Board is required with the exception of day care homes and bed & breakfast inns with three or fewer guest bedrooms. [Amended, effective 12/13/89, Amended, effective 10/22/07, [Amended, effective 12/8/08]

204.8.1 The following uses are permitted within the OC-S District: [Amended, effective 6/28/10]

- .1 Business and professional offices;
- .2 Research facilities;
- .3 Uses and buildings accessory to those above;
- .4 Sewer pumping stations, subject to the provisions of Sec. 419.4;
- .5 Commercial health and recreation facility; [Amended, effective 10/13/92]
- .6 Timber harvesting, subject to provisions of Section 429; [Amended, effective 10/26/98]
- .7 Residential care facilities, subject to the provisions of Sec. 432, except that for the purposes of this District, those provisions shall be modified as follows: [Amended, effective 6/14/99]
 - .1 The minimum lot size shall be 4 acres;
 - .2 All facilities shall be connected to the public water and sewer system;
 - .3 The total gross area of all building footprints on the site shall not exceed thirty thousand square feet for each four acres of lot area. Additional building footprints of 30,000 square feet shall be permitted for each additional land area increment of four acres;
 - .4 Buildings and parking lots shall cover not more than 25% of the lot;
 - .5 The parking requirement included in Section 432 may be reduced upon a positive finding by the Board that the proposed use does not, in practice, require the amount stated in the standard;
- .8 Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .9 Contractor's Space
- .10 Light manufacturing, as defined;
- .11 Hotels and motels;

II. Permitted Uses Within the Contract Zone:

The development permitted within the Contract Zone established in paragraph I above shall be as follows:

A) All uses currently authorized either as permitted uses or special exceptions in the Office Commercial District, including assisted living facilities.

B) Up to 134 residential dwelling units, which may be either individual houses or multiplex condominium units, on Lots 7-10 shown on the Plan. Individual house lots shall contain not less than 7,500 square feet. The Developer shall have the right to (i) vary the mix between individual houses and multiplex units, and (ii) convey or subcontract all or any portion of the Project to one or more third parties, subject to the provisions of this Agreement

C) Commercial development of not less than six (6) lots, as shown on the Plan; said commercial development to be developed with adequate buffering from the adjacent residential areas of the Project.

D) On proposed Lots 7-12 only, indoor storage facilities and warehouses which are set back at least 300 feet from the U.S. Route One right of way are permitted only if no residential use is created or existing on the lot. Indoor storage facilities and warehouses shall include enclosed buildings for the keeping of goods, commodities or supplies in which buildings there are not any sales, manufacturing, production or repair activity, except on an incidental or occasional basis. Distribution of goods and materials shall not be allowed.

E) A communications tower properly buffered from all residential uses in accordance with Section 433 of the Cumberland Zoning Ordinance.

F) On Lot 1 only, retail stores (uses may include any shop or store for the retail sale of goods or personal services, excluding any drive-up service, freestanding retail stand, gasoline and motor vehicle repair service, new and used car sales and service, and trailer and mobile home sales and service).

G) Tradesmens offices (i.e., the office of a self-employed craftsman or person in a skilled trade involving only the management of the business, interior storage of materials and goods related to the business; outdoor storage of vehicles, equipment and material ancillary to the business shall be permitted so long as such items are not visible from a public way. No on-site, retail sales or wholesale distribution shall be permitted as part of such use.

(4) setbacks for storage and warehouse facilities:

- Front yard setback not less than 25 feet.
- Side yard setback not less than 25 feet.
- Rear yard setback not less than 25 feet.
- If storage and warehouse facilities are adjacent to residential property, the above minimum setbacks shall be increased to 60 feet.

B) The minimum frontage on the street providing access to each residential lot shall be 50 feet and for each commercial lot shall be 150 feet.

C) The length of the dead-end road serving the interior portion(s) of the Project shall be not more than 2,500 feet, and the road right-of-way be established at 60 feet in width, with a paved width of 26 feet (base shall be 30 feet wide) and a four foot paved sidewalk for the main road.

D) The height restriction on all structures shall be 50 feet.

E) There shall be no other variances from the Cumberland Zoning Ordinance granted to any lot owner beyond those expressly set forth herein, unless the Town and Developer agree.

F) This Agreement shall be subject to the Town's Growth Control and Impact Fee Ordinances to the extent applicable.

G) Any commercial development shall be subject to the "Design Requirements for Commercial Properties" which are attached hereto as Exhibit D.

H) The Route 1 buffer shown on the Plan shall be 35 feet from the Route 1 right of way. 25 feet of the Route 1 buffer shall be undisturbed vegetation and the remaining 10 feet shall be used for a common walkway/path.

I) Anything in Section III(A) above to the contrary notwithstanding, the building setback from Route 1 shall be 65 feet from the Route 1 right of way.

J) The minimum lot size for commercial lots shall be 60,000 square feet.

Subject to the following, the Cumberland Planning Board shall have review authority under the applicable provisions of the Cumberland Subdivision, Site Plan and Zoning Ordinances to impose conditions of approval pursuant to said Ordinances relating to the development and construction of the Project.

Powered by Vision Appraisal Technology

No Image

MBLU :

Location:

Owner Name:

Account Number:

R01/11/1///

SKY VIEW DRIVE

CUMBERLAND FORESIDE VILLAGE LLC

Parcel Value

Item	Assessed Value
Buildings	0
Xtra Bldg Features	0
Outbuildings	0
Land	178,100
Total:	178,100

Owner of Record

CUMBERLAND FORESIDE VILLAGE LLC
50 GRAY ROAD
FALMOUTH, ME 04105

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CUMBERLAND FORESIDE VILLAGE LLC	23549/ 231	12/30/2005	0

Land Use

Land Use Code	Land Use Description
3900	DEVEL LAND

Land Line Valuation

Size	Zone	Assessed Value
181645 SF	OC	178,100

Construction Detail

Building # 1	
STYLE Vacant Land	MODEL Vacant

Building Valuation

Living Area: 0 square feet	Replacement Cost: 0	Year Built:
Depreciation: 100%	Building Value: 0	

	A	B	C	D	E	F	G
Year	Assessed Value @ TIF District Creation	Projected Value	Incremental Value* (B - A)	Mil Rate 3.5% increase per year	Tax Eligible for Refund* B * (D/1000)	50% Tax Refund per Year (E * .5)	Cumulative Refund at 50% Running total of F
2011	\$ 49,400	\$ 178,100	\$ 128,700	15.30	\$ 1,969	\$ 985	\$ 985
2012	\$ 49,400	\$ 2,500,000	\$ 2,450,600	15.84	\$ 38,806	\$ 19,403	\$ 20,388
2013	\$ 49,400	\$ 2,500,000	\$ 2,450,600	16.39	\$ 40,165	\$ 20,082	\$ 40,470
2014	\$ 49,400	\$ 2,500,000	\$ 2,450,600	16.96	\$ 41,570	\$ 20,785	\$ 61,255
2015	\$ 49,400	\$ 2,500,000	\$ 2,450,600	17.56	\$ 43,025	\$ 21,513	\$ 82,768
2016	\$ 49,400	\$ 2,500,000	\$ 2,450,600	18.17	\$ 44,531	\$ 22,266	\$ 105,034
2017	\$ 49,400	\$ 2,500,000	\$ 2,450,600	18.81	\$ 46,090	\$ 23,045	\$ 128,079
2018	\$ 49,400	\$ 2,500,000	\$ 2,450,600	19.47	\$ 47,703	\$ 23,852	\$ 151,930
2019	\$ 49,400	\$ 2,500,000	\$ 2,450,600	20.15	\$ 49,373	\$ 24,686	\$ 176,617
2020	\$ 49,400	\$ 2,500,000	\$ 2,450,600	20.85	\$ 51,101	\$ 25,550	\$ 202,167
2021	\$ 49,400	\$ 2,500,000	\$ 2,450,600	21.58	\$ 52,889	\$ 26,445	\$ 228,612
2022	\$ 49,400	\$ 2,500,000	\$ 2,450,600	22.34	\$ 54,740	\$ 27,370	\$ 255,982
2023	\$ 49,400	\$ 2,500,000	\$ 2,450,600	23.12	\$ 56,656	\$ 28,328	\$ 284,310
2024	\$ 49,400	\$ 2,500,000	\$ 2,450,600	23.93	\$ 58,639	\$ 29,320	\$ 313,630
2025	\$ 49,400	\$ 2,500,000	\$ 2,450,600	24.77	\$ 60,692	\$ 30,346	\$ 343,975
2026	\$ 49,400	\$ 2,500,000	\$ 2,450,600	25.63	\$ 62,816	\$ 31,408	\$ 375,383
2027	\$ 49,400	\$ 2,500,000	\$ 2,450,600	26.53	\$ 65,014	\$ 32,507	\$ 407,890
2028	\$ 49,400	\$ 2,500,000	\$ 2,450,600	27.46	\$ 67,290	\$ 33,645	\$ 441,535
2029	\$ 49,400	\$ 2,500,000	\$ 2,450,600	28.42	\$ 69,645	\$ 34,823	\$ 476,358
2030	\$ 49,400	\$ 2,500,000	\$ 2,450,600	29.41	\$ 72,083	\$ 36,041	\$ 512,399
2031	\$ 49,400	\$ 2,500,000	\$ 2,450,600	30.44	\$ 74,606	\$ 37,303	\$ 549,702
2032	\$ 49,400	\$ 2,500,000	\$ 2,450,600	31.51	\$ 77,217	\$ 38,608	\$ 588,310

*Tax increment financing is based upon the incremental value of the property, which is calculated by subtracting the assessed value of the property at the time the TIF district is created from its assessed value after new construction, additions or improvements are completed.

* A credit enhancement agreement may refund a percentage of the property tax paid each year up to a cumulative \$500,000 over 20 years. Only the incremental value is eligible for a property tax refund under a credit enhancement agreement; the amount of the original assessed value is not included.

NEW BUSINESS

12/15/10

0107 0 030

To: Chief Joseph Charron,

Our family would like to thank you for the great police work of the Cumberland police department and officer Kirk Mazuzan. In October I realized I was missing a set of diamond earrings, after contacting our insurance company I was advised to report to our local police department, I was told it was for a paper record and that would be the end of it by the insurance company. Office Mazuzan stopped over and listened to my story about my cleaning ladies daughter being in our house and how we thought that she might have taken them. We were surprised to learn the following week when Officer Mazuzan stopped over again that he was following up on the lead and investigating our case. I was told again by the insurance company not to get my hopes up that it probably wouldn't amount to anything. Office Mazuzan then stopped over to let us know that charges had been brought against Ms. Wentworth, we were thrilled. It was really nice to know that in a small town that there was really someone out there looking out for our best interest and not just doing the basic job, but going above and beyond. Office Mazuzan took our case serious and for that we are most grateful.

Thank you to Office Mazuzan and for the team that approved and assisted in our case, it is because of dedicated people like you that Cumberland is such a nice place to live. Thank you again for the outstanding police work!

WORKSHOP



**Cumberland Town Council Meeting
Monday, December 27, 2010
7:00 p.m. Call to Order**

The Cumberland Town Council will hold its regular meeting at 7:00 p.m. on Monday, December 27, 2010 in the Town Council Chambers. An opportunity for public comment will be provided. The following items will receive a public hearing:

- To hold a Public Hearing to authorize the Town Manager to develop letters of intent for the sale, lease or transfer of the Doane Property, the Public Works Facility, and the Drowne Road School, and to work with Bateman Partners, LLC to create a master development plan for the entire project area, to be reviewed and report back to the Town Council no later than February 14, 2011.
- To hear a report from the Town Manager re: present contracts with North Yarmouth for Recreation and Library services.
- To hold a Public Hearing to consider and act on the road acceptance of Old Colony Lane.
- To hold a Public Hearing to authorize the Town Treasurer to refinance the remaining balance of the 1991 General Obligation Bonds for the Senior Housing project.
- To appoint members to various boards/committees.

Additional agenda items will receive consideration and action. Please refer to the town's website: www.cumberlandmaine.com for a complete agenda.