

AGENDA

Cumberland Town Council Meeting
Town Council Chambers

MONDAY, January 23, 2012

5:00 p.m. Workshop

6:00 p.m. Workshop

7:00 p.m. Call to Order

5:00 P.M. FINANCE COMMITTEE WORKSHOP with Runyon, Kersteen, Ouellette re: FY'11 audit review

6:00 P.M. WORKSHOP with the Cumberland Housing Authority

I. CALL TO ORDER

II. APPROVAL OF MINUTES
January 9, 2012

III. MANAGER'S REPORT

IV. PUBLIC DISCUSSION

V. LEGISLATION AND POLICY

12 – 009 To hold a Public Hearing to consider and act on the expansion of TIF District #3.

12 – 010 To hold a Public Hearing to consider and act on the road acceptance of Autumn Ridge Road.

12 – 011 To appoint Anita Anderson as Health Officer.

12 – 012 To consider and act on a Mobile Vending License for Seamus Maguire.

VI. NEW BUSINESS

VII. ADJOURNMENT

MOTIONS

MOTIONS

- 12 – 009** **Ordered that the Town**, acting pursuant to the provisions of Title 30-A, Chapter 206 of the Maine Revised Statutes, hereby adopts the First Amendment to the Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program (the “First Amendment”) as presented to this meeting and as has been on file in the Town Clerk’s Office, a copy of which is incorporated herein and made a part of the minutes of this meeting. The Town Manager is hereby authorized and directed, on behalf of the Town of Cumberland to execute and submit to the Commissioner of the Maine Department of Economic and Community Development (“DECD”) such applications and further documentation as may be necessary or appropriate for any necessary final approval of this First Amendment; and the Town Manager be, and hereby is, authorized and empowered, at his discretion, from time to time, to make such technical revisions to this Amendment or to the Development Program for the District as he deems reasonably necessary or convenient in order to facilitate the process for review and approval of this First Amendment by the Commissioner of DECD, so long as such revisions are not inconsistent with this First Amendment or the basic structure and intent of the District.
- 12 – 010** **I move to accept** as a Town Road Autumn Ridge Road off of Orchard Road, generally described as 3100’ in length by 60’ in width and more specifically described in a deed from Autumn Ridge, LLC, of Cumberland, Maine, dated December 2011, being the parcel identified as “Autumn Ridge Subdivision” shown and laid out on a plan of Autumn Ridge Subdivision prepared by SYTDesign Consultants, and further to accept those related easements described in a deed from Autumn Ridge, LLC of Cumberland, Maine dated December 2011.
- 12 – 011** **I move to appoint** Anita Anderson as Health Officer.
- 12 – 012** **I move to approve** the Mobile Vending License for Seamus Maguire, d/b/a/ Steakhouse Steaks, Inc.

MINUTES

01/09/12

MONDAY, January 9, 2012

7:00 P.M. Call to Order

I. APPROVAL OF MINUTES

VOTE: 7-0

UNANIMOUS PASSAGE

WHEREAS, Eileen has inspected and educated thousands of businesses and vendors at Cumberland recreation facilities and at the Cumberland Fairgrounds on an annual basis for compliance with food preparation and health safety practices;

WHEREAS, Eileen's service has exemplified true professionalism and commitment to her community throughout her career, to include the final transitional period when she actively recruited for her future successor to guarantee that the Town would have continuing coverage;

NOW, THEREFORE, BE IT ORDERED BY THE CUMBERLAND TOWN COUNCIL THAT:

On this 9th day of January, 2012, the Cumberland Town Council with sincere gratitude thanks its longtime Health Officer, Eileen Wyatt, for her many years of service and accepts her resignation with all best wishes for the future, and offers as a token of its esteem and appreciation, an official Town of Cumberland chair on behalf of all the residents of the Town.

III. PUBLIC DISCUSSION

None

IV. LEGISLATION AND POLICY

12 – 001 To hold a Public Hearing to consider and act on draft amendments to the Site Plan Ordinance, as recommended by the Planning Board.

Town Manager Shane presented the following to the Council explaining that this creates a new level of staff review for minor projects, making the review process much easier and faster for the applicant.

Site Plan Revisions
1/9/12

Carla Nixon
Town Planner

Site Plan Review: Simplified

Major Changes:

- Creates a new level of Staff Review for VERY minor projects.
- Reduces review/approval time from 15 (*working*) days to 10 (*regular*) days for the following types of projects.....

Site Plan Review: Simplified

Reduces review for:

- New structures less than 1,000 sq. ft.
- Expansion of less than 1,000 sq. ft. (includes construction of an accessory bldg.)
- Impervious surface construction (e.g., pad, parking area) of less than 1,000 sq. ft.
- Conversion of use for approved, existing structures without increased floor area or parking.

Approved Staff Review Projects

- Graphx Signs (Middle Rd.)
- Learning Time Child Dev. Ctr. (Middle Rd.)
- DJ Small Plumbing & Heating (Rt. 100)
- AT&T Equip. Cabinet (Cong. Church)
- Range Road Telecom. Tower: 2 projects
- Twist Family Auto Sales (Corey Rd)
- (Under review now: Hart Animal Shelter Ventilation System)

Public discussion: None

Motion by Councilor Copp, seconded by Councilor Storey-King, to amend the Cumberland Site Plan Ordinance, as recommended by the Planning Board.

VOTE: 7-0

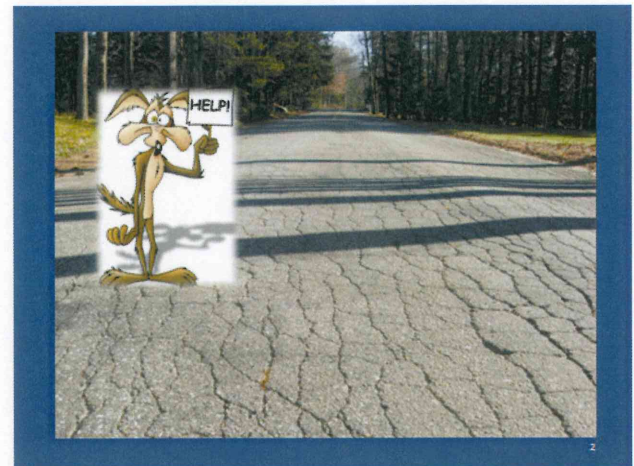
UNANIMOUS PASSAGE

12 – 002 To hear a report from Public Services Director, Chris Bolduc re: Town Roads.

Town Manager Shane explained that the Town maintains 70 miles of roads. Most roads have had their first and only coat of pavement when they were new subdivisions. The Manager instructed the Public Services Director to develop a pavement plan, which Mr. Bolduc will present.

Mr. Bolduc presented the following to the Council:

**Pavement Management
2012**
The Road to the Future



Paving Costs

Maintenance Category

		Paving	Incidentals	
Paving 2" x 5280 x 22' wide x 575' ton	1550	Paving	\$116,250	per mile
Driveway Apron 20' wide x 6' Deep x 3' at 100' one side - 2.5 Tons ea	133	Driveway	\$19,950	per mile
Shoulder Material for edges 3' wide loam or reclaim	175 CY	Shoulder	\$5,425	per mile
Centerline Stripes-Crosswalks, stalls, etc. 1/2 CL 05 Edge x 2 x 6 20ft	Varies	Stripes	\$1,100	per mile
Adjustment of Drainage/Sewer Structures-Avg 2 per 500' Town wide	\$500 Ea	Man Covers	\$10,500	per mile
Curbing 57 ft @ \$57,000 per mile not included- No Drainage			\$116,250	\$36,575
				\$152,825

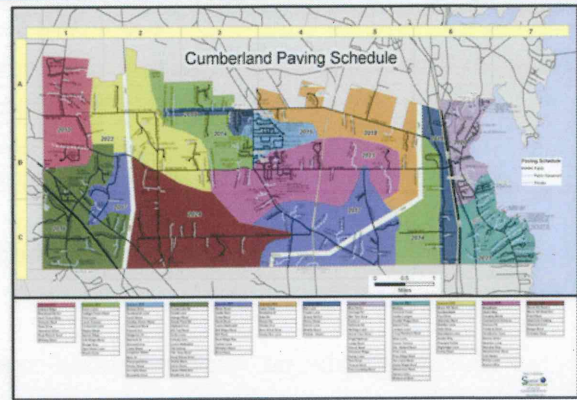
Paving Costs

Reconstruction Category

		Paving	Incidentals	Drainage	
Paving 4" x 5280 x 22' wide x 575' ton	3100	Paving	\$232,500		per mile
Reclaim Pavement- \$2.50' no Cad	12,900 sq	Reclaim	\$33,300		per mile
Driveway Apron 20' wide x 6' Deep x 3' at 100' one side- 50/mile	133	Driveway	\$19,950		per mile
Shoulder Material for edges 3' wide loam or reclaim	175 CY	Shoulder	\$5,425		per mile
Centerline Stripes-Crosswalks, stalls, etc	Varies	Stripes	\$1,100		per mile
Adjustment of Drainage/Sewer Structures-Avg 2/500' Town wide	\$500 Ea	Man Covers	\$10,500		per mile
Drainage, Sidewalks & other incidentals- \$45' Foot or \$230/mile	2000'	Total Drainage		\$95,000	per mile
Curbing 59 ft @ \$26,000 per mile not included			\$232,500	\$70,275	\$95,000
					\$397,775

Paving Plan by Area of Town

- 2009 - Center
- 2010 - Foreside/
Center
- 2011 - Foreside
- 2012 - Transition
- 2013 - West
- 2014 - Center
- 2015 - Center
- 2016 - West
- 2017 - West
- 2018 - Center
- 2019 - Center
- 2020 - Foreside
- 2021 - Foreside
- 2022 - West
- 2023 - Center
- 2024 - West



Transition Year

Friar Lane
Greely Road
Middle Road
Miles 4.69
Cost \$410,364



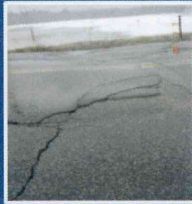
Friar Lane



Middle Road



Greely Road



Greely Road



Greely Road

Summer 2013

Autumn Ridge
Blanchard Rd Ext
Kerri Fams Drive
Orchard Road
Rose Drive
Stonewall Drive
West Branch Road
Whitney Road

Miles 3.61
Cost \$614,035



Whitney Road



Orchard Road



Blanchard Road Ext.

Pavement Preparation



Summer 2014

Acom Lane
Cottage Farms Road
Friar Lane
Lawn Avenue
Lockwood Lane
Maple Street
Newel Ridge
Oak Ridge Road
Range Way
Spar Hawk Lane
Wood Circle

Miles 6.20
Cost \$699,928



Woodside









Maple Street



Summer 2015




Balsam Drive
Candlewick Lane
Carol Street
Country Charm
Crestwood Road
Farwell Ave
Hedgerow Dr
Hemlock Dr
Hillcrest Drive
Linda Street
Longview Street
Pinewood Drive
Prince Street
Val Halla Road
Woodside Drive



Miles 4.31
Cost \$700,330




Summer 2016		Summer 2017	
Forest Lake Rd		Castle Rock	
Forest Lane		Cross Road	
George Road		Harris Road	
Goose Pond Rd		Lower Methodist	
Highland Ave		Mill Ridge Road Total	
Hill Top Road		Mill Road Total	
Kathy Lane		Rock Ridge Run	
Liberty Lane		Turkey Lane	
Old Gray Road		Whitetail Road	
Old Colony			
Pond Shore Drive		Miles 5.22	
Skillin Road		Cost \$740,471	
Union Road			
Upper Methodist			
Miles 4.73			
Cost \$724,452			

Summer 2018		Summer 2019	
Aspen Crest		Bea Lane	
Brookside Dr		Crystal Lane	
Edes Rd		Greely Rd Ext	
Greely Rd		Grove Street	
Hillside Ave		Karole Lane	
Mere Wind Drive		Middle Road	
Shady Run Lane		Phillips Street	
Miles 5.10		Miles 5.37	
Cost \$781,250		Cost \$823,468	

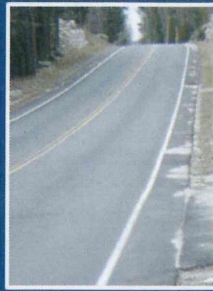
Summer 2020		Summer 2021	
Blue Heron		Birch	
Carriage Rd		Ferne Lane	
Ebb Tide Drive		Lantern Lane	
Hallmark Rd		Road	
Heritage Lane		Mary Lane	
Island View Drive		Ocean Terrace	
Ledge Road		Ole Musket Road	
Ocean Terrace		Pine Ridge Road	
Pine Lane		Sea Cove Road	
Powell Road		Stony Ridge Road	
Schooner Ridge		Stornoway Road	
Surrey Lane		Wildwood Blvd	
Sylvan Lane			
Teal Drive		Miles 3.51	
Thomas Drive		Cost \$580,600	
Town Landing Road			
Miles 3.38			
Cost \$536,346			

		
Wildwood	Sea Cove	Powell Road

	
King's Highway	Route 88

Summer 2022		Summer 2023	
Bruce Hill Road 1		Broadmoor	
Fox Run Road		Chet's Way	
Frye Drive		Crossing Brook	
Glenview Road		Cumberland Common	
Heather Lane		Drowne Rd	
Holly Drive		Flintlock Drive	
Homestead Lane		Hawthorne Court	
Hunter Way		Marion Circle	
Pleasant Valley		Meadow Lane	
Sturbridge Lane		Meadow Way	
Valley Road		Meadowview Road	
Miles 4.54		Oak Street	
Cost \$695,740		Willow Lane	
		Miles 3.52	
		Cost \$539,891	

Summer 2024	
Bruce Hill Road 2	
Bruce Hill Road Ext.	
Field Road	
Idlewood Crossing	
Idlewood Drive	
Range Road	
Miles	5.24
Cost	\$802,893



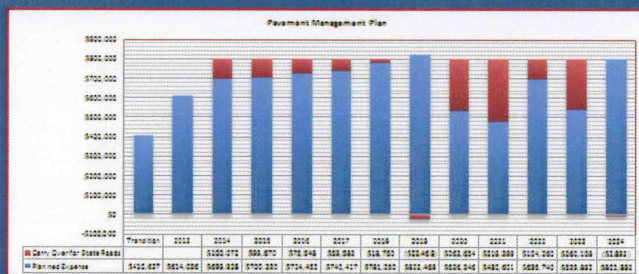
Range Road

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Year	Budget	Planned Expense	Carry Over for State
Transition	\$410,637	\$410,637	
2013	\$614,036	\$614,036	
2014	\$800,000	\$699,928	\$100,072
2015	\$800,000	\$700,330	\$99,670
2016	\$800,000	\$724,452	\$75,548
2017	\$800,000	\$740,417	\$59,583
2018	\$800,000	\$781,250	\$18,750
2019	\$800,000	\$823,468	(\$23,468)
2020	\$800,000	\$536,346	\$263,654
2021	\$800,000	\$480,601	\$319,399
2022	\$800,000	\$695,740	\$104,260
2023	\$800,000	\$539,892	\$260,108
2024	\$800,000	\$802,893	(\$2,893)

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- Paving Plan Budget based on:
- Transition Year of \$410,637
 - First Year budget of \$614,036
 - Each Remaining Year \$800,000



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It is critical that Cumberland develops and maintains a better than adequate road system that can accommodate future growth in population, vehicle travel and economic development.



20

Councilor Gruber said that good roads improve property values and that should not be overlooked. It is important to point out that this is a paving plan, not a major road reconstruction plan.

Councilor Storey-King asked if the figure for Middle Road is correct. It seems very low. The dips and dangers on that road seem much more than the \$36,000 estimated. She is fearful that the planned fix for Middle Road may not be adequate. How much do traffic numbers factor in?

Town Manager Shane explained that it is a band aid. Filling in the ruts and making it safer for travel, much like the repair that the State did to Tuttle Road. This type of repair is planned for Greely and Middle Roads, making them safer until the Town gets more money to do major reconstruction.

The Manager said that it used to be that traffic numbers were the only factor in determining which roads would be repaired, but we found that we were bouncing back and forth repairing only the highly travelled roads. With the new paving plan, the focus is on entire neighborhoods, repairing every road in 12 years' time. This will always be a work in progress, but now we have a plan that will work and a plan that the community can support.

12 – 003 To set a Public Hearing date (January 23rd) to consider and act on the road acceptance of Autumn Ridge Road.

Motion by Councilor Moriarty, seconded by Councilor Gruber, to set a Public Hearing date of January 23rd to consider and act on the road acceptance of Autumn Ridge Road.

12 – 004 To hear a report from the Finance Committee re: 2nd quarter financials.

Councilor Gruber said that the Finance Committee met last week and reviewed the 2nd quarter financials. As a new member of the Finance Committee, he said he is very impressed at how close we are to being on budget. The committee set some goals and strategies for the FY'13 budget. Councilor Gruber introduced Alex Kimball to make a presentation.

Finance Director, Alex Kimball presented the following:

2nd Quarter Budget Summary Fiscal Year 2011-12

Town of Cumberland Through December 31, 2011				
Department	Year To Date Expenses			
	Budget	2011-12 YTD Expenses	Used	2010-11 Used
General Administration	\$ 1,018,843	\$ 591,922	58.1%	54.9%
Public Safety	\$ 1,865,778	\$ 938,839	50.3%	51.3%
Public Works	\$ 1,557,165	\$ 699,397	44.9%	42.4%
Parks & Recreation	\$ 658,242	\$ 367,832	55.9%	62.7%
Library	\$ 363,875	\$ 167,046	45.9%	50.1%
Other Expenses	\$ 351,355	\$ 179,817	51.2%	51.4%
Controllable Expense Total	\$ 5,815,258	\$ 2,944,852	50.6%	50.6%
Other Expenses	Budget YTD Expenses Used Used			
	Budget	YTD Expenses	Used	Used
MSAD #51	\$12,354,475	\$ 6,168,682	49.9%	49.9%
Debt Service	\$ 951,583	\$ 661,835	69.6%	58.0%
County Tax	\$ 601,242	\$ 601,242	100.0%	100.0%
Capital Imp. Plan	\$ 333,485	\$ 333,485	100.0%	100.0%
Insurance	\$ 263,275	\$ 184,601	70.1%	80.2%
Other Expense Total	\$14,504,060	\$ 7,949,844	54.8%	54.4%
All Expenses Total	\$20,319,318	\$ 10,894,696	53.6%	53.3%

Revenues Through 12/31/11				
Description	Budget	2011-2012 Actual	Percent Collected	2010-11 %
Misc Revenues	\$ 2,401,116	\$ 1,186,338	49.4%	48%
Dept Revenues	\$ 1,091,300	\$ 434,742	39.8%	35%
Total Revenues	\$ 3,492,416	\$ 1,621,080	46.4%	44%
Assorted Revenue Lines				
Excise Tax	\$ 1,330,446	\$ 697,311	52%	54%
State Revenue Sharing	\$ 550,000	\$ 307,784	56%	57%
Building Permits	\$ 40,000	\$ 33,484	84%	49%
Bags/Universal Waste	\$ 300,000	\$ 91,997	31%	29%
Rec Totals	\$ 409,057	\$ 214,888	53%	36%

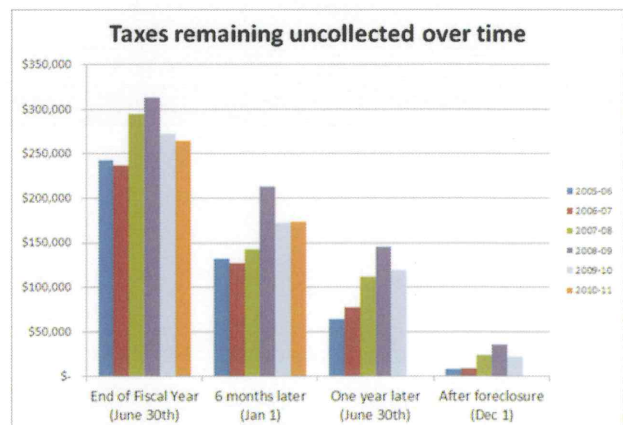
So Far, So Good

Year by Year Comparison				
	2010-11		2011-12	
	1st half	Full Year	1st half	Full Year*
Revenues	44.0%	101.0%	46.4%	106.5%
Expenses	50.6%	100.1%	50.6%	100.1%

*Projected

Road Salt is always volatile

Road Salt expenses by year				
	2008-09	2009-10	2010-11	2011-12
1st half	\$ 67,814	\$ 52,092	\$ 17,607	\$ 44,833
Full Year	\$ 127,405	\$ 80,864	\$ 100,715	NA
Budget	\$ 60,500	\$ 78,000	\$ 87,000	\$ 95,000



12 – 005 To set a Public Hearing date (February 13th) to consider and act on amendments to the Small's Brook Crossing loan agreement.

Councilor Moriarty said that the Council should meet one more time in workshop to discuss this item.

Councilor Storey-King said that she prefers to discuss this item publically.

Councilor Turner agreed and added that he feels this item does not need to be as complicated as it is projected.

Chairman Perfetti said that the Public Hearing is 5 weeks away so there is time to decide if a workshop is necessary.

Motion by Councilor Storey-King, seconded by Councilor Copp, to set a Public Hearing date of February 13th to consider and act on amendments to the Small's Brook Crossing loan agreement.

VOTE: 7-0

UNANIMOUS PASSAGE

12 – 006 To set a Public Hearing date (January 23rd) to consider and act on the expansion of TIF District #3.

Town Manager Shane said that the TIF Subcommittee has met and unanimously approved the expansion of TIF District #3. This district begins near the Falmouth town line and ends near Seafax (on Route One). We have an opportunity to work with a company that was not able to be located in David Chase's subdivision and would like to locate on the lot that abuts Lucinda's (which is currently not in a TIF District). A TIF District will give them some financial incentives and tax credits. There is no loss to the community, but there is a huge gain by having Maine Standards move their business to Cumberland.

Motion by Councilor Copp, seconded by Councilor Gruber, to set a Public Hearing date of January 23rd to consider and act on the expansion of TIF District #3.

VOTE: 7-0

UNANIMOUS PASSAGE

12 – 007 To accept donations of \$205.00 on behalf of the Fire Department in memory of William Sanborn to be used for equipment.

Motion by Councilor Turner, seconded by Councilor Moriarty, to accept donations of \$205.00 on behalf of the Fire Department in memory of William Sanborn to be used for equipment.

VOTE: 7-0

UNANIMOUS PASSAGE

12 – 008 To reappoint Planning Board member Peter Sherr.

Motion by Councilor Copp, seconded by Councilor Turner, to reappoint Peter Sherr to the Planning Board.

VOTE: 7-0

UNANIMOUS PASSAGE

V. NEW BUSINESS

Councilor Turner – None

Councilor Copp – None

Councilor Storey-King – There will be a rabies clinic at Town Hall this Saturday from 9 – 11 a.m.

Condolences to the family of Lynette Seekins Cameron who passed away recently from a long, hard battle with cancer. They were friends while growing up and she will miss her smile.

Councilor Moriarty – He feels that the Council acceptance of gifts policy may need to be updated to add a minimum amount. He said it is not necessary for the Council to approve small amounts and perhaps the Manager can make the Council aware of the smaller donations during Manager's Report rather than a Council action item.

Town Manager Shane agreed.

Chairman Perfetti – The Council and the Housing Authority will hold a joint workshop on January 23rd @ 6:00 p.m.

Councilor Stiles – He has had some inquiries and requested making a future agenda item to allow licensed pyro-technicians to do firework displays in Cumberland at parties, weddings, etc.

Councilor Gruber – He continues to represent Council on the M.S.A.D. 51 Strategic Planning & Thinking Committee.

The Lands & Conservation Commission is still in need of new members.

Town Manager Shane - None

VI. ADJOURNMENT

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

VOTE: 7-0

UNANIMOUS PASSAGE

WORKSHOP II Finance Committee re: Budget goals for FY'13.

Respectfully submitted by,

Brenda L. Moore
Council Secretary

MANAGER'S REPORT

ITEM 12-009

To hold a Public Hearing to consider and act on the expansion
of TIF District #3.

TAX INCREMENT FINANCING TIF

OVERVIEW

BY

**WILLIAM R. SHANE
TOWN MANAGER**

MARCH 14, 2005

**JULY 24, 2006 Update
January 23, 2012 Update**

Tax Increment Financing

- Property Taxes – Paid by all property owners based upon the assessed value of the property.

Property Tax Breakdown

71% to operate the Schools

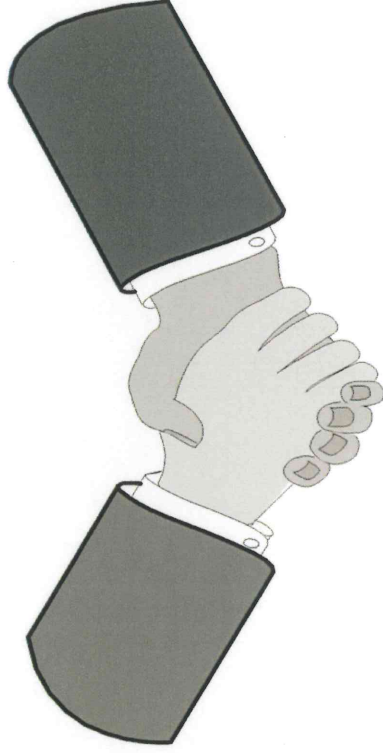
25% to operate the Town

4% for County Taxes

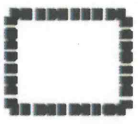
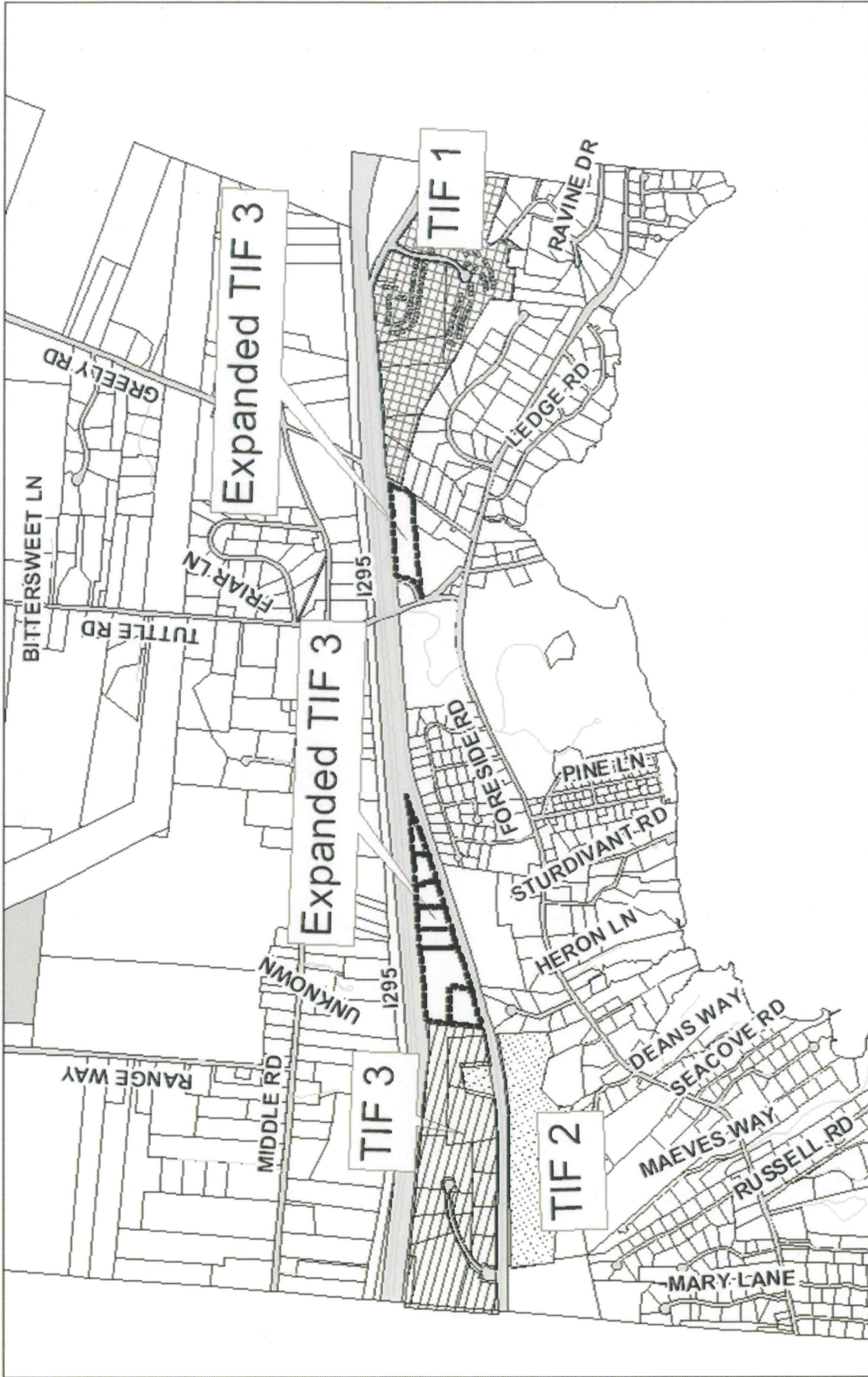
Property Tax Breakdown

	Business No TIF Shelter
■ 3,000,000	
■ <u>As value goes up</u>	
■ County Taxes go up	\$ 1,800
■ State aid for Education goes down	
■ \$ 7.52 mills for Education	\$22,560
■ State Revenue Sharing is lost	<u>\$ 2,663</u>
■ Lost Revenue/ Increase County Taxes	\$27,023
■ Original Tax Bill $\$3.0 \text{ M} \times 15.80 / 1000 =$	$\$47,400$
■ Net Tax Bill – Lost revenue =	$\$20,377 \text{ (43\%)}$

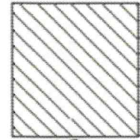
What is a TIF?



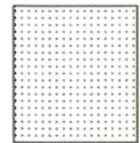
Partnerships Between the State & Town And Town & Business



TIF # 3- Expansion
to Powell Road 2012



Current TIF # 3



TIF # 2



Before

Land Value Prior to Building

\$100,000 No Improvements

INCREMENT VALUE = 3,000,000

\$100,000 Value

Taxes

$100,000 \times \$15.80/1000 = \$1,580$

to General Fund



After

Land & Building

\$3,100,000

\$3,000,000

Taxes

$\$15.80/1k = \$47,400$

to TIF Fund

Why give away any Money?

Positive Business Attitude

Partnership- Offset of Capital Investment a big help
Approved by the State DECD- Straight Face Test

Long Term Shift of the Tax Base – 98.5% to 90 % Goal
Total Control of the funds by the Town Council
Encourage Economic Growth on Rt 1 & Rt 100 Corridor

What can be done with the money?

- Money must be used for Economic Development

Purposes:

- a. Tax Incentives to Businesses
- b. Infrastructure within the District
- c. Economic Development Initiatives
- d. Environmental remediation
- e. Affordable Housing (via MSHA)

Give me some examples of How the money has been used

- **Road Improvements**
Range Road- \$2 Million Dollar Repair
Skillin & Blanchard Road- \$2 Million Repair
- **Infrastructure Improvements – Fire Protection**
Skillin & Blanchard Road Water Line- \$3 Million
Rt 100 Water Line- \$1.5 Million
Range Road Water line \$2 Million
Twin Brook Park Improvements
- **Future Intersection Improvements**
Skillin / Blackstrap & Rt 100 Signalization
- **Funding of Economic Development Director**

Where's the Downside?

- There Isn't One.

The Town Council Controls the funds. At anytime during the contract the Town can divert it's portion to the General fund but will lose the shelter value.

The Town Council controls the types of business and the amounts of TIF money we will share

The projects we are looking to fund are needed today and would be 100% on all the Taxpayers.

Brenda Moore

From: William Shane
Sent: Thursday, January 12, 2012 10:44 AM
To: JeffDaig@aol.com
Cc: Town Council
Subject: RE: Neighbor Support - Maine Standards Company & TIF Expansion

Thank you very much Jeff, your support means a lot! This will be part of the public document for this item at the next Council meeting on January 23rd.

Bill

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

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

From: JeffDaig@aol.com [<mailto:JeffDaig@aol.com>]
Sent: Thursday, January 12, 2012 10:42 AM
To: William Shane
Subject: Neighbor Support - Maine Standards Company & TIF Expansion

Dear Manager Shane, Town Councilors and Planning Commissioners:

My primary residence is at the corner of Powell Road and U.S. Route 88, map R 02 - lot 10. My home is just one lot removed from a proposed "TIF" expansion area, literally in-view of the newly proposed location of Maine Standards Company.

As I understand, Maine Standards is a privately-held company, proposing to operate during regular business hours with no noise and minimal traffic impact. And I know we (the Town) have an excellent and thorough review process that will ensure a development is completed to Code with fair democratic input. So with this in thought, and because we need good, clean, managed growth to better stabilize our tax base and balance what is currently a choking demand on residents (minimal commercial tax base). I am 100% in support of your votes to approve the "TIF" expansion into my neighborhood block, which I believe WILL yield a very good long term result. Please vote yes.

I expect Maine Standards will advance an attractive site plan that will fit well into our community. Thank you.

Jeffrey A. Daigle
Broker/Partner
Greater Portland Realty
400 Allen Avenue
Portland, ME 04103

207-797-7777 X16
jeffdaig@aol.com

Results oriented brokerage. Licensed since 1986. Notary public.



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

To: Route One Area Neighbors
From: William R. Shane, Town Manager
Date: January 6, 2012
Re: Meeting Notice - Town Council Agenda Item

On Monday, January 23, 2012 at 7:00 PM in the Council Chambers of Town Hall, the Town Council will hold a Public Hearing to discuss expanding TIF District #3 on Route One, which currently includes the Cumberland Foreside Village Subdivision. The expansion of the District is not a change to zoning or allowable uses. Properties within the TIF District afford tax incentive opportunities to businesses interested in relocating to Cumberland, as well as funding for the Town to expand the infrastructure in the Route One corridor.

In May, the Town Council approved a Credit Enhancement Agreement for Maine Standards Company to construct their international headquarters in the Cumberland Foreside Village Subdivision. The Board of Directors of Maine Standards, however, has since determined that there is a more suitable property for their new construction on Route One, between Tuttle and Powell Roads (see attached map). Their purchase of this property is contingent upon the transfer of the previously approved Credit Enhancement Agreement. The selected lot on Route One, however, is not currently within a TIF District and is consequently not eligible for a Credit Enhancement Agreement unless the district is expanded to include this property.

Maine Standards Company is a privately-held, Maine biotech company that operates on a Monday-Friday, regular business schedule with no noise and minimal traffic impacts. The company intends to build a 30,000 s.f. facility with the potential to expand another 30,000 s.f. to accommodate future growth. Maine Standards will relocate 45 employees with a median salary of \$54,600 and expects to at least double their current work force over the next ten years.

The Public Hearing will be for the exclusive purpose of expanding the TIF District to include Maine Standards' project. The Council will act on the expansion of the district, not approval of the site plan. There will be ample opportunity to hear about the land development plans through the Planning Board process; however it is also important to understand the reason for the TIF District expansion. I will present a brief overview of the creation and management of TIF Districts, the impact of TIF Districts to the Town and the expectations for all other properties to be included in this TIF District.

I hope you will be able to attend and participate in this meeting, ask questions and share concerns related to the impact of a TIF District expansion on your neighborhood.

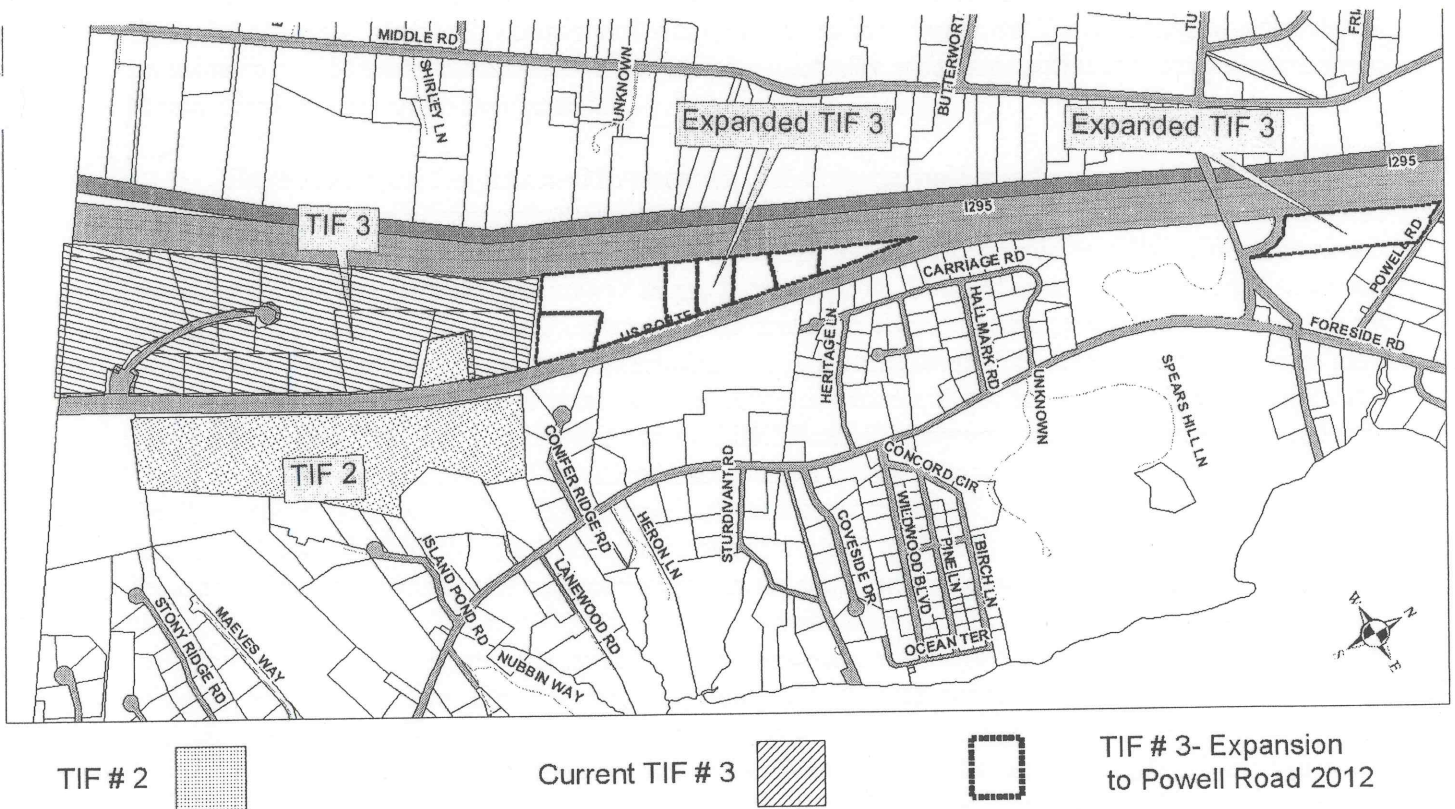
Aerial Photos of Expanded TIF District 3 Shown in []



**TOWN OF CUMBERLAND
NOTICE OF PUBLIC HEARING
7:00 PM, January 9, 2012
EXPANSION TIF DISTRICT #3**

LEGAL ADVERTISEMENT

Notice is hereby given that the Town of Cumberland will hold a public hearing on January 9, 2012 at 7:00 p.m. at the Town Hall, 290 Tuttle Road in Cumberland for the purpose of receiving public comments for purpose of receiving public comments on the proposed First Amendment to Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. A copy of the proposed Amendment to the Development Program for the District is on file with the Town Clerk and may be obtained from and reviewed at the offices of the Town Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.



**FIRST AMENDMENT TO THE TOWN OF CUMBERLAND
TIF DISTRICT #3 MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DEVELOPMENT PROGRAM**

The Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program adopted by the Town of Cumberland Town Council on July 23, 2007 (the "Development Program") is hereby amended to add additional property to the District to facilitate new commercial development in the Town, including the development by Maine Standards of its new facility in the Town of Cumberland as follows:

1. Additional of Property to the District. Lots 12A, 13, 13A, 13B, 14, 14A and 14B as shown on Tax Map R1 and Lot 10A, as shown on Tax Map R-2 are hereby added to the District. An amended Plan of the District is attached hereto as Exhibit A. The Certificate of the Assessor as to the Original Assessed Value is amended as set forth in Exhibit B. As a result, the statutory requirements and thresholds are hereby modified as follows:

TOWN OF CUMBERLAND TIF #3 STATUTORY REQUIREMENTS & THRESHOLDS: ACRE LIMITATION		
1. Total Acreage of Municipality		14,848 acres
2. Total Acreage of Proposed Municipal TIF District		98.71 acres
3. Total Pine Tree Zone acres contained in the Proposed Municipal TIF District		0
4. Total Downtown acres contained in the Proposed Municipal TIF District		0
5. Total Transit acres contained in the Proposed Municipal TIF District		0
6. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4-A5)		98.71 acres
7. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A6 by A1		0.66%
8. Total acreage of all existing and proposed municipal TIF Districts in the municipality. Add A2 to sum of all existing TIF district acreage.		539.64 acres
9. Total acreage of an existing or Proposed Downtown TIF Districts in the municipality.		0
10. Total acreage of all existing or Proposed Pine Tree Zone TIF Districts in the municipality.		0
11. Total acreage of all existing or Proposed Transit TIF Districts in the municipality.		0
12. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A9+A10+A11 from A8.		539.64 acres
13. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A12 by A1.		3.63%
14. Total Acreage of all real property in the Proposed Municipal TIF District that is:		
(Note: a, b, or c must be at least 25%)	Acres	%
a. Blighted (Divide acres by A2)	0	
b. In need of rehabilitation/conservation (Divide acres by A2)	0	
c. Suitable for industrial/commercial site (Divide acres by A2)	98.71	100%
TOTAL	98.71	100%

B. VALUATION LIMITATION	
1. Total Aggregate Value of Municipality (TAV) <i>Use most recent April 1st</i>	\$1,084,700,000
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. <i>Use March 31st of tax year proceeding date of municipal designation</i>	\$2,847,000
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. <i>Add b2 to sum of all existing TIF district OAVs.</i>	\$13,145,600
4. OAV of an existing or proposed Downtown TIF Districts in the municipality.	0
5. OAV of all existing or Proposed Pine Tree Zone TIF Districts in the municipality.	0
6. OAV of all existing or Proposed Transit TIF Districts in the municipality.	0
7. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap <i>Subtract B4+B5+B6 from B3</i>	\$ 13,145,600
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) <i>Divide B7 by B1</i>	1.21%

2 Maine Standards Capital Program. Maine Standards proposes to acquire a portion of the property located in the District described in the Development Program and to construct thereon the Maine Standards Capital Program (defined below). Maine Standards has requested that the Town amend the Development Program as set forth herein in order to provide tax increment financing for the new facility proposed by Maine Standards on Route One in Cumberland.

Maine Standards Company, established in 2001, specializes in calibration verification / linearity testing, serving the needs of clinical laboratories, and most recently, physician office labs. Maine Standards develops and manufactures products for calibration verification / linearity, reportable range validation and new instrument performance validation. Personnel at Maine Standards have over 50 years experience in this business. Performed on a regular basis, linearity testing provides ongoing reassurance that test systems perform in a linear manner throughout the full reportable range. Linearity testing is an integral part of a laboratory's Quality Assurance program, which is why it is required by many laboratory accreditation programs and by 42 CFR Part 493 for non-waived laboratories.

Due to recent and anticipated business growth, Maine Standards now contemplates acquiring property in the District, as amended hereby, constituting the property shown on the Town's Tax Map R02, as Lot 10A (the "Maine Standards Lot") and constructing thereon a 30,000 square foot, office building and facility for the manufacture of calibration verification products (the "Maine Standards Capital Program"). The completed project will be landscaped and the end result will be an attractive, professional office building situated at the northern entrance to Cumberland's Route 1 development corridor. Maine Standards anticipates total project costs of approximately \$5,000,000.

Maine Standards has requested that the Town providing tax increment financing to Maine Standards in order to pay a portion of the costs of the Maine Standards Capital Program as an incentive for Maine Standards to locate its new office building in the Town. The cost of the Maine Standards Capital Program and any continuing investment by Maine Standards will be financed by Maine Standards through equity of Maine Standards, various borrowings by Maine

Standards and a portion of the tax increment from the District. As part of the Development Program, the Town and Maine Standards will enter a Credit Enhancement Agreement pursuant to which the Town will pay to Maine Standards a portion of tax increment relating solely to the real property of Maine Standards to pay a portion of the costs of the Maine Standards Capital Program.

This Amendment to Development Program thus will provide significant economic benefit to the Town by providing a financial incentive for Maine Standards to locate its new office building in the Town and thereby will expand and diversify the commercial tax base of the Town and increase employment and development opportunities in the Town. The means and objectives of the Development Program, as amended hereby, thus are, in part, to provide financial assistance to the Maine Standards Capital Program. The Town by adopting this Amendment to Development Program finds that the Development Program, as amended herein, to include the Maine Standards Capital Program will provide substantial new employment opportunities in the Town, will significantly improve and broaden the Town's tax base and will improve the general economy of the Town.

Cost Estimates. The estimated costs of the Maine Standards Capital Program are as follows: Construction and development costs: \$5,000,000.

The Town will not incur any indebtedness in connection with the Maine Standards Capital Program. Maine Standards will finance the Maine Standards Capital Program through a combination of Maine Standards' funds, various loans and a portion of the tax increment paid to Maine Standards as described below.

The amount of the Increased Assessed Value to be paid each year to Maine Standards under the Credit Enhancement Agreement between Maine Standards and the Town to pay or reimburse costs of the Maine Standards Capital Program shall be limited to 50% of the Increased Assessed Value (determined as if the Original Assessed Value of the Maine Standards Lot was determined as of March 31, 2011) solely with respect to the real property consisting of the Maine Standards Lot within the District (hereinafter the Tax Increment (Maine Standards Share)), and not the Increased Assessed Value of the entire District. Thus the Tax Increment (Maine Standards Share) for each year of the term of the Credit Enhancement Agreement to be entered between the Town and Maine Standards shall be calculated as follows: First, the amount of the Tax Increment (determined as if the Original Assessed Value of the Maine Standards Lot was determined as of March 31, 2011) solely with respect to the Maine Standards Lot, shall be determined by subtracting the real property tax for such year on the \$514,800 original assessed value (determined as of March 31, 2011) of the Maine Standards Lot from the total real property tax for such year on the entire then current assessed value of the Maine Standards Lot (the result being hereinafter called the "Maine Standards Lot Tax Increment"); Second, 0.50 shall be multiplied by the Maine Standards Lot Tax Increment, and the product thereof shall constitute the Tax Increment (Maine Standards Share) for such year. Notwithstanding the foregoing, the total Credit Enhancement Agreement payments by the Town to Maine Standards, determined on a cumulative basis, shall not exceed \$500,000, and thus as soon as the cumulative amounts of Tax Increment (Maine Standards Share) paid by the Town to Maine Standards equal such \$500,000 amount, thereafter the Tax Increment (Maine Standards Share) shall equal zero (0).

The following table sets forth the estimated Tax Increment (Maine Standards Share), with the first year Tax Increment to be based on the April 1, 2011 valuation:

Year	Estimated Increased Assessed Value	Estimated Tax Rate	Estimated Maine Standards Lot Tax Increment	Estimated Tax Increment (Maine Standards Share)
1	\$3,000,000	15.84	\$47,520	23,760.00
2	\$3,000,000	16.47	\$49,410	24,705.00
3	\$3,000,000	17.13	\$51,390	25,695.00
4	\$3,000,000	17.82	\$53,460	26,730.00
5	\$3,000,000	18.53	\$55,590	27,795.00
6	\$3,000,000	19.27	\$57,810	28,905.00
7	\$3,000,000	20.04	\$60,120	30,060.00
8	\$3,000,000	20.84	\$62,520	31,260.00
9	\$3,000,000	21.68	\$65,040	32,520.00
10	\$3,000,000	22.55	\$67,650	33,825.00
11	\$3,000,000	23.45	\$70,350	35,175.00
12	\$3,000,000	24.38	\$73,140	36,570.00
13	\$3,000,000	25.36	\$76,080	38,040.00
14	\$3,000,000	26.37	\$79,110	39,555.00
15	\$3,000,000	27.43	\$82,290	41,145.00
16	\$3,000,000	28.53	\$85,590	24,260.00
17	\$3,000,000	29.67	\$89,010	
18	\$3,000,000	30.85	\$92,550	
19	\$3,000,000	32.09	\$96,270	
20	\$3,000,000	33.37	\$100,110	
21	\$3,000,000	34.71	\$104,130	
22	\$3,000,000	36.1	\$108,300	
23	\$3,000,000	37.54	\$112,632	
24	\$3,000,000	39.05	\$117,137	
25	\$3,000,000	40.61	\$121,823	
26	\$3,000,000	42.23	\$126,696	
			\$2,105,728	\$500,000

As set forth in the existing Development Program, a Development Program Fund has been established by the Town consisting of a Project Cost Account and a Sinking Fund. The Development Program Fund Project Cost Account consists of and is separated into separate subaccounts for each separate taxable parcel of property located in the District. Within the subaccount relating to the Maine Standards Lot, there shall be two sub-subaccounts consisting of the Maine Standards Project Cost Account and the Town's Project Cost Account. The Maine Standards Project Cost Account will be pledged to and charged with payment of amounts due to Maine Standards under the Credit Enhancement Agreement.

Upon receipt of each payment of property tax from Maine Standards on the Maine Standards Lot, the Town shall deposit into the Maine Standards Project Cost Account that portion of each payment constituting the Tax Increment (Maine Standards Share). The amounts in the Maine Standards Project Cost Account shall be used and applied solely to fund the payments to Maine Standards under the Credit Enhancement Agreement. The Town shall deposit

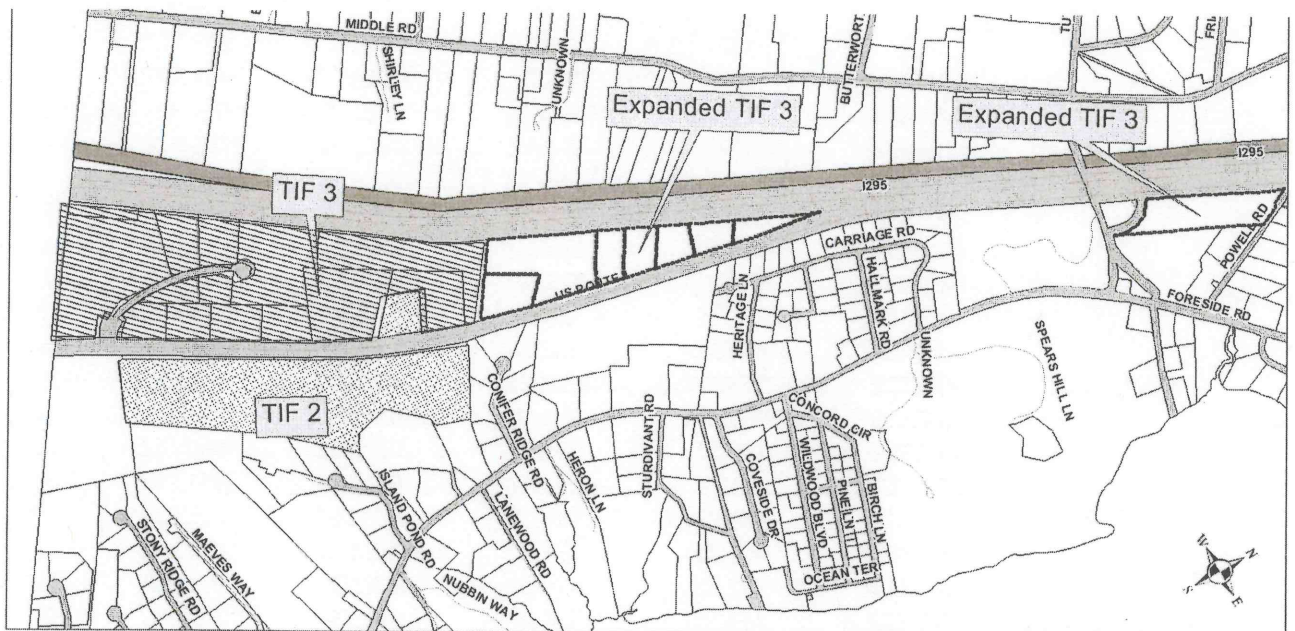
the balance of the property taxes paid by Maine Standards and all other property taxes with respect to other property in the District in the Town's Project Cost Account (the "Tax Increment (Town Share).") All funds deposited into the Town's Project Cost Account will be used to pay costs of the Public Facilities, Improvements and Programs described in the Development Program or will be deposited into the reserve fund(s) described in the Development Program.

3. Calculation of Tax Shifts. In accordance with Maine statutes governing the establishment of tax increment financing districts, Exhibit C hereto sets forth below identifies the estimated tax shifts which will result during the term of the District from the establishment of the District and a summary of the methodology and calculations utilized in calculating such estimated tax shifts.

4. Findings. The Town finds that the project described herein and in the Development Program will either directly or indirectly provide or encourage new employment opportunities within the Town or encourage and promote economic development that will broaden the Town's tax base and improve the general economy of the Town. The Town further finds and determines that this Amendment and the designation of the District, as amended, and pursuit of the Development Program will make a contribution to the economic growth or well-being of the Town and the betterment of the health, welfare or safety of its inhabitants, including employment opportunities, broadened and improved tax base and any adverse economic effect on any existing business is outweighed by the contribution made by the District and the Development Program to the economic growth or well being of the Town and the betterment of the health, welfare and safety of its inhabitants. This First Amendment is hereby made part of the Development Program, without the requirement of any further action by the Town, the Town Council or any party.

5. Public Notice and Public Hearing and Town Council Orders. Attached as Exhibit D hereto is a copy of the Notice of Public Hearing published in the Portland Press Herald, a newspaper of general circulation in the Town of Cumberland on December ___, 2011. A public hearing pursuant to such Notice was held on January 9, 2012. Attached as Exhibit E is a copy of the Town Council Order for adoption at a meeting of the Town Council of the Town of Cumberland on January 9, 2012 amending the Development Program as set forth herein, and the minutes of that meeting and public hearing.

Exhibit A
Amended District Plan or Map



TIF # 2

Current TIF # 3

TIF # 3- Expansion
to Powell Road 2012

Exhibit B
TOWN OF CUMBERLAND
CERTIFICATE OF ASSESSOR

The undersigned assessor of the Town of Cumberland, Maine, does hereby certify pursuant to the provisions of Title 30-A M.R.S.A. Section 5227 that the Original Assessed Value of the taxable property within the boundaries of TIF District #3, as described in the Development Program for the District, as amended, was \$2,847,000, (as of the March 31st of the tax year preceding the year in which the District was designated.

IN WITNESS WHEREOF this Certificate has been executed as of this ____ day of ____ 2012.

Municipal Assessor

Exhibit C
Town of Cumberland Municipal Development District
Tax Shift Projections
Tax Increment Projections

TIF Year	Fiscal Year End 6/30	Projected Increase in Assessed Value		Estimated Total Estimated Tax Rate	Tax Increment	Estimated Tax Shifts
		Annual	Cumulative			
1	2013	3,000,000	\$3,000,000	15.84	\$47,520	\$0
2	2014		\$3,000,000	16.47	\$49,410	\$1,309
3	2015		\$3,000,000	17.13	\$51,390	\$26,954
4	2016		\$3,000,000	17.82	\$53,460	\$26,993
5	2017		\$3,000,000	18.53	\$55,590	\$27,034
6	2018		\$3,000,000	19.27	\$57,810	\$27,075
7	2019		\$3,000,000	20.04	\$60,120	\$27,117
8	2020		\$3,000,000	20.84	\$62,520	\$27,160
9	2021		\$3,000,000	21.68	\$65,040	\$27,204
10	2022		\$3,000,000	22.55	\$67,650	\$27,249
11	2023		\$3,000,000	23.45	\$70,350	\$27,295
12	2024		\$3,000,000	24.38	\$73,140	\$27,342
13	2025		\$3,000,000	25.36	\$76,080	\$27,390
14	2026		\$3,000,000	26.37	\$79,110	\$27,439
15	2027		\$3,000,000	27.43	\$82,290	\$27,489
16	2028		\$3,000,000	28.53	\$85,590	\$27,540
17	2029		\$3,000,000	29.67	\$89,010	\$27,593
18	2030		\$3,000,000	30.85	\$92,550	\$27,647
19	2031		\$3,000,000	32.09	\$96,270	\$27,702
20	2032		\$3,000,000	33.37	\$100,110	\$27,758
21	2033		\$3,000,000	34.71	\$104,130	\$27,816
22	2034		\$3,000,000	36.1	\$108,300	\$27,874
23	2035		\$3,000,000	37.54	\$112,632	\$27,935
24	2036		\$3,000,000	39.05	\$117,137	\$27,996
25	2037		\$3,000,000	40.61	\$121,823	\$28,059
26	2038		\$3,000,000	42.23	\$126,696	\$28,123
		Total			\$2,105,728	\$661,090

TIF ASSUMPTIONS

Mill Rate \$15.80

The above numbers are only estimates.

Exhibit C
Town of Cumberland Municipal Development District
Tax Shift Projections

TIF Year	Estimated Increased Property Tax	Education Tax Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift
1	\$47,520	\$0	\$0	\$0	\$0
2	\$49,410	\$0	\$1,309	\$0	\$1,309
3	\$51,390	\$22,560	\$2,663	\$1,731	\$26,954
4	\$53,460	\$22,560	\$2,663	\$1,770	\$26,993
5	\$55,590	\$22,560	\$2,663	\$1,811	\$27,034
6	\$57,810	\$22,560	\$2,663	\$1,852	\$27,075
7	\$60,120	\$22,560	\$2,663	\$1,894	\$27,117
8	\$62,520	\$22,560	\$2,663	\$1,937	\$27,160
9	\$65,040	\$22,560	\$2,663	\$1,981	\$27,204
10	\$67,650	\$22,560	\$2,663	\$2,026	\$27,249
11	\$70,350	\$22,560	\$2,663	\$2,072	\$27,295
12	\$73,140	\$22,560	\$2,663	\$2,119	\$27,342
13	\$76,080	\$22,560	\$2,663	\$2,167	\$27,390
14	\$79,110	\$22,560	\$2,663	\$2,216	\$27,439
15	\$82,290	\$22,560	\$2,663	\$2,266	\$27,489
16	\$85,590	\$22,560	\$2,663	\$2,318	\$27,540
17	\$89,010	\$22,560	\$2,663	\$2,370	\$27,593
18	\$92,550	\$22,560	\$2,663	\$2,424	\$27,647
19	\$96,270	\$22,560	\$2,663	\$2,479	\$27,702
20	\$100,110	\$22,560	\$2,663	\$2,535	\$27,758
21	\$104,130	\$22,560	\$2,663	\$2,593	\$27,816
22	\$108,300	\$22,560	\$2,663	\$2,652	\$27,874
23	\$112,632	\$22,560	\$2,663	\$2,712	\$27,935
24	\$117,137	\$22,560	\$2,663	\$2,773	\$27,996
25	\$121,823	\$22,560	\$2,663	\$2,836	\$28,059
26	\$126,696	\$22,560	\$2,663	\$2,901	\$28,123
	\$2,105,728	\$541,440	\$65,219	\$54,431	\$661,090

Exhibit C
Town of Cumberland Municipal Development District
Tax Shift Projections

Education Tax Shift

TIF Year	CAV (2 year lag)	Amount
1	0	0
2	3,000,000	0
3	3,000,000	22,560
4	3,000,000	22,560
5	3,000,000	22,560
6	3,000,000	22,560
7	3,000,000	22,560
8	3,000,000	22,560
9	3,000,000	22,560
10	3,000,000	22,560
11	3,000,000	22,560
12	3,000,000	22,560
13	3,000,000	22,560
14	3,000,000	22,560
15	3,000,000	22,560
16	3,000,000	22,560
17	3,000,000	22,560
18	3,000,000	22,560
19	3,000,000	22,560
20	3,000,000	22,560
21	3,000,000	22,560
22	3,000,000	22,560
23	3,000,000	22,560
24	3,000,000	22,560
25	3,000,000	22,560
26	3,000,000	22,560
		541,440

Education Rate \$7.52

Rate per Dept. of Education Preliminary Projected Subsidy Amounts for FY :

Enacted 2011-12 General Purpose Aid for Local Schools

Exhibit C
Town of Cumberland Municipal Development District
Tax Shift Projections
COUNTY TAX SHIFT

County Tax History	Year	Total County Tax	Pct Change	Year Base	Estimated Total County Tax	Town Share of County Tax (w/out CAV)	Projected CAV	Town Share of County Tax (w/ CAV)	County Tax Shift
	2007	\$20,275,824		1	\$22,576,349	\$601,242	\$3,000,000	\$0	\$0
	2008	\$21,613,747		2	\$23,088,658	\$614,886	\$3,000,000	\$630,532	\$0
	2009	\$22,186,885		3	\$23,612,593	\$628,839	\$3,000,000	\$644,840	\$1,731
	2010	\$22,186,885		4	\$24,148,417	\$643,109	\$3,000,000	\$659,473	\$1,770
	2011	\$22,576,349	\$20,275,824	5	\$24,696,400	\$657,702	\$3,000,000	\$674,438	\$1,811
Average annual change in county tax over last five years				6	\$25,256,818	\$672,627	\$3,000,000	\$689,742	\$1,852
			2.269230%	7	\$25,829,953	\$687,891	\$3,000,000	\$705,394	\$1,894
				8	\$26,416,094	\$703,500	\$3,000,000	\$721,401	\$1,937
				9	\$27,015,536	\$719,464	\$3,000,000	\$737,771	\$1,981
				10	\$27,628,580	\$735,791	\$3,000,000	\$754,513	\$2,026
				11	\$28,255,536	\$752,488	\$3,000,000	\$771,635	\$2,072
				12	\$28,896,719	\$769,563	\$3,000,000	\$789,145	\$2,119
				13	\$29,552,452	\$787,026	\$3,000,000	\$807,052	\$2,167
				14	\$30,223,065	\$804,886	\$3,000,000	\$825,366	\$2,216
				15	\$30,908,896	\$823,151	\$3,000,000	\$844,096	\$2,266
				16	\$31,610,290	\$841,830	\$3,000,000	\$863,250	\$2,318
				17	\$32,327,600	\$860,933	\$3,000,000	\$882,839	\$2,370
				18	\$33,061,187	\$880,469	\$3,000,000	\$902,873	\$2,424
				19	\$33,811,421	\$900,449	\$3,000,000	\$923,361	\$2,479
				20	\$34,578,680	\$920,882	\$3,000,000	\$944,315	\$2,535
				21	\$35,363,350	\$941,779	\$3,000,000	\$965,743	\$2,593
				22	\$36,165,825	\$963,150	\$3,000,000	\$987,658	\$2,652
				23	\$36,986,511	\$985,007	\$3,000,000	\$1,010,070	\$2,712
				24	\$37,825,820	\$1,007,359	\$3,000,000	\$1,032,991	\$2,773
				25	\$38,684,175	\$1,030,218	\$3,000,000	\$1,056,432	\$2,836
				26	\$39,562,007	\$1,053,596	\$3,000,000	\$1,080,405	\$2,901
					\$40,459,760	\$1,077,504	\$3,000,000		\$54,431
State Val'n County		\$40,729,950,000							
State Val'n Town		\$1,084,700,000							
Town as % of Cty		2.6632%							

Exhibit C

Town of Cumberland Municipal Development District

Tax Shift Projections

REVENUE SHARING SHIFT

Projected Total MRS Rev I	\$ 75,530,000.00
Projected Total Rev II	\$ 18,470,000.00
Current Projected MRS Rev I	474,510.74
Current Projected Rev II	135,036.26
Distribution Percentage	0.006282414
Total Rev I Computed (all)	17543286.045072
Municipal Population (2008)	7,586
2009 Property Tax Levied	\$ 15,759,205.00
2011 State Valuation	\$ 1,084,700.00

Year	CAV (Div. 1000)	Rev I Computed #	Rev I Percentage	Rev I Amount	Rev I Tax Shift	Rev II Computed	Rev II Percentage	Rev II Amount	Rev II Tax Shift	Total Rev I & II Tax Shift
Base		110214.1875	0.006282414	\$474,510.74		34,354	0.00828584	\$153,039.52		
1	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$0
2	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$0.00	\$1,309
3	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
4	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
5	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
6	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
7	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
8	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
9	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
10	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
11	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
12	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
13	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
14	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
15	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
16	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
17	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
18	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
19	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
20	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
21	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
22	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
23	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
24	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
25	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
26	\$3,000	109,910.20	\$0.006265086	\$473,201.98	\$1,308.75	\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$2,663
						\$34,050	0.00821253	\$151,685.35	\$1,354.17	\$65,219

Exhibit D
LEGAL ADVERTISEMENT
TOWN OF CUMBERLAND PUBLIC NOTICE

Notice is hereby given that the Town of Cumberland will hold a public hearing on January 23, 2012 at 7:00 p.m. at the Town Hall, 290 Tuttle Road in Cumberland for the purpose of receiving public comments on the proposed First Amendment to Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. A copy of the proposed Amendment to the Development Program for the District is on file with the Town Clerk and may be obtained from and reviewed at the offices of the Town Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.

Exhibit E

ORDER FOR TOWN COUNCIL MEETING

Ordered that the Town, acting pursuant to the provisions of Title 30-A, Chapter 206 of the Maine Revised Statutes, hereby adopts the First Amendment to the Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program (the "First Amendment") as presented to this meeting and as has been on file in the Town Clerk's Office, a copy of which is incorporated herein and made a part of the minutes of this meeting. The Town Manager is hereby authorized and directed, on behalf of the Town of Cumberland to execute and submit to the Commissioner of the Maine Department of Economic and Community Development ("DECD") such applications and further documentation as may be necessary or appropriate for any necessary final approval of this First Amendment; and the Town Manager be, and hereby is, authorized and empowered, at his discretion, from time to time, to make such technical revisions to this Amendment or to the Development Program for the District as he deems reasonably necessary or convenient in order to facilitate the process for review and approval of this First Amendment by the Commissioner of DECD, so long as such revisions are not inconsistent with this First Amendment or the basic structure and intent of the District.

ITEM 12-010

To hold a Public Hearing to consider and act on the road acceptance
of Autumn Ridge Road.



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

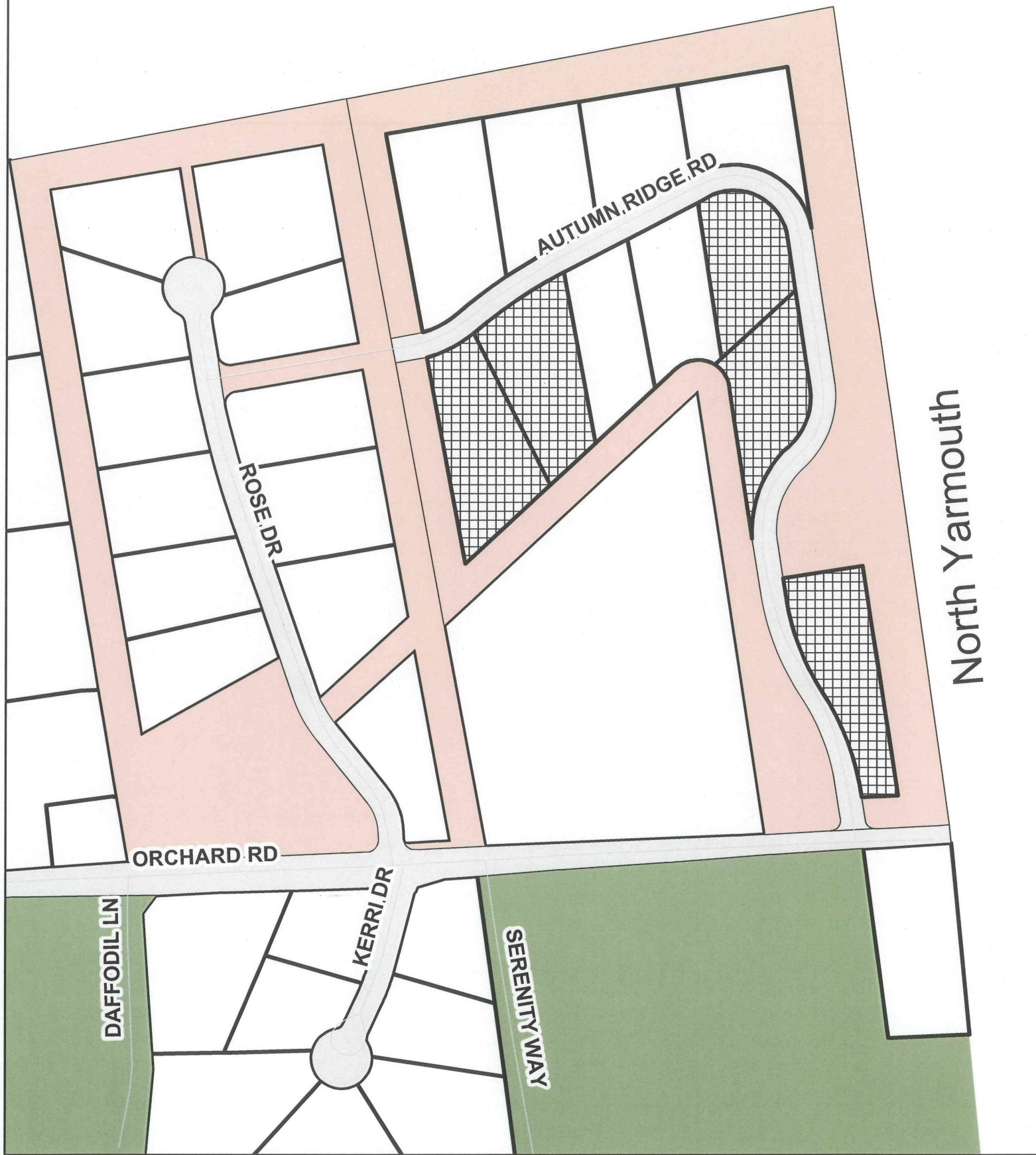
RE: Autumn Ridge Road Acceptance

Date: January 5, 2012

David Burton, principal of Autumn Ridge Associates LLC, has applied to the Town for acceptance of Autumn Ridge Road located off Orchard Road and Rose Drive.

On September 28, 2011, Gorrill-Palmer Engineers conducted a final inspection of Autumn Ridge Subdivision, 20 punch list items were noted and forwarded to the developer. On December 28, 2011 the engineers conducted a second site visit and found that all the punch list items have been addressed and corrected to Town standards.

After reviewing all relevant paper work submitted, visiting the site, and confirming that there are adequate funds in escrow to cover paving in the spring of 2012, I am recommending the Town move forward with the acceptance of the road infrastructure into public ownership.



North Yarmouth

300 150 0 300 Feet

1 inch = 300 feet

Autumn Ridge
Jan 2012



5 Homes built or under Construction

WARRANTY DEED

DRAFT

KNOW ALL BY THESE PRESENTS, that Autumn Ridge, LLC in consideration of One and No/100 Dollars (\$1.00), and other valuable consideration paid by the Town of Cumberland, Maine the receipt whereof it does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH WARRANTY COVENANTS** unto the said Town of Cumberland, Maine, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Town of Cumberland, Maine, its successors and assigns forever. It does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, free of all encumbrances and that it does have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

AND FURTHER that Autumn Ridge, LLC in consideration of One and No/100 Dollars (\$1.00), and other valuable consideration paid by the Town of Cumberland, Maine the receipt whereof it does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH WARRANTY COVENANTS** unto the said Town of Cumberland, Maine, its successors and assigns forever, the following Maintenance Easement:

SEE SCHEDULE B ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, it, the said Autumn Ridge, LLC has caused these presents to be signed and its corporate seal by David Burton, its President thereunto duly authorized, as of this ____ day of December, 2011.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Witness

by its President
David Burton

STATE OF MAINE
COUNTY OF CUMBERLAND

December __, 2011

Then personally appeared the above-named David Burton, the President of Autumn Ridge, LLC and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of the said Autumn Ridge, LLC, before me,

Notary Public/Attorney at Law

SCHEDULE A

A certain lot or parcel of land located on northwesterly sideline of Orchard Road in the Town of Cumberland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a 4"x4' stone monument on the northwesterly side of said Orchard Road, said monument located S 42°21'23" W a distance of One Hundred Forty-One and 64/100 (141.64) feet from a 1" iron pipe found at the southerly corner of land now or formerly Ricky A. Young and Cynthia J. Young as described in a deed recorded in the Cumberland County Registry of Deeds in Book 18586, Page 241. Thence:

- 1) S 42°21'23" W by said Orchard Road a distance of One Hundred and 54/100 (100.54) feet to a 4"x4" stone monument.
- 2) Northerly following a curve to the left, having a radius of Twenty and 00/100 (20.00) feet, an arc distance of Thirty-Three and 49/100 (33.49) feet to a 4"x4" stone monument, said monument lying N 05°36'57" W a distance of Twenty-Nine and 71/100 (29.71) feet from the last described monument.
- 3) N 53°35'17" W a distance of One Hundred Seven and 48/100 (107.48) feet to a 4"x4' stone monument.
- 4) Westerly following a curve to the left, having a radius of Five Hundred Forty-Three and 49/100 (543.49) feet, an arc distance of Two Hundred Thirty-Three and 27/100 (233.27) feet to a 4"x4' stone monument.
- 5) Westerly following a reverse curve to the right, having a radius of Six Hundred Three and 49/100 (603.49) feet, an arc distance of Two Hundred Fifty-Nine and 02/100 (259.02) feet to a 4"x4' stone monument.
- 6) N 53°35'17" W a distance of One Hundred Fifteen and 24/100 (115.24) feet to a 4"x4' stone monument.
- 7) Northerly following a curve to the right, having a radius of Two hundred Twelve and 89/100 (212.89) feet, an arc distance of Two Hundred Twenty-Six and 25/100 (226.25) feet to a 4"x4' stone monument.
- 8) Northerly following a reverse curve to the left, having a radius of One Hundred Fifty-Two and 89/100 (152.89) feet, an arc distance of One Hundred Sixty-Two and 49/100 (162.49) feet to a 4"x4' stone monument.
- 9) N 53°35'19" W a distance of Three Hundred Seventy-One and 99/100 (371.99) feet to a point.
- 10) Westerly and southerly following a curve to the left, having a radius of One Hundred Twenty and 00/100 (120.00) feet, an arc distance of Two Hundred Twenty-Eight and 38/100 (228.38) feet to a 4"x4' stone monument.
- 11) S 17°22'09" W a distance of Three Hundred Ninety-Four and 48/100 (394.48) feet to a 4"x4' stone monument.
- 12) Southerly following a curve to the left, having a radius One Thousand One Hundred Forty-Five and 48/100 (1145.48) feet, an arc distance of Two Hundred Fifty-Six and 61/100 (256.61) feet to a 4"x4' stone monument.

13) Southerly following a reverse curve to the right, having a radius of Two Hundred Eighty and 00/100 (280.00) feet, an arc distance of One Hundred Forty-Nine and 35/100 (149.35) feet to a 4"x4" stone monument.

14) S 35°05'41" W a distance of Forty-Nine and 69/100 (49.69) feet to a 4"x4" stone monument on the northeasterly perimeter line of Orchard Ridge Subdivision as depicted on a plan entitled "Orchard Ridge Subdivision Amended Plot Plan" made for SYTdesign Consultants by Titcomb Associates dated August 14, 2002 and revised through September 22, 2005, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 724, said monument lying N 55°29'27" W a distance of One Thousand One Hundred Fifty-Nine and 14/100 (1159.14) feet from the easterly corner of said Orchard Ridge Subdivision.

15) S 35°05'41" W across open space, and by Lot 6, as depicted on said plan a distance of Three Hundred Seventy-Nine and 93/100 (379.93) 4"x4" stone monument.

16) Southerly by said Lot 6 following a curve to the left, having a radius Thirty and 00/100 (30.00) feet, an arc distance of Forty-Eight and 76/100 (48.76) feet to a point on the northeasterly line of Rose Drive as depicted on said plan.

17) Northwesterly by said Rose Drive following a curve to the left, having a radius of Two Thousand Four Hundred Sixty-Five and 39/100 (2465.39) feet, an arc distance of One Hundred Twenty-One and 54/100 (121.54) feet to a 4"x4" stone monument at Lot 8 as depicted on said plan, said point lying N 56°37'36" W a distance of One Hundred Twenty-One and 53/100 (121.53) feet from the last described point.

18) Northeasterly by said Lot 8 following a curve to the left, having a radius of Thirty and 00/100 (30.00) feet, an arc distance of Forty-Six and 97/100 (46.97) feet to a 4"x4" stone monument, said point lying N 79°56'35" E a distance of Forty-Two and 31/100 (42.31) feet from the last described point.

19) N 35°05'41" E by said Lot 8 and across said open space a distance of Three Hundred Eighty-Two and 90/100 (382.90) feet to a 4"x4" stone monument on the northeasterly perimeter line of said Orchard Ridge Subdivision.

20) N 35°05'41" E a distance of Fifty and 30/100 (50.30) feet to a 4"x4" stone monument.

21) Northerly following a curve to the left, having a radius of Two Hundred Twenty and 00/100 (220.00) feet, an arc distance of One Hundred Seventeen and 35/100 (117.35) feet to a point.

22) Northerly following a reverse curve to the right, having a radius of One Thousand Two Hundred Five and 48/100 (1205.48) feet, an arc distance of Two Hundred Seventy and 06/100 (270.06) feet to a capped 5/8" iron rod.

23) N 17°22'09" E a distance of Three hundred Ninety-Four and 48/100 (394.48) feet to a point.

24) Northerly and easterly following a curve to the right, having a radius of One Hundred Eighty and 00/100 (180.00) feet, an arc distance of Three Hundred Forty-Two and 57/100 (342.57) feet to a 4"x4" stone monument.

25) S 53°35'19" E a distance of Three Hundred Seventy-One and 99/100 (371.99) feet to a 4"x4" stone monument.

26) Southerly following a curve to the right, having a radius of Two Hundred Twelve and 89/100 (212.89) feet, an arc distance of Two Hundred Twenty-Six and 25/100 (226.25) feet to a 4"x4" stone monument.

27) Southeasterly following a reverse curve to the left, having a radius of One Hundred Fifty-Two and 89/100 (152.89) feet, an arc distance of One Hundred Sixty-Two and 49/100 (162.49) feet to a 4"x4" stone monument.

28) S 53°35'17" E a distance of One Hundred Fifteen and 24/100 (115.24) feet to a 4"x4" stone monument.

29) Easterly following a curve to the left, having a radius of Five Hundred Forty-Three and 49/100 (543.49) feet, an arc distance of Two Hundred Thirty-Three and 27/100 (233.27) to a 4"x4" stone monument.

30) Southeasterly following a reverse curve to the right, having a radius of Six Hundred Three and 49/100 (603.49) feet, an arc distance of Two Hundred Fifty-Nine and 02/100 (259.02) feet to a 4"x4" stone monument.

31) S 53°35'17" E a distance of One Hundred Seventeen and 90/100 (117.90) feet to a capped 5/8" iron rod.

32) Easterly following a curve to the left, having a radius of Twenty and 00/100 (20.00) feet, an arc distance of Twenty-Nine and 34/100 (29.34) feet to the point of beginning.

Bearings are based on grid north Maine State Plane Coordinate System West Zone.

The above described parcel contains 182,970 square feet, or 4.2 acres and being depicted as Autumn Ridge Road and a "Sixty Foot Public Right of Way Within Orchard Ridge Subdivision" on a plan entitled "Autumn Ridge Subdivision-Subdivision Plat Plan" made for Burton Associates by SYTDesign Consultants dated July 2005 and revised through July 17, 2009, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 463. The Town of Cumberland's acceptance of the above-described parcel allows the Town of Cumberland to enter the above-described parcel with men and machinery and maintain at its discretion the storm water management system but does not obligate the Town to do so, such maintenance remaining the responsibility of the Autumn Ridge Homeowner's Association (see Note 11 on the "Autumn Ridge Subdivision-Subdivision Plat Plan").

Reserving to Autumn Ridge, LLC and its heirs and assigns, Autumn Ridge Homeowner's Association ("the Association") and its heirs and assigns, the Association's members and their respective heirs and assigns, guests and invitees, a right of way over the so-called "Sixty Foot Public Right of Way".

SCHEDULE B

A Maintenance Easement for a certain lot or parcel of land located on northwesterly sideline of Orchard Road in the Town of Cumberland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly side of said Orchard Road, said monument located S 42°21'23" W a distance of One Hundred Thirty-Nine and 56/100 (139.56) feet from a 1" iron pipe found at the southerly corner of land now or formerly Ricky A. Young and Cynthia J. Young as described in a deed recorded in the Cumberland County Registry of Deeds in Book 18586, Page 241. Thence:

1) S 42°21'23" W by said Orchard Road a distance of Two and 08/100 (2.08) feet to a 4"x4" stone monument at the easterly terminus of Autumn Ridge Road as depicted on a plan entitled "Autumn Ridge Subdivision-Subdivision Plat Plan" made for Burton Associates by SYTDesign Consultants dated July 2005 and revised through July 17, 2009, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 463.

2) Westerly by said Autumn Ridge Road following a curve to the left, having a radius of Twenty and 00/100 (20.00) feet, an arc distance of Twenty-Nine and 34/100 (29.34) feet to a Capped 5/8" iron rod.

3) N 53°35'17" W by said Autumn Ridge Road a distance of One Hundred Seventeen and 90/100 (117.90) feet to a 4"x4" stone monument.

4) Northwesterly by said Autumn Ridge Road following a curve to the left, having a radius of Six Hundred Three and 49/100 (603.49) feet, an arc distance of Two Hundred Fifty-Nine and 02/100 (259.02) feet to a 4"x4" stone monument.

5) Northwesterly by said Autumn Ridge Road following a reverse curve to the right, having a radius of Five Hundred Forty-Three and 49/100 (543.49) feet, an arc distance of Two Hundred Thirty-Three and 27/100 (233.27) to a 4"x4" stone monument.

6) N 53°35'17" W by said Autumn Ridge Road a distance of One Hundred Fifteen and 24/100 (115.24) feet to a 4"x4" stone monument.

7) Northerly by said Autumn Ridge Road following a curve to the right, having a radius of One Hundred Fifty-Two and 89/100 (152.89) feet, an arc distance of One Hundred Sixty-Two and 49/100 (162.49) feet to a 4"x4" stone monument.

8) Northerly by said Autumn Ridge Road following a reverse curve to the left, having a radius of Two Hundred Twelve and 89/100 (212.89) feet, an arc distance of Two Hundred Twenty-Six and 25/100 (226.25) feet to a 4"x4" stone monument.

9) N 53°35'19" W by said Autumn Ridge Road a distance of Three Hundred Seventy-One and 99/100 (371.99) feet to a 4"x4" stone monument.

10) Northerly by said Autumn Ridge Road and westerly following a curve to the left, having a radius of One Hundred Eighty and 00/100 (180.00) feet, an arc distance of Three Hundred Forty-Two and 57/100 (342.57) feet to a point.

11) S 17°22'09" W by said Autumn Ridge Road a distance of Three hundred Ninety-Four and 48/100 (394.48) feet to a capped 5/8" iron rod.

12) Southerly by said Autumn Ridge Road following a curve to the left, having a radius of One Thousand Two Hundred Five and 48/100 (1205.48) feet, an arc distance of Two Hundred Seventy and 06/100 (270.06) feet to a point.

13) Southerly by said Autumn Ridge Road following a reverse curve to the right, having a radius of Two Hundred Twenty and 00/100 (220.00) feet, an arc distance of One Hundred Seventeen and 35/100 (117.35) feet to a 4"x4" stone monument.

14) S 35°05'41" W by said Autumn Ridge Road a distance of Fifty and 30/100 (50.30) feet to a 4"x4" stone monument on the northeasterly perimeter line of Orchard Ridge Subdivision as depicted on a plan entitled "Orchard Ridge Subdivision Amended Plot Plan" made for SYTdesign Consultants by Titcomb Associates dated August 14, 2002 and revised through September 22, 2005, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 724, said monument lying N 55°29'27" W a distance of One Thousand Two Hundred Nineteen and 14/100 (1219.14) feet from the easterly corner of said Orchard Ridge Subdivision.

15) N 55°29'27" W by said Orchard Ridge Subdivision a distance of Ten and 00/100 (10.00) feet to a point.

16) N 35°05'41" E a distance of Fifty and 40/100 (50.40) feet to a point.

17) Northerly following a curve to the left, having a radius of Two Hundred Ten and 00/100 (210.00) feet, an arc distance of One hundred Twelve and 01/100 (112.01) feet to a point.

18) Northerly following a reverse curve to the right, having a radius of One Thousand Two Hundred Fifteen and 48/100 (1215.48) feet, an arc distance of Two Hundred Seventy-Two and 29/100 (272.29) feet to a point.

19) N 17°22'09" E a distance of Three Hundred Ninety-Four and 48/100 (394.48) feet to a point.

20) Northerly and easterly following a curve to the right, having a radius of One Hundred Ninety and 00/100 (190.00) feet, an arc distance of Three Hundred Sixty-One and 60/100 (361.60) feet to a point.

21) S 53°35'19" E a distance of Three Hundred Seventy-One and 99/100 (371.99) feet to a point.

22) Southerly following a curve to the left, having a radius of Two Hundred Twenty-Two and 89/100 (222.89) feet, an arc distance of Two Hundred Thirty-Six and 88/100 (236.88) feet to a point.

23) Southerly following a curve to the left, having a radius of One Hundred Forty-Two and 89/100 (142.89) feet, an arc distance of One Hundred Fifty-One and 86/100 (151.86) feet to a point.

24) S 53°35'17" E a distance of One Hundred Fifteen and 24/100 (115.24) feet to a point.

25) Southeasterly following a curve to the left, having a radius of Five Hundred Thirty-Three and 49/100 (533.49) feet, an arc distance of Two Hundred Twenty-Eight and 97/100 (228.97) feet to a point.

26) Southeasterly following a curve to the right, having a radius of Six Hundred Thirteen and 49/100 (613.49) feet, an arc distance of Sixty-Six and 65/100 (66.65) feet to a point.

27) N 18°02'42" E a distance of Ten and 00/100 (10.00) feet to a point.

28) Southeasterly following a curve to the right, having a radius of Six Hundred Twenty-Three and 49/100 (623.49) feet, an arc distance of One Hundred Ninety-Nine and 87/100 (199.87) feet to a point, said point lying S 62°46'18" E a distance of One Hundred Ninety-Nine and 01/100 (199.01) feet from the last described point..

29) S 53°35'17" E a distance of One Hundred Thirty-Eight and 00/100 (138.00) feet to the point of beginning.

Bearing are based on grid north Maine State Plane Coordinate System West Zone.

The purpose of this Maintenance Easement is to allow the Town of Cumberland to enter the above described parcel with men and machinery and maintain at its discretion slope and grading along the roadway and within Subdivision lots, but this Maintenance Easement does not require the Town of Cumberland to do so, such maintenance remaining the responsibility of the Autumn Ridge Homeowner's Association.

The above described parcel contains 30,165 square feet, or 0.7 acres and being a "Maintenance Easement to be conveyed to the Town of Cumberland" as depicted on a plan entitled "Autumn Ridge Subdivision-Subdivision Plat Plan" made for Burton Associates by SYTDesign Consultants dated July 2005 and revised through July 17, 2009, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 463.

ITEM 12-011

To appoint Anita Anderson as Health Officer

ITEM 12-012

To consider and act on a Mobile Vending License
for Seamus Maguire.

TOWN OF CUMBERLAND, MAINE
APPLICATION FOR VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: Steakhouse Steaks Inc. / Seamus Maguire

Business Address: 1037 Forest Ave, Portland / 92 Tuttle Road, O4

Name of Manager: Seamus Maguire Bus. Phone: 409-7325

Date of Event or New License: Jan 01, 2011

Signature of Authorized Person: [Signature] Date: Dec 14, 2011

CHECK THE PROPERTY CATEGORY OF REQUESTED LICENSE:

- (a) Restaurant or Victualer not serving malt beverages on the premises \$50.00 _____
- (b) Restaurant or Victualer serving malt beverages on the premises \$50.00 _____
- (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor \$50.00 _____
- (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores, where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet \$25.00 _____
- (e) Same as (d) but total area of the establishment is more than 10,000 square feet \$25.00 _____
- (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels and bed and breakfasts \$100.00 _____
- (g) Establishment operated by Non-Profit organization NO FEE _____
- (h) Vending Machine \$10.00 _____
- (i) Temporary Vending Unit operating at a fair. Per Unit: \$10.00 _____
Name & type of vending unit(s): _____
- (j) Mobile Vending Unit \$10.00 ☒

Enclose CHECK payable to: Town of Cumberland
SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland ME 04021

Application Rec'd: _____ Date of Issuance _____ Cert No. _____

NEW BUSINESS

01/19/2012
08:32:08

TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1
Glactript

FOR PERIOD 06 OF 2012

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund		ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
130 Administration		249,279.84	263,776.87	243,761.27	269,280.98	446,771.00
140 Assessor		63,662.94	59,389.31	72,155.76	75,390.77	64,823.00
150 Town Clerk-HR-Tax Collector		154,361.35	144,093.58	121,624.47	77,097.08	231,891.00
160 Technology		110,822.37	89,905.96	97,756.22	105,252.42	159,109.00
165 Elections		16,390.03	3,884.02	5,832.53	2,505.68	17,949.00
170 Planning Board		39,534.42	37,351.45	32,783.10	28,369.49	58,300.00
190 Legal		12,399.21	31,719.42	18,511.52	14,690.75	40,000.00
210 Police		495,007.69	547,673.65	488,721.46	544,513.09	1,009,608.00
220 Fire		191,760.32	366,638.35	380,383.20	361,671.26	740,897.00
230 Rescue		283,053.36	144.88	-66.06	.00	.00
240 Code Enforcement		27,494.72	21,075.67	26,657.31	26,842.02	81,189.00
260 Canine Control		21,469.87	22,509.54	23,383.03	17,995.78	34,084.00
310 Public Works		447,031.83	442,927.20	367,716.41	439,209.74	879,155.00
320 Waste Disposal		383,678.35	346,773.87	321,827.77	295,264.23	678,010.00
410 Recreation		306,224.09	278,856.95	288,808.60	281,771.59	461,776.00
430 Parks		137,211.69	111,502.04	99,260.38	90,526.54	187,552.00
440 West Cumberland Rec		3,523.44	3,701.36	3,558.35	2,850.16	8,914.00
450 Library		193,631.92	192,095.98	177,192.32	167,248.73	363,875.00
580 General Assistance		10,721.51	15,278.62	14,442.31	13,964.44	30,000.00
590 Health Services		2,153.00	7,865.02	3,365.02	5,759.20	8,952.00
620 Cemetary Association		25,130.00	25,179.98	24,277.50	22,195.00	22,500.00
630 Conservation Commission		1,500.00	.00	1,840.00	.00	3,000.00
650 Debt Service		382,338.92	379,378.67	578,748.45	661,834.82	951,583.00
750 Insurance		181,643.99	166,882.48	203,973.78	184,600.70	263,275.00
800 Fire Hydrants		25,434.31	26,059.11	22,728.27	23,308.50	59,000.00
810 Street Lighting		13,342.41	17,964.80	15,258.59	15,370.46	35,000.00
830 Contingent		1,668.50	31,782.50	4,735.00	5,060.23	10,000.00
840 Municipal Building		53,009.72	70,493.74	80,428.33	81,981.66	172,903.00
850 Abateements		17,961.28	.00	.00	4,531.23	10,000.00
860 MSAD #51		5,183,872.66	5,448,352.91	5,906,568.48	6,168,681.66	12,354,475.31
890 County Tax		588,870.00	615,032.00	600,901.00	601,242.00	601,242.00
910 Capital Imp. Plan		420,000.00	532,538.00	333,485.00	333,485.00	333,485.00
TOTAL General Fund		10,044,183.74	10,300,827.93	10,560,619.37	10,922,495.21	20,319,318.31
TOTAL EXPENSES		10,044,183.74	10,300,827.93	10,560,619.37	10,922,495.21	20,319,318.31
GRAND TOTAL		10,044,183.74	10,300,827.93	10,560,619.37	10,922,495.21	20,319,318.31



CUMBERLAND HISTORICAL SOCIETY

P O Box 82

4A Blanchard Road

Cumberland, ME 04021

President: Carolyn Small
Vice Presidents: Diana Copp
Annemarie Dawson

Secretary: Pat Larrabee

Treasurer: Alberta Haynes

Trustees: G Morgan Knight
Herbert S. Foster, Jr.

Katrina Rich

Brian Jensen

Sue Wall

Advisor: Barbara Garsoe

MISSION STATEMENT:

The purpose of the Society shall be to collect and preserve artifacts pertaining to the Town of Cumberland and its history, making it available to groups, schools, and individuals.

JANUARY 2012

VOLUME 85

JANUARY THOUGHTS:

January's flower is the carnation, reminding us of the many greenhouses in Cumberland where carnations were grown. January's birthstone is the garnet.

Things do not change; we do. ~ Henry David Thoreau

JANUARY MEETING:

Our traditional date with Ski ME and the Maine Ski Museum will meet at the Greely Middle School on January 19 at 7:00 PM. We need some volunteers for refreshments to go along with the coffee and cocoa (always a big hit!) that will be provided by the Historical Society. Scott Andrews and Greg Sweetser have provided a number of interesting ski programs in the past. This is the press release that Greg has posted:

Ski Museum of Maine to Present at Cumberland Historical Society January Meeting

An Avalanche of Interest: The First 75 Years of Skiing in Maine

Cumberland, Maine. January 12, 2012. The Cumberland Historical Society is pleased to welcome the Ski Museum of Maine's Fireside Chat presentation at its regular January meeting. This year's presentation is titled, "**An Avalanche of Interest: The First 75 Years of Skiing in Maine.**" This presentation focuses on the earliest period of skiing in Maine, from 1870 through World War II, and includes detailed coverage of the Scandinavian influences throughout the state, winter carnivals and the visionaries of the early 20th century. The Portland Maine ski scene is featured, recalling the robust Winter Carnivals that were hosted by city in celebration of the winter season. Scott Andrews, Historian at the Ski Museum of Maine will narrate this fascinating look at Maine skiing and winter history. High quality archival photos bring this historic period in Maine to life along with a selection of period ski equipment on display. The Ski Museum of Maine, located in Kingfield, travels throughout the state sharing the story of Maine's prominent place in the birth of skiing in America.

The presentation takes place at 7:00 pm, Thursday, January 19 at the Greely Middle School Cafetorium, located at 351 Tuttle Road in Cumberland Center. The event is free and open to the public. Refreshments will be served.

CORRECTION:

The photos we received were from Linda Griffin, not Linda Hanson from the Windham Historical Society of the Arthur Blanchard/ Dr. Hanson property at the corner of Tuttle Road and Main Street. Linda is a real estate agent, and now that the house is sold, now longer needs the photos in her files. She added in some photos of the Leighton Tavern that was moved from Gray Road, and is now a beautiful residence on Ledge Road with an incredible view of Casco Bay. Also in her packet of goodies were some news articles about the steeple of the Congregational Church, and a brief history of the Cumberland Fair. Thanks once again, Linda.

UPDATE ON THE BLANCHARD HOUSE RECONSTRUCTION

The following pictures are from the house at the house on the corner of Tuttle Road and Main Street. Many remember this as the Arthur Blanchard house; others remember it more recently as Dr. Louis Hanson's office. Thanks to members Brian and Lynda Wilson Jensen for sending them to us. Lynda's mother, Marie, was a granddaughter of George Blanchard, so they have followed the process closely. Also send along were some very important Blanchard genealogies thanks to David Pulkinnen, who is a grandson of Arthur Blanchard. David's mother is Norma Blanchard Pulkinnen.



Just the back end of the main house has been removed. The original main house still stands.





The part of the house shown in the above photos has been torn down and is being replaced as apartments.

Some other old homes in Cumberland that are being given facelifts are the Capt. Joseph Blanchard (Barbara Garsoe's and Margelia Potter's great great ? grandfather) home on Blanchard Road, built around the Civil War, that many will remember as the Frye place; the Wyman/Doane home on Tuttle Road, originally the home of Capt. Simeon Clough and his wife, Mary Wyman Clough; 106 Foreside Road, which was an 1812 home built by Capt. Epraim Sturdivant for his sister (Anna, we think), and the house on Tuttle Road across from the Twin Brooks open space area near Harris Road. These old homes are such treasures to the town and we are fortunate to have so many of them still in existence.

CONDOLENCES:

To Ray and Norma Seekins and family on the passing of their daughter, Lynette Cameron.

DECEMBER STUMPER:

What is wassailing?

Answer:

(From Wikipedia, the free encyclopedia)



 A pot of wassail

The word **Wassail** refers to several related traditions; first and foremost **wassailing** is an ancient southern **English** tradition that is performed with the intention of ensuring a good crop of **cider** apples for the next year's harvest. It also refers to both the salute 'Waes Hail', the term itself is a contraction of the **Middle English** phrase *wæs hæl*, meaning literally 'good health' or 'be you healthy' and to the drink of *wassail* which is a hot mulled cider traditionally drunk as an integral part of the wassail ceremony

JANUARY STUMPER:

How many poultry businesses were there in Cumberland? Who were the owners?

EDITOR'S NOTE:

If any members have an article that they would like to submit to the newsletter, please contact Carolyn Small to do so. It would be a welcome addition!

From the 1912 Cumberland Town Report :

To Frederick Crickett, a Constable of the Town of Cumberland, in the County of Cumberland:

Some of the articles to be voted on were:

- 26th To raise money for destroying moth nests along the highway. (This seems to be a problem from way back!)
- 31st To see if town will vote to build a receiving vault at Moss-side Cemetery and raise money for same.
- 32nd To see if town will vote to raise one hundred and fifty dollars (\$150) to help buy fire hose for Cumberland Foreside.
- 33rd To see if town will vote to rebuild or repair the Town Road leading to E.D. Merrill's home so that it may be made safe and reasonably convenient for public travel and provide means for payment of same.
- 35th To see if town will vote to sell the schoolhouse at Cumberland Foreside near the home of John Blanchard. (This schoolhouse, the first built in the town, was subsequently burned down by accident by a visiting uncle in the 1950's when he was trying to burn off the spring grass).
- 37th To see if town will vote to authorize the Selectmen and School Committee to arrange with the Portland and Lewiston R.R. Co., for moving the Shaw Town Schoolhouse to a more suitable place and raise money for paying part of expense.
- 38th To see if town will vote to cut down grade of the hill between CP. And H.W. Russell's and Mountfort's Mill and raise money for same.

The Selectmen give notice that they will be in session for the purpose of correcting the list of voters in said town and hearing and deciding upon the applications of persons claiming to have their names entered upon said list at the Town House, at eight (8) o'clock in the forenoon of said meeting.

Given unto our hands at Cumberland this 22nd day of February, A.D, 1912.

F.E. Burnell

A.W.Stanley

Selectmen of Cumberland

Upcoming programs at Cumberland Historical Society:

January 19, 2012

Ski ME and the Maine Ski Museum Scott Andrews and Greg Sweetser

February 16, 2012

Malaga Island

(A story best left untold, some say.)

March 15, 2012

(two possibilities)

April 19, 2012

Records of the Poor in Cumberland

Thomas Bennett, Director of Prince Memorial Library

May 17, 2012

The History of Boy Scouts in Cumberland

Michelle Josephson and John Chandler

May 28, 2012

MEMORIAL DAY OPEN HOUSE

(before and after the Memorial Day Parade and dedication of the new Veterans' Monument at Moss Side Cemetery)

June 2012

In the Beginning..... the birth of the Cumberland Historical Society Museum

Still time to sign up

For History Lovers - Portland History Docents Class Starts February 9, 2012.

For the seventeenth consecutive year, Portland area history lovers will have a unique opportunity to do something fun for themselves and good for their community. Starting February 9, 2012, free classes on local history, art, and architecture, as well as on public speaking will begin.

The Portland History Docent (PHD) program is a collaborative effort by *Greater Portland Landmarks, the Maine Historical Society, Tate House Museum, Victoria Mansion, Maine Narrow Gauge Railroad and Museum, Spirits Alive - Eastern Cemetery, Friends of Evergreen Cemetery, and Fifth Maine Regiment Museum*. These eight organizations are joining forces to provide a thirteen-week training program for new volunteer guides at each organization's respective museum site. Each sponsoring organization gains trained volunteers, while students benefit from the information and instruction they receive free of charge. PHD graduates are asked to commit to a year of volunteer time at one of the sponsoring sites of their choice. In return they receive knowledge, experience, and friendships that will last a lifetime!

The 2012 class runs on Thursday mornings, 9:00 am to noon, at the Maine Historical Society in Portland beginning on February 9 and finishing on May 3, 2012.

PHD graduates who volunteer with *Landmarks* provide tours at the Portland Observatory Museum.

To sign up for the next PHD Program, contact Marjorie Getz, the Coordinator of Portland's History Docents Program, 207-358-7060 or 207-774-5561 ext 120. or e-mail. at volunteer@portlandlandmarks.org

If you are not able to attend the PHD sessions, you can still volunteer. We offer personalized training throughout the year. For more information, please email us.

WORKSHOP I

TOWN OF CUMBERLAND

FINANCIAL OVERVIEW

Presented by:

Greg Chabot and Jen Connors

RUNYON KERSTEEN OUELLETTE

We are pleased to report that RKO's audit of the Town of Cumberland's financial statements for 2011 received an unqualified opinion, which means the financial statements are fairly stated in all material respects. In addition, we noted no material weaknesses with the Town's internal controls. Once again, the Town received the Certificate of Achievement for Excellence in Financial Reporting for its 2010 CAFR. This is the highest award given in governmental financial reporting.

The remainder of this publication is dedicated to providing you with the financial results for fiscal year 2011 and 2010 in comparative format. We hope you find this information useful and understandable. Finally, we wish to express our appreciation to your staff, who were so helpful to us during the engagement.

INSIDE

2. General Fund Assets
3. General Fund Liabilities
4. Fund Balance Analysis, 2002-2011
5. General Fund Revenues
6. General Fund Expenditures
7. Property Tax Collections
8. Revenues - Comparative
9. Expenditures - Comparative

About this presentation

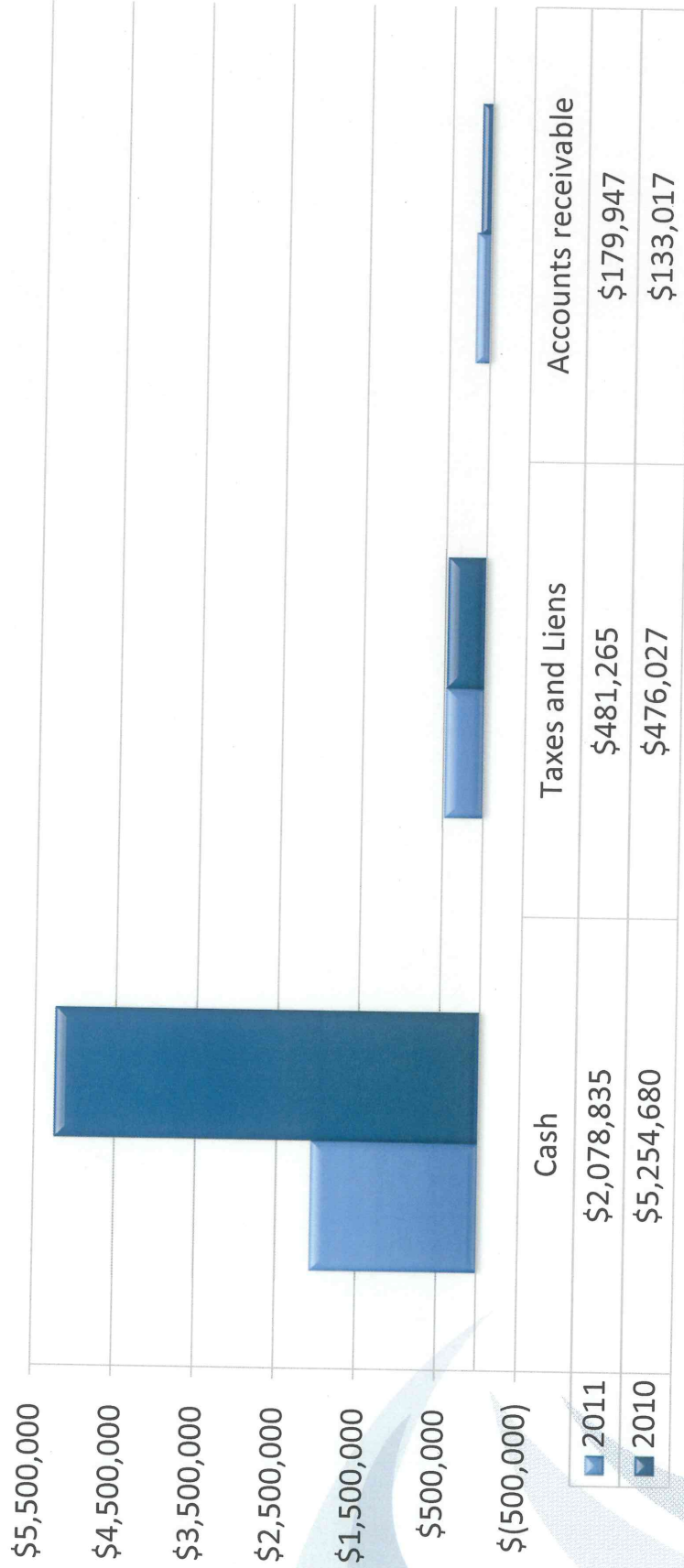
This presentation is intended as a tool to assist the Town of Cumberland's Council and management in understanding its financial operating results. The information contained in this publication should be read in conjunction with the audited financial statements and related disclosures and should not be used for any other purposes without the expressed consent of
RUNYON KERSTEEN OUELLETTE.

Please contact us at 207-773-2986 or 1-800-486-1784
20 Long Creek Drive, South Portland, ME 04106.



TOWN OF CUMBERLAND

General Fund Assets



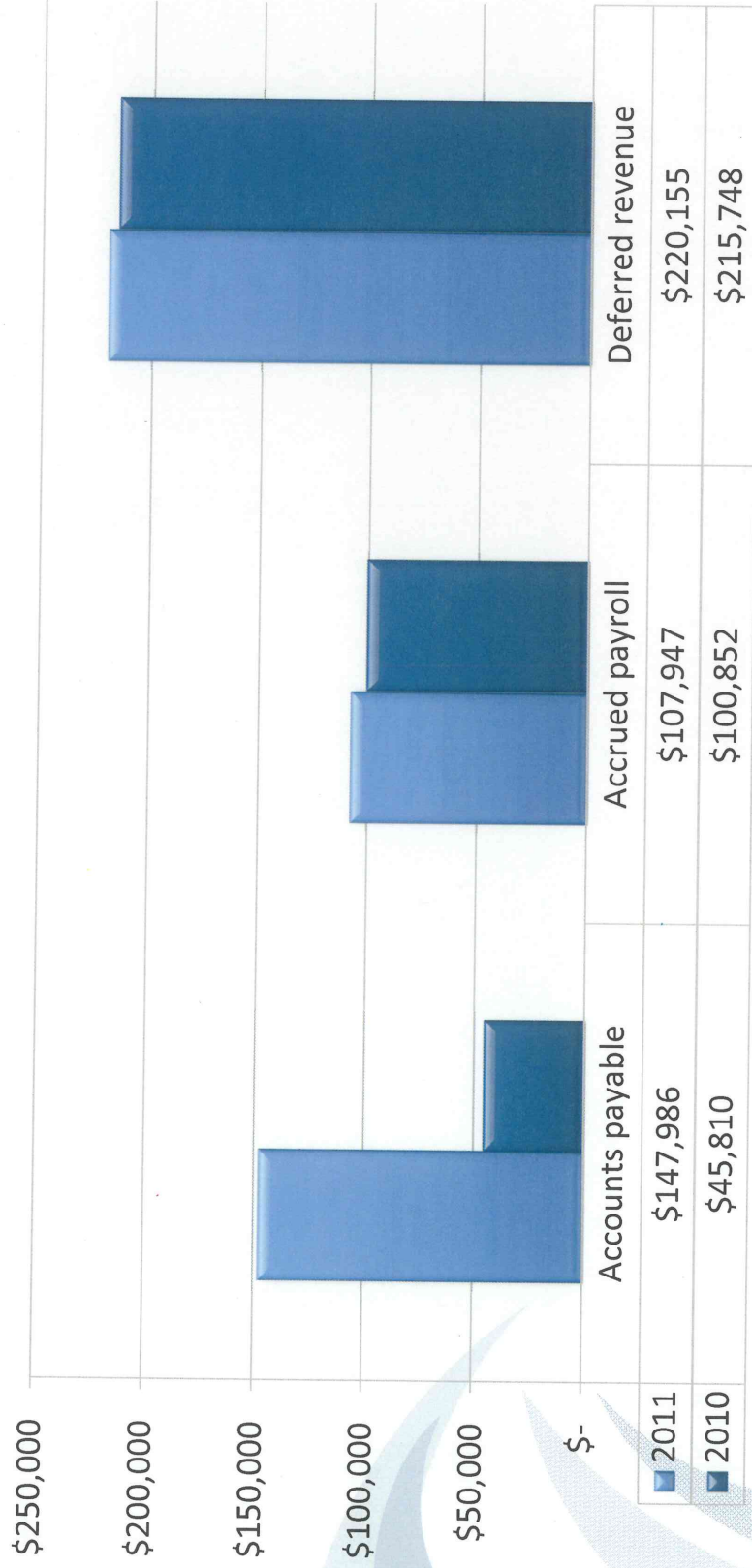
Observations:

- Cash decreased by \$3,175,845 due to bond proceeds that belonged to the bond fund last year but were held in the General Fund.
- Taxes receivable and accounts receivable remained relatively consistent with the prior year, with a slight increase over the prior year.



TOWN OF CUMBERLAND

General Fund Liabilities



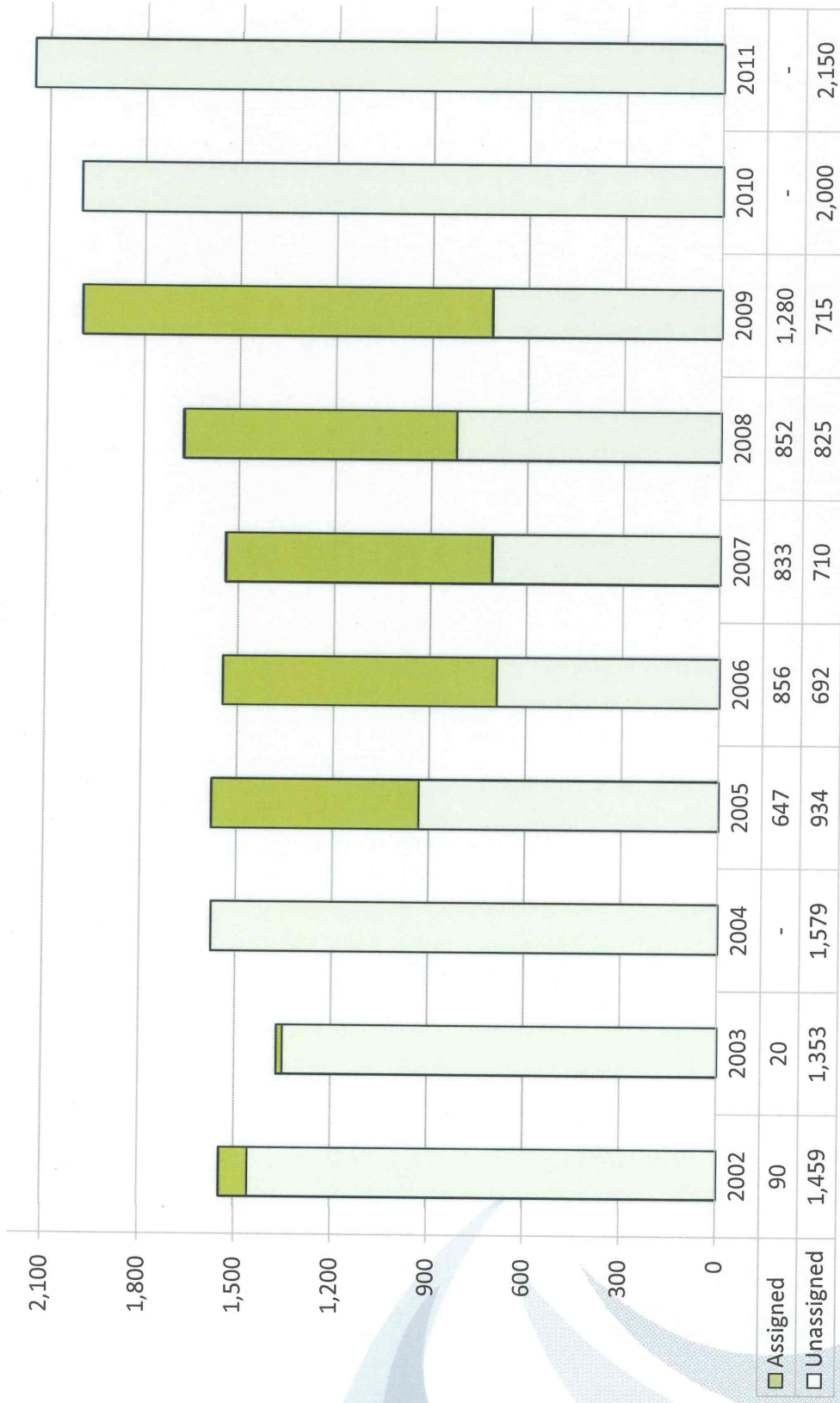
Observations:

- Accounts payable increased due to the timing of invoices outstanding at year end.
- Accrued payroll and deferred revenue stayed relatively the same as compared to the prior year.



TOWN OF CUMBERLAND

FUND BALANCE ANALYSIS, FY 2002 – 2011 (in thousands)



TOWN OF CUMBERLAND

General Fund Revenues

	Budget	Actual	Variance
Taxes	18,183,430	18,227,305	43,875
Licenses and Permits	97,965	110,504	12,539
Intergovernmental	724,026	827,692	103,666
Charges for Services	1,031,147	999,346	(31,801)
Other	477,575	352,226	(125,349)
Transfers In	-	51,611	51,611
Total	20,514,143	20,568,684	54,541

Observations:

- Tax revenue exceeded expectations mostly due to higher than anticipated excise tax revenue.
- Intergovernmental revenue was higher than the budget due to better than anticipated state revenue sharing, homestead reimbursements, and block grant proceeds from the DOT.
- Charges for services were lower than expected due to universal waste revenues that did not meet expectations.
- Other revenues were lower than the budget due to budgeted sales of assets that did not take place, as well as lower than anticipated interest revenue.



TOWN OF CUMBERLAND

General Fund Expenditures

	Budget	Actual	Variance
General Government	979,422	950,235	29,187
Public Safety	1,792,273	1,835,525	(43,252)
Public Works	869,550	915,444	(45,894)
Health, Sanitation, and Welfare	784,826	772,472	12,354
Recreation	444,489	472,959	(28,470)
Education and Libraries	12,183,917	12,182,332	1,585
County Tax	600,901	600,901	-
Unclassified	1,520,702	917,283	603,419
Debt Service	910,358	837,692	72,666
Transfers to Capital Projects	427,705	832,705	(405,000)
Other Transfers	-	100,900	(100,900)
Total	20,514,143	20,418,448	95,695

Observations:

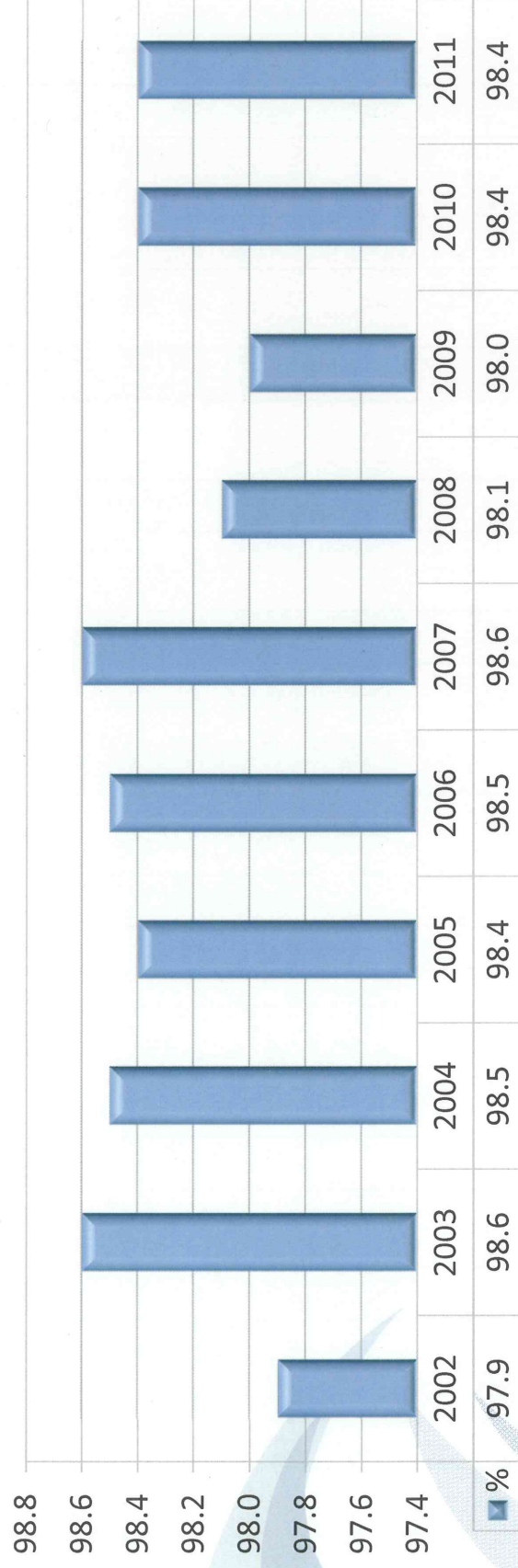
- Public safety expenditures were over budget due to additional paramedic shifts.
- Public works expenditures were over budget due to higher than anticipated snow removal costs.
- Unclassified expenditures were under budget due to the budgeted but unused overlay. This was offset to a certain extent by increased insurance costs.
- Transfers to other funds were higher than budgeted due to the coverage of fund deficits in other funds and the need to cover an operating loss for Val Halla.



TOWN OF CUMBERLAND

Property Tax Collection Rates

Property Tax Collection Rates



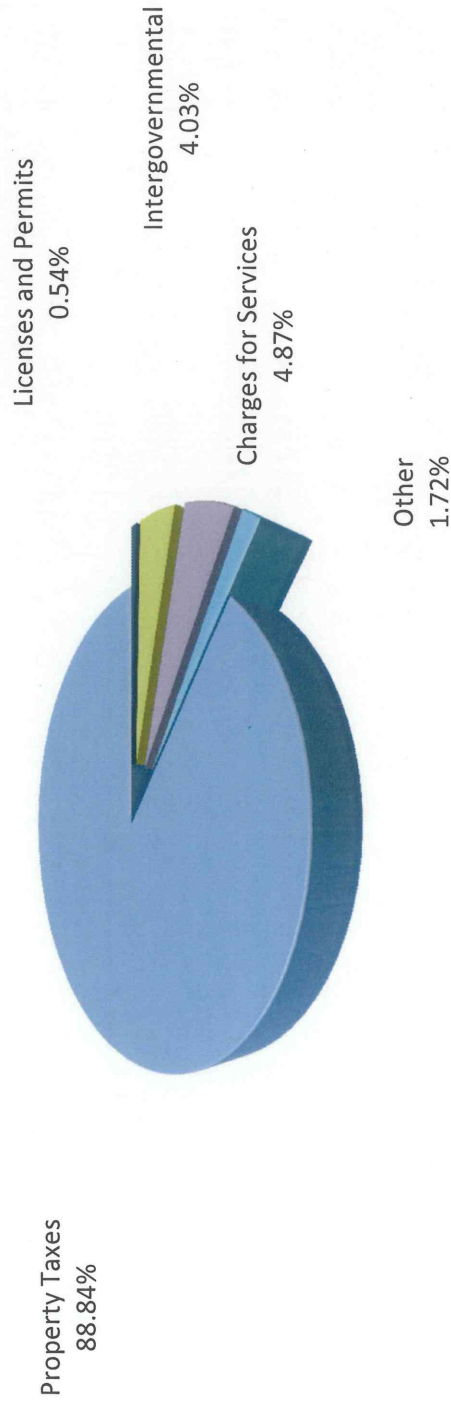
Observations:

- Property tax collections have stayed consistent the past two years after recovering from a dip in 2008 and 2009.
- Overall percentages have stayed around 98% since 2003.

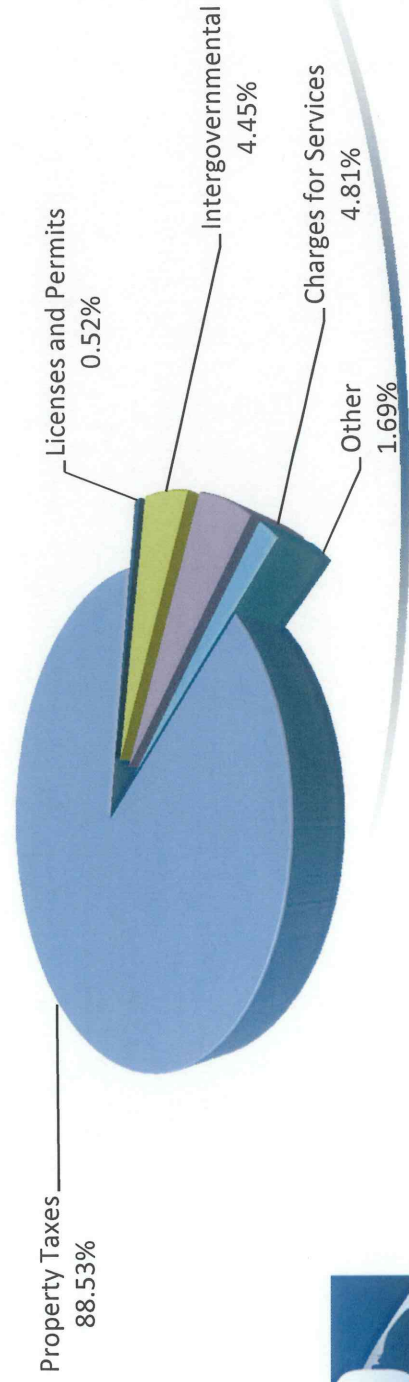
TOWN OF CUMBERLAND

General Fund Revenues

2011 Revenues



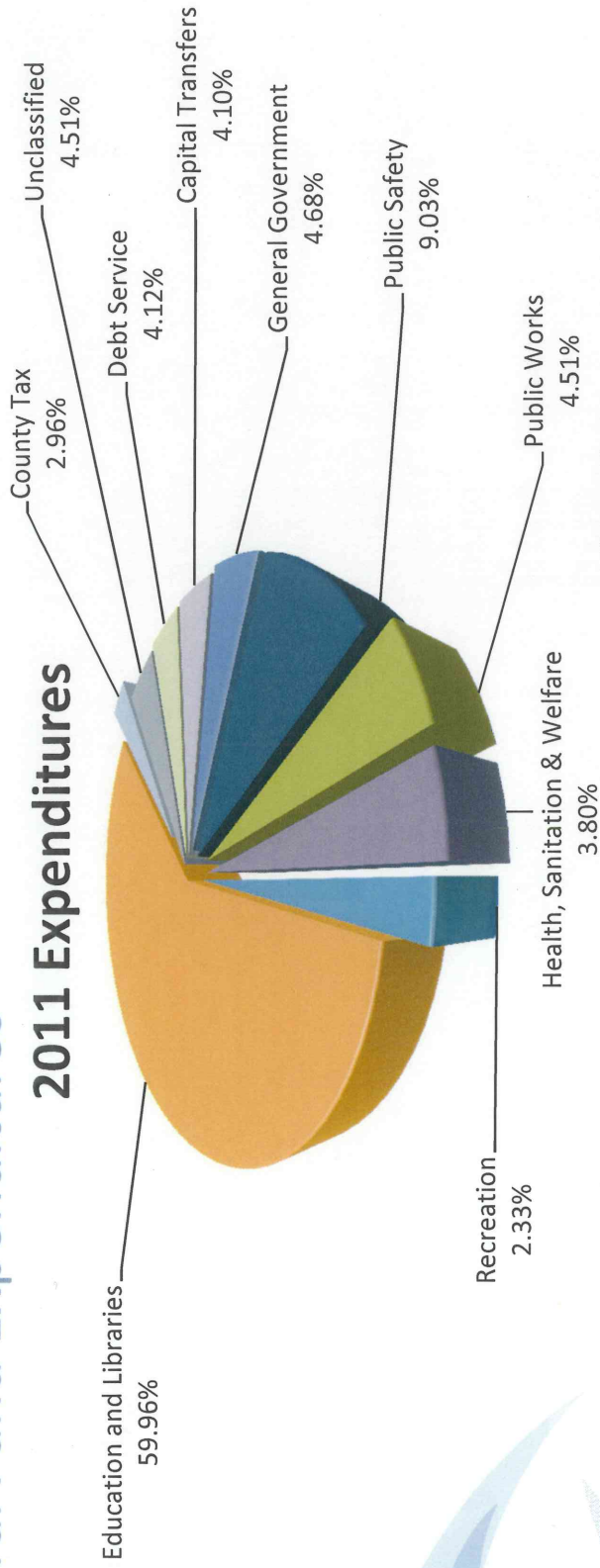
2010 Revenues



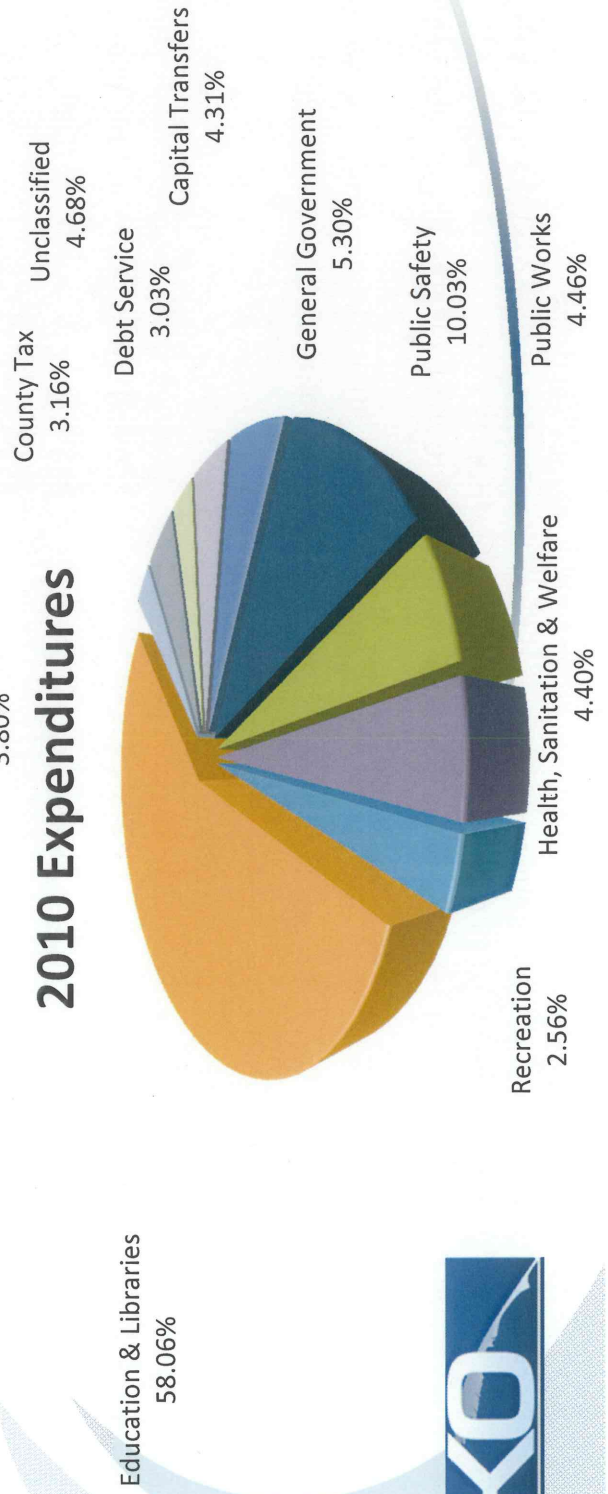
TOWN OF CUMBERLAND

General Fund Expenditures

2011 Expenditures



2010 Expenditures



TOWN OF CUMBERLAND

FINAL WORDS

This presentation is intended as a tool to assist the Town Council and management in understanding its financial operating results.

The information contained in this publication should be read in conjunction with the audited financial statements and

related disclosures and should not be used for any other purposes without the expressed consent of

RUNYON KERSTEEN OUELLETTE

Please contact us at 207-773-2986 or 1-800-486-1784

20 Long Creek Drive, South Portland, ME 04106.



WORKSHOP II



M E E T I N G A G E N D A

TOWN COUNCIL & HOUSING AUTHORITY
TOWN OF CUMBERLAND, MAINE

Monday, January 23, 2012
6:00 PM
Council Chambers

- I. Welcome & Introductions – Mike Perfetti, Chairman
- II. Overview of the Housing Authority
- III. Specific Topics
 - a. Waiting List- How it Works
 - b. Budget Issues – Capital Projects
 - c. Drowne Road School Project Impact
- IV. Other Issues
- V. Adjournment

CUMBERLAND HOUSING AUTHORITY
290 Tuttle Road, Cumberland, ME 04021

Cumberland Meadows Senior Housing

To fulfill its commitment to supply affordable housing, the Town of Cumberland constructed Cumberland Meadows Senior Housing. The development is comprised of a mix of one and two bedroom apartments available on a rental basis. All of the units are considered to be below the market price for similar units in the area.

As a resident of the Cumberland Meadows Senior Housing complex you would enjoy the peaceful surroundings that Cumberland Center offers without the hassles of lawn maintenance, snow removal, routine home repairs and the like. Also, each apartment is fully equipped with appliances, a washer/dryer hook-up, a garage with an automatic garage door opener, and a private patio. The Town of Cumberland boasts an efficient and experienced rescue team, located within a mile of the complex.

The development is comprised of a mix of one and two bedroom apartments. The rent for a one-bedroom apartment is \$824.00 per month, and a two bedroom is \$994.00 per month. This includes heat, hot water, water and sewer. First priority for occupancy is given to Cumberland residents; second priority is given to relatives of Cumberland residents; however, we also accept applications from residents of surrounding towns. The Housing Authority does require that all residents of the complex be at least 55 years of age.

While there are currently no vacancies, we do accept applications for a waiting list and encourage interested people to get on this list. If you have any questions, please call the Cumberland Housing Authority at 829-2206. A staff person will be glad to give you the necessary form.

Application # _____

Date Received _____

Mailing List # _____

CUMBERLAND MEADOWS SENIOR HOUSING APPLICATION FORM

Please print or type. Fill in all blanks or write "not applicable."

1. Name (s) (1) _____
(2) _____
2. Mailing Address _____
3. Telephone Home: _____ Work: _____
4. Age (s) (1) _____ (2) _____
5. Do you presently own or rent? Own _____ Rent _____
6. If renting, what is your present monthly rent? \$ _____
- 7.a. If you presently own your home, what is your monthly mortgage amount (excluding taxes and insurance)? \$ _____
- 7.b. What is your annual property tax? \$ _____
8. What is your approximate monthly cost for the following utilities?
Heat \$ _____ Electricity \$ _____ Other \$ _____
Gas \$ _____ Water/sewer \$ _____
9. There are 30 units in this project with three different rent levels. Please number (in order of preference) those which you would consider:
_____ A one bedroom subsidized unit (only 8 units are available at this rent level).
Applicants must meet eligibility requirements; (see next question.)
_____ A one bedroom unit (12 units)
_____ A two bedroom unit (12 units)
10. We will be leasing 8 of the one bedroom units at a subsidized rental rate. To be eligible for one of these units, your combined annual income must be less than a certain level to be determined on an annual basis. Would you like to be considered for one of these units? Yes _____ No _____
11. Will you require a wheelchair-accessible unit? Yes _____ No _____
Please list any special needs:

12. Do you have any pets? Yes _____ No _____
Type and number of pet (s): _____

TABLE OF CONTENTS

ARTICLE 1: Important Party Numbers

ARTICLE 2: Maintenance Problems & Corrective Actions

CUMBERLAND MEADOWS SENIOR HOUSING

ARTICLE 3: Show Rm

ARTICLE 4: Landscaping and Lawn Care

RULES AND REGULATIONS

ARTICLE 5: Compensation & Ownership Rules

ARTICLE 6: Prohibition of Rent

JUNE 1, 2003



ARTICLE 1: LISTING OF IMPORTANT PHONE NUMBERS

To report a problem or repair request:

During the following hours **only**: Monday, Tuesday, Wednesday (8:00 to 5:00 p.m.):
Call: Thursday (8:00 a.m. to 6:00 p.m.)
829-2206 Friday **CLOSED**
829-2207

For holidays and all other times: Call the **CUMBERLAND HOUSING AUTHORITY ANSWERING SERVICE - 829-1010**

NOTE: Only emergency situations will be addressed during these times.

-
- Housing Authority: 829-2206
Pam Bosarge, Administrative Assistant
Carla Nixon, Executive Director
 - Town Office: 829-5559
 - Emergency: Police, Fire, Rescue: 911
 - Non emergency Police, Fire, Rescue: 829-6391
 - Prince Memorial Library: 829-2215
 - Recreation Department: 829-2208
 - Val Halla Golf and Recreation Center: 829-2225

ARTICLE 2: MAINTENANCE PROBLEMS AND TEMPORARY CORRECTIVE ACTION

These immediate measures should always be followed before a call to the office for assistance is made:

LEAKING HOT WATER TANK: Call office or Dispatch Center

OVERFLOWING TOILET: Turn off valve at base of tank

LEAKS UNDER THE SINKS (from pipes or garbage disposal): Turn off both hot and cold water valves under the sink.

- Section 7: Management reserves the right to tow any vehicle parked in an unauthorized space or manner, at the owner's expense.
- Section 8: No major vehicular repairs may be performed on the property.
- Section 9: Tenants are responsible for reporting the make, model, color and registration number of any vehicle belonging to any household member, or any changes to information already reported.
- Section 10: No motorcycles, motorbikes, minibikes, ATV's, boats, recreational vehicles (RV's), or snowmobiles are allowed on the grounds.

ARTICLE 4: SNOW REMOVAL PROCEDURES

- Section 1: The main access road will be plowed by the Town of Cumberland Public Works Department.
- Section 2: Driveways and walkways will be cleared and sanded by a private contractor hired by the Cumberland Housing Authority.
- Section 3: Please report any hazardous conditions of the road, driveways or walkways to the office.

ARTICLE 5: LANDSCAPING AND LAWN CARE

- Section 1: Lawn care and landscaping will be handled by a private contractor hired by the Cumberland Housing Authority.
- Section 2: Flowers are to be planted only in existing sidewalk beds or in containers.

ARTICLE 6: COMPANION PET OWNERSHIP POLICY

- Section 1: NUMBER AND TYPE OF PETS: Residents of the Cumberland Meadows Senior Housing development are allowed to keep two (2) pets subject to the conditions outlined herein. As this policy is incorporated in the Rules and Regulations, repeated or substantial violation of the regulations set forth may result in the withdrawal of permission to keep a pet, or in termination of tenancy. This policy does not apply to animals that are required to assist either handicapped residents or handicapped visitors.

Under this policy, residents may keep any combination of the following, not to exceed a total of two (2):

- One (1) dog
- One (1) cat
- One (1) caged bird

All other animals and reptiles including strays or visitor's/guest's are strictly prohibited.

- a. Dogs and cats shall be neutered or spayed, and housebroken.
- b. All dogs and cats shall be licensed and vaccinated according to local and State law.
- c. All dogs shall be on a leash controlled by an adult when outside the apartment.
- d. Owners shall designate an individual to care for the pet if the owner becomes incapacitated.
- e. Management reserves the right to require that tenants remove pets from the premises while maintenance work is being performed.
- f. A cat litter box will be provided by cat owners and sanitary conditions must be maintained at all times. The litter box must be cleaned regularly and the waste collected in plastic bags which are to be sealed and placed in a trashcan. Litter boxes must be kept in the apartments at all times.
- g. Tenants shall not alter their apartments or any other portion of the premises to create an enclosure for an animal.
- h. Leashed animals must be curbed away from the site area. No animal waste will be tolerated on any building site properties.
- i. Pet owners must remain in strict compliance with all relevant State, local and Cumberland Housing Authority laws, regulations and ordinances at all times.
- j. If dogs or cats are left unattended for 48 hours or more, the Cumberland Housing Authority may enter a unit to remove the pet and transfer it to the proper authorities. The Cumberland Housing Authority accepts no responsibility under such circumstances.

Section 7: WRITTEN APPROVAL REQUIRED

Written permission must be secured from the Authority in advance. This permission will be granted after the following requirements have been met:

- a. A signed statement accepting full responsibility for the actions of the pet and all injuries and illness caused by the pet.
- b. A veterinarian's statement that (in the case of dogs or cats) the animal is:
 - in good health;
 - has received all necessary immunizations, and
 - has been neutered.
- c. A signed agreement with another person to remove the animal from the premises if the owner should become temporarily or permanently unable to care for it. The Authority shall be able to implement this agreement at any time if, in its sole discretion, the animal is not properly cared for or shows signs of abuse.
- d. Proof of municipal license will be required from owners of dogs.

- shall be placed in windows or on doors or other exterior surfaces or common elements.
- Section 10: Exterior advertisements, signs, or posters on the Property are prohibited.
- Section 11: No clothing, laundry, or rugs shall be hung outside of any unit on the property.
- Section 12: Exterior wires, satellite dishes, and antennae are prohibited on the property.
- Section 13: Garage sales are prohibited on the Property unless prior written approval is given by the Cumberland Housing Authority.
- Section 14: Unless the Cumberland Housing Authority gives advance written consent in each and every instance, tenants shall not install or operate in or on the premises any machinery, refrigerating or heating device, or air conditioning (except between May 15 and September 15), apparatus, or use any illumination other than electric light, or use or permit to be brought on to the premises any inflammable oils or fluids, or other explosives or articles deemed hazardous to life or limb or property.
- Section 15: All rubbish shall be disposed of in tightly closed plastic or metal garbage cans and shall be placed on the curbside on the designated collection day. Recycling bins will be provided by Waste Management. Questions relating to rubbish collection and recycling may be directed to the Cumberland Town Office-829-5559.
- Section 16: No tenant shall alter any lock or install a new lock on any door leading into the unit.
- Section 17: One-bedroom apartments may be regularly occupied by no more than two persons. Two bedroom apartments may be regularly occupied by no more than two persons and a caregiver (total: 3 persons). A physician's statement will be required for the housing of a caretaker. "Regular occupancy" means occupancy for a period of time in excess of seven days on any one occasion or twenty-one days in any one calendar year.
- Section 18: Pictures and other wall hangings may be hung with finish nails or picture hooks. Do not use the adhesive backed picture hangers which will damage the sheetrock.
- Section 19: Walls may not be painted or wallpapered.
- Section 20: Barbecue grills may be used if placed at least 15 feet from the building, provided grills are put away after use (once they have cooled completely) and the area is left completely clean.
- Section 21: **No electric, kerosene or open flame type heaters are allowed.**
- Section 22: The Cumberland Housing Authority reserves the right to make such other rules and regulation from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the tenants thereof.
- Section 23: All other restrictions listed in Appendix "A" (Restrictive Covenants between the Cumberland Meadows Homeowners Association and the Cumberland Housing Authority) shall be adhered to.

Please keep in mind that it is less expensive to heat dry air than moist air. Therefore, following the above will significantly reduce heating costs.

ARTICLE 11: UNIT TRANSFERS

Section 1: Current residents of Cumberland Meadows Senior Housing may transfer from a one-bedroom unit to an available two-bedroom unit when a medical condition requires a caretaker to live with the tenant. This medical condition shall be evidenced by a physician's statement.

Section 2: Current residents may transfer from a two-bedroom unit to an available one-bedroom unit when financial hardship requires a reduction in monthly housing costs. Residents must provide the Authority with a statement indicating the specific financial change which has occurred and which is necessitating the transfer.

Section 3: When more than one current resident wishes to transfer to an available unit due to the above reasons, the unit will be given to the tenant with the longest tenure at Cumberland Meadows.

Section 4: Any other request for transfer between units will be handled through the waiting list procedure. Therefore, any resident who wishes to transfer from a one bedroom to a two bedroom or vice versa, should place their name on the respective waiting list maintained by the Authority as soon as they decide they would like the opportunity to transfer.

Section 5: It is recognized by the Authority that from time to time circumstances may arise which will require that transfers be made because of emergency situations involving the health and safety of tenants, and it is the Authority's intent, should an emergency situation exist, that the Executive Director waive the requirements of this ~~Section~~ Article, providing said tenant shall show sufficient cause for said transfer.

ARTICLE 12: SUBSIDIZED UNITS

There are 30 units at Cumberland Meadows, of these, 5 units are available for subsidy assistance to qualified tenants. To be eligible for a subsidized unit, an applicant must have income equal to or less than 50% of the area median income as published annually by the Department of Urban Development for the Portland Metropolitan Statistical Area. When a subsidized unit becomes available, a letter from the Housing Authority will be sent to all tenants. Tenants will be asked to provide detailed financial information at that time if they are interested in applying for the subsidized unit. The subsidized unit will be given to the tenant with the greatest financial need. Should two or more tenants be equally qualified, the tenant with the greatest seniority will be given the unit.

Other damages are charged according to actual replacement or repair cost.
Tenant is responsible for utilities until the move-out inspection has been completed.

A 2% increase in rental income and 3% increase in general expenses

Fiscal Year- July 1 - June 30	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Beg Cash- Fund Balance	\$407,000	\$397,198	\$381,076	\$379,249	\$433,030	\$426,297	\$432,896	\$420,000	\$390,738	\$367,238
Misc Revenues					\$1,500	\$0				
Rent 2% Increase	\$233,280	\$237,946	\$242,705	\$249,522	\$249,635	\$259,488	\$268,056	\$269,149	\$278,987	\$285,961
Interest Income	\$13,000	\$11,916	\$11,432	\$17,012	\$13,500	\$20,809	\$15,000	\$12,600	\$11,722	\$11,017
Total Income Revenues	\$248,644	\$249,862	\$254,137	\$266,534	\$264,635	\$280,297	\$283,056	\$281,749	\$290,709	\$296,979
Gen Expense 3% Incr **										
MSHA Bond	\$14,808	\$137,039	\$124,050	\$116,380	\$134,836	\$135,278	\$158,939	\$178,556	\$154,644	\$159,283
Bond - #2	\$20,345	\$20,345	\$20,345	\$20,447	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345
Total Expenses	\$105,293	\$108,600	\$111,568	\$113,309	\$116,187	\$118,075	\$117,950	\$112,110	\$139,220	\$114,888
Adjustments	\$258,446	\$265,984	\$255,963	\$250,136	\$271,368	\$273,698	\$297,234	\$311,011	\$314,209	\$294,516
End Cash- Fund Balance	\$397,198	\$384,847	\$379,249	\$433,030	\$426,297	\$432,896	\$420,000	\$390,738	\$367,238	\$129,701
Gain or (Loss) in Fund	(\$9,802)	(\$12,351)	(\$1,826)	\$53,781	(\$6,733)	\$6,599	(\$12,896)	(\$29,262)	(\$23,500)	(\$237,537)

	2014	2015	2016	2017	2018	2019	2020	2021	2022
Beg Cash- Fund Balance	\$129,701	\$129,208	\$137,909	\$141,285	\$149,555	\$158,335	\$165,675	\$176,445	\$308,034
Rent 2% Increase	\$293,111	\$300,438	\$307,949	\$315,648	\$323,539	\$331,628	\$339,918	\$348,416	\$357,127
Interest Income	\$3,891	\$3,876	\$4,137	\$4,239	\$3,739	\$4,750	\$4,970	\$5,293	\$9,241
Total Income Revenues	\$297,002	\$304,315	\$312,087	\$319,887	\$327,278	\$336,378	\$344,889	\$353,710	\$366,368
Gen Expense 3% Incr									
MSHA Bond	\$164,062	\$168,984	\$174,053	\$179,275	\$184,653	\$190,193	\$195,898	\$201,775	\$207,829
Bond - #2	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345	\$20,345
Total Expenses	\$113,088	\$106,284	\$114,313	\$111,997	\$113,500	\$118,500	\$117,875	\$0	\$0
End Cash	\$297,494	\$295,613	\$308,711	\$311,617	\$318,498	\$329,038	\$334,118	\$222,120	\$228,174
	\$129,208	\$137,909	\$141,285	\$149,555	\$158,335	\$165,675	\$176,445	\$308,034	\$446,229
Gain or (Loss) in Fund	(\$493)	\$8,701	\$3,376	\$8,270	\$8,780	\$7,340	\$10,770	\$131,589	\$138,194

Unit	Amount	2011 Rent	Total Monthly	2% INCR FY 12	Monthly Increase	Total Annual Incr	FY 2012
Grandfathered Subsidized 1 Bedroom	5	\$491	\$2,455	\$501	\$10	\$118	\$30,049
Subsidized 1 Bedroom- Transitional	3	\$600	\$1,800	\$612	\$12	\$144	\$22,032
Grandfathered 1 Bedroom	4	\$740	\$2,960	\$755	\$15	\$178	\$36,230
Transitional 1 Bedroom	6	\$808	\$4,848	\$824	\$16	\$194	\$59,340
Grandfathered 2 Bedroom	8	\$854	\$6,832	\$871	\$17	\$205	\$83,624
Transitional 2 Bedroom	4	\$974	\$3,896	\$994	\$20	\$240	\$47,712
	30		\$273,492				\$278,987
							2.01%

Press Herald
Jan. 12, 2012 +
Jun - 16, 2012

PUBLIC NOTICE**LEGAL ADVERTISEMENT
TOWN OF CUMBERLAND**

Notice is hereby given that the Town of Cumberland will hold a public hearing on January 23, 2012 at 7:00 p.m. at the Town Hall, 290 Tuttle Road in Cumberland for the purpose of receiving public comments on the proposed First Amendment to Town of Cumberland TIF #3 Cumberland Foreside Village Municipal Development and Tax Increment Financing District Development Program, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. A copy of the proposed Amendment to the Development Program for the District is on file with the Town Clerk and may be obtained from and reviewed at the offices of the Town Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.

#4506189

Brenda Moore

From: Joan Jensen <jjensen@pressherald.com>
Sent: Tuesday, January 10, 2012 2:16 PM
To: Brenda Moore
Subject: Re: Here's the correct ad with a new date...thanks!

Hi Brenda,

All set to run the 12th and 16th.
The cost is now \$83.00.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 1/10/12 2:07 PM, Brenda Moore wrote:

Could you run our ad (4506189) on the 12th AND the 16th, please...thank you!

*Brenda Moore
Administration Executive Assistant
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021
(207)829-2205*

From: Joan Jensen [<mailto:jjensen@pressherald.com>]
Sent: Friday, January 06, 2012 3:37 PM
To: Brenda Moore
Subject: Re: Here's the correct ad with a new date...thanks!

Hi Brenda,

All set to run your ad on Thursday, January 12.
The cost is \$42.50 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 1/3/12 11:10 AM, Brenda Moore wrote:
Here is the ad that we want run on **Thursday, January 12th**.

Thank you!

*Brenda Moore
Administration Executive Assistant
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021
(207)829-2205*

From: Joan Jensen [<mailto:jjensen@pressherald.com>]
Sent: Tuesday, January 03, 2012 10:27 AM
To: Brenda Moore
Subject: Re: FW:

Hi Brenda,

I will not run the ad.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 1/3/12 9:52 AM, Brenda Moore wrote:
Hi,

Please hold off on this for now...

*Brenda Moore
Administration Executive Assistant
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021
(207)829-2205*

From: Brenda Moore
Sent: Tuesday, January 03, 2012 8:36 AM
To: Joan Jensen (jjensen@pressherald.com)
Subject:

Hi Joan,

Could you please run this as soon as possible. Thank you!



Cumberland Town Council Meeting
Monday, January 23, 2012
5:00 p.m. Finance Committee Workshop
6:00 p.m. Workshop
7:00 p.m. Call to Order

The Cumberland Town Council will hold a Finance Committee Workshop at 5:00 p.m. re: FY'11 audit review, a Council Workshop at 6:00 p.m. with the Cumberland Housing Authority, and their regular meeting at 7:00 p.m. 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 consider and act on the expansion of TIF District #3.
- To hold a Public Hearing to consider and act on the road acceptance of Autumn Ridge Road.
- To appoint Anita Anderson as Health Officer.
- To consider and act on a Mobile Vending License for Seamus Maguire.
- To set a Public Hearing date (February 13th) to consider and act on zoning amendments to the Growth & Impact Fee Ordinances as recommended by the Planning Board.
- To set a Public Hearing date (February 13th) to consider and act on zoning amendments to Section 104.141 definition of Self Storage Facilities and to add Self-Storage Facilities as a permitted use to Section 204.9.1.29 in the Village Center Commercial (VCC) district, as recommended by the Planning Board.
- To set a Public Hearing date (February 13th) to consider and act on zoning amendments to Section 4.6 (Public Acceptance of Streets, Recreation Areas) of the Subdivision Ordinance, as recommended by the Planning Board.

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