

TOWN OF BELGRADE
Meeting Agenda

BOARD OF SELECTPERSONS

**APRIL 16, 2024 / PUBLIC HEARING 6:30 P.M., REGULAR MEETING IMMEDIATELY FOLLOWING
BELGRADE TOWN OFFICE**

This meeting will be conducted in person. The public may also view the meeting

and participate online at <https://us02web.zoom.us/j/81131427984>

Public Hearing Ordinance Updates

Call to Order and Pledge of Allegiance

Establish quorum.

Open Meeting

- 1. Public Comment**
- 2. Review and approve minutes of April 2, 2024**
- 3. Presentation: Superintendent Carl Gartley, RSU 18 Budget**
- 4. UNFINISHED BUSINESS**
 - A. Facilities Maintenance, mower purchase request
 - B. Carbon Cash Back letter, review, approval
 - C. Belgrade Fire and Rescue: grant letter of support, review/approval
- 5. NEW BUSINESS**
 - A. Committee Resignations/Appointments, report of annual appointments
 - B. Audit Request for Proposal Bids, review / award
 - C. Culvert purchase / Road Commissioner
 - D. Food Sovereignty Ordinance
 - E. Fuel Pricing Bids, review / award
- 6. OTHER BUSINESS**
- 7. WARRANTS**
- 8. TOWN MANAGER REPORT**
- 9. EXECUTIVE SESSION 1 M.R.S.A. §405(6)E.**



**Notice of Public Hearing on the
June 11, 2024
Special Municipal Secret Ballot Referendum**

The Municipal Officers of the Town of Belgrade will hold a public hearing on Tuesday, April 16, 2024, at 6:30 pm at the Belgrade Town Office. The purpose of the hearing is for public comment for three secret ballot questions as follows:

- (ARTICLE 1)** To elect a Moderator to preside at said meeting.
- (ARTICLE 2)** Shall the Town approve amendments to the Town's Minimum Lot Size ordinance, which was last amended on March 19, 2010?
(A copy of the ordinance is attached to this posting)
- (ARTICLE 3)** Shall the Town approve amendments to the Town's Multi-Family Dwelling ordinance, which was last amended on March 17, 1978?
(A copy of the ordinance is attached to this posting)

Copies of the ordinance amendments may be obtained from the Belgrade Town Office.

Postings of this notice are located:

Belgrade Town Office
Belgrade Depot Post Office
Belgrade Lakes Post Office
Belgrade Public Library
Center For All Seasons
Christy's Country Store

Town of Belgrade
MINIMUM LOT SIZE ORDINANCE

<u>Record of Changes</u>	
<u>Date</u>	<u>Changes made</u>
<u>March 5, 1993</u>	
<u>November 5, 1993</u>	
<u>June 6, 1995</u>	
<u>March 1, 1996</u>	
<u>March 19, 2010</u>	
<u>February 12, 2024</u>	<u>Updated to be in compliance with LD2003</u>
<u>Feb. 15, 2024</u>	<u>Corrections, typos and edits agreed upon at 2/15/24 PB meeting</u>
<u>April 9, 2024</u>	<u>Edits in response to attorney's comments & corrections of typos agreed upon at 4/9/24 emergency PB meeting</u>

~~*Amended March 5, 1993/#Amended November 5, 1993~~

~~+Amended June 6, 1995/**Amended March 1, 1996~~

~~*Amended March 19th, 2010 Town Meeting~~

1. PURPOSE:

The intent of this Ordinance is to manage development of land use in order to protect public health, safety, and welfare, and to encourage land use development according to the established character of the Town.

2. AUTHORITY:

This ordinance has been prepared in accordance with the provision of Title 30-A M.R.S.A. (Maine revised statutes Annotated) Section 3001. This Ordinance shall be known and may be cited as "Minimum Lot Size Ordinance of the Town of Belgrade" ~~or, in abbreviated form, as "MLSO-Belgrade".~~

3. APPLICABILITY:

A. General: This Ordinance is applicable to all land area within the Town of Belgrade to be used for any permanent or temporary purposes uses of land, and any change in use, except for:

(1) Multifamily housing in accordance with the *Multi-family Housing Ordinance* of the Town of Belgrade;

(2) Mobile home parks in accordance with *Manufactured Housing and Mobile Home Park Ordinance* of the Town of Belgrade; and,

This Ordinance is also applicable to all land areas to be used for individual private campsites, permanent, or temporary commercial purposes, or any other purpose requiring construction or placement of permanent or temporary structures.

B. Lots Wholly or Partially Within Shoreland Zoning:#: Furthermore, concurrent applicability or conflict notwithstanding, land use within the Shoreland Zone of the Town of Belgrade shall be permitted only in accordance with the land use standards of the Shoreland Ordinance of the Town of Belgrade. Where a lot or parcel of land is situated partially within and partially outside the Shoreland Zone, this Ordinance and the

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Shoreland Zoning Ordinance shall be applied as follows:

(1) Land area situate and dimensions effective outside the Shoreland Zone shall not be considered in determining the conformity of a lot to the area or dimensional requirements of the *Shoreland Zoning Ordinance* or to the determination of findings with respect to any land use to be considered in accordance with the *Shoreland Zoning Ordinance*;

(2) Land area situate and dimensions effective within the Shoreland Zone shall be considered in determining the conformity of a lot to the area or dimensional requirements of this Ordinance and to the determination of findings with respect to any land use to be considered in accordance with this Ordinance, except that any land use or placement of any structure permitted under this Ordinance shall be confined to that area of the lot which is situate outside the Shoreland Zone, i.e. no authorization shall be found and no permit shall be granted under this Ordinance for any construction or land use within the boundary of the Shoreland Zone.

4. NON-CONFORMING LOTS:

A. -Transfer of Ownership:- Non-conforming lots may be transferred, and the new owner may continue the existing use of the non-conforming lot, subject to the provisions of this Ordinance. The use of a non-conforming lot existing on the effective date of this Ordinance may not be changed to any other use for which the lot would be less conforming under the provisions of this Ordinance.

B. Ability to Build on: A non-conforming lot of record as of May 4, 1976, may be built upon without the need for a variance provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership; that all provisions of this Ordinance except lot size and frontage can be met; and, that the State Minimum Lot Size Law and Sub- surface Wastewater Disposal Rules are complied with. Waivers and variances relating to boundary line setback or to requirements not involving lot size or frontage shall be obtained by action of the Board of Appeals, except as this Ordinance specifically authorizes the Code Enforcement Officer to waive such requirements.

C. Contiguous Lots Built: If two or more contiguous lots are in a single or joint ownership of record, if all or part of the lots do not meet the dimensional requirements of this Ordinance and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State Minimum Lot Size

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Law and Subsurface Wastewater Disposal Rules are complied with for each lot conveyed.

D. Single Lot Two or More Existing Principal Structures: If two or more principal uses or structures exist on a single lot of record, each may be sold on a separate lot provided that the State Minimum Lot Size Law and Subsurface Wastewater Disposal Rules are complied with for each lot conveyed. When a lot is so divided, each lot thus created must be as conforming as possible to the dimensional requirements of this Ordinance.

E. Contiguous Lots Vacant or Partially Built: If two or more contiguous lots are in single or joint ownership of record, if any of these lots do not individually meet the dimensional requirements of this Ordinance or subsequent amendments, and if one or more lots are vacant or contain no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements of this Ordinance.

5. LAND USE STANDARDS:

A. General:

(1) ~~(1) Change of use:~~ An existing land use may be changed to another land use provided that the proposed use has no greater adverse impact on the subject and the adjacent properties and resources than the former use had and provided that the land use standards specified herein for the proposed land use are met.

(2) *Boundary Line Setback Dimensions:* All structures shall be located within the boundaries of the lot on which constructed such that the following setback dimensions are maintained:

____ (a) ten (10) feet, minimum, horizontal distance between any lot boundary line and the closest point of ~~any~~ structure; and,

____ (b) the greater of the following dimensions, 25 feet horizontal distance, between the closest point of any structure and the near limit of the right-of-way of any public road, privately owned road, or right-of-way used in common with others, or two (2) feet of distance from the centerline of the travel way per one (1) foot of structure height.

The Code Enforcement Officer may waive setback requirements of this subsection to permit accessory structures of twenty-five (25) square feet footprint, or less, area and two hundred fifty (250) cubic feet, or less, volume to be located closer to a public road when

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the lesser setback is a functional necessity. The Code Enforcement Officer shall specify the setback applicable to each structure subject to waiver based on consideration of structure function and factors affecting public safety (e.g. interference with sight distances, interference with effectiveness of road and right-of-way maintenance measures, etc.)

(3) *Structure Height*: Structure shall not exceed thirty-five (35) feet in height, except that antenna structures which require height in excess of thirty-five (35) feet in order to achieve effective communications within the terms of a license issued by Federal Communications Commission to a person having standing with respect to use of the land subject to application for permit shall be exempt from the height limitation specified herein for "structures". Antenna structures exempt from the height limitation of this Ordinance shall also be exempt from the setback requirements of Section 5(A)(2)(B)(2) of this Ordinance but shall not be located closer to any lot boundary line or near limit of the right-of-way of any public road, privately-owned road, or right-of-way used in common with others than forty (40) percent of the antenna structure height, unless a variance shall have been obtained from the Board of Appeals. A variance shall be obtained only upon presentation of engineering data sealed by a Registered Professional Engineer attesting to the ability of the proposed antenna structure, including antenna and all appurtenances, to survive the 100-year extreme weather applicable to Belgrade, Maine.

(4) *Lots On Islands*: A lot situated on an island and wholly or partially outside the Shoreland Zone and to be used for any purpose for which a permit is required under this Ordinance shall not be required to meet the road frontage requirements of this Ordinance, but shall be required to have a right-of-way permitting at least travel by foot to/from the lot and normal high-water line of a water body to which public access exists.#

(5) *Multiple Land Uses*: Multiple land uses or more than one occurrence of the same land use shall be permitted on a lot provided that the dimensional characteristics standards of the lot are equal to or exceed the sum of the individual dimensional lot size requirements of in Section 5, Subsections (B), (C), (D), and (E), as applicable subsections, for each use or recurrence of a single use, except as provided in (a) and (b) following:

(a) A lot, vacant or upon which a single commercial use exists, which is a conforming commercial lot may be granted a permit for one single family residential dwelling unit in addition to a permit for one commercial use providing all other requirements of this Ordinance, ~~excepting~~ except for lot coverage, can be met. Application for permit for residential use shall be made separately from application for permit for commercial use.**.

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(b) A lot on which one single family residential dwelling unit exists and which is a conforming commercial lot may be granted a permit for one concurrent commercial use providing all other requirements of this Ordinance for the commercial use can be met. Lot coverage shall not exceed the lot coverage permitted to commercial use.**

B. RESIDENTIAL USE:

(1) Area/Lot area and Dimensions: A lot upon which a residential dwelling unit is to be permitted shall:

- (a) Have a lot area of at least forty-thousand (40,000) sq. ft.; and,
- (b) Have a boundary line form factor within which seventy-five (75) foot radius circle can be inscribed; and,
- (c) Have at least two-hundred (200) feet of road frontage on a public road or on a privately-owned road, except. The following exception applies:

i. Lots that a lot which meets meet all other requirements of this Ordinance other than (besides road frontage without benefit of variance) may be built on without a variance providing, provided that all:

- All structures, except (not including those structures which may be granted that received a waiver of setback as permitted by requirements in Section 5(A)(2)- Boundary Line Setback Dimensions of this Ordinance) shall be set back from all public and private roads and privately-owned roads existing on the date of submission of a complete in existence at time of application a distance of submittal, by at least one-hundred (100) feet and (100 feet)-; and,

- -All lots must be configured in such a way that a circle having a radius of seventy-five (75) feet can be inscribed within the lot boundary lines beyond the one-hundred (100) foot setback dimension. No new residential dwelling unit shall be permitted which would result in the number of residential

(d) Residential When a second dwelling units per lot exceeding one (1) per is developed on a single lot under this Ordinance, it must meet the minimum lot dimensions of forty thousand (40,000) sq. ft. of lot area. Not more than square feet per dwelling unit. For example, one dwelling unit requires a lot of 40,000 square feet; two (2) residential dwelling units shall be permitted in any one (1) structure under provisions of this Ordinance. Furthermore, nothing require a lot with 80,000 square feet.

(e) When three (3) or more dwelling units are to be developed on a single lot, they are

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to meet the minimum lot size requirements of Belgrade's Multi-Family Dwelling Unit Ordinance.

Nothing in this Ordinance shall be interpreted or applied so as to limit, modify, or circumvent in any way the applicability or requirements of the Town of Belgrade Subdivision Ordinance or requirements of the Town of Belgrade Multi-family Housing Ordinance to applications for permit which seek to place more than a single dwelling unit on a lot.#.

~~(2) Accessory Structures: Accessory structures shall be permitted on a lot used for~~

~~recreational purposes.~~

~~(3)(2) Lot Coverage: Lot coverage shall not exceed twenty - five (25) percent of lot area.~~

C. Additional Dwellings on One Lot:

This section applies to multiple dwellings on a lot, regardless of tenure (condominium or rental) or number of individual buildings. Certain forms of multiple dwellings may also be subject to the Belgrade Subdivision Ordinance. These standards apply to residential units for which a permit is sought after July 1, 2024.

(1) Water/Wastewater

The property owner of record must provide written verification that the proposed unit(s) [ADUs, additional housing unit on one lot, affordable housing] can be connected to adequate water and wastewater services prior to the issuance of a building permit. Written verification must include the following:

i. If connected to a public sewer system, or equivalent centralized system, proof of adequate capacity to accommodate the added wastewater created by an additional unit and proof of payment for the connection to the sewer system; Note: If Town does not have a public sewer system: If connected to a comparable sewer system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the system;

ii. If connected to a private septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A MRS §4221. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 CMR Ch.241, State of Maine Subsurface Wastewater Disposal Rules, as amended;

iii. If connected to a public water system, or equivalent centralized system, proof

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of adequate capacity to accommodate the added demand created by an additional unit, and proof of payment for the connection. Note: If Town does not have a public water system: If connected to a centrally managed water system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the system;

iv. If proposed to be connected to a well, the applicant must include proof that the water supply is potable, acceptable for domestic use, and can accommodate anticipated demand.

v. For a detached ADU or other structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 100 feet from an existing private well. No variance shall be granted.

vi. For an attached ADU or ADU located within the principle structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 300 feet from an existing public well. No variance shall be granted.

(2) Undeveloped Parcels (no existing dwelling unit on property) as of July 1, 2024

i. If the parcel is located in a Designated Growth Area of Belgrade's Comprehensive Plan that has been deemed consistent by the state, not expired, and approved by the Town, the lot owner of record is permitted to have up to four (4) dwelling units. The third and fourth units may be located within a structure or multiple structures. If the third and/or fourth units are built within a five (5) year period, this may be subject to a subdivision process. Belgrade's Subdivision Ordinance requirements still apply.

ii. If Belgrade's Comprehensive Plan is not an up-to-date Comprehensive Plan, this rule would be applicable if the Town has one of the following:

a. The lot is in an area that is serviced by a public, special district, or other centrally managed water system;

b. The lot is serviced by a public, special district;

c. The lot is serviced by some other comparable sewer system.

iii. If the parcel is located outside a Designated Growth Area, as delineated in Belgrade's Comprehensive Plan, the lot owner of record for the property may have up to two (2) dwelling units per lot. The two dwelling units may be within a single structure or two separate structures.

(3) Developed Parcels (lots with existing housing units already on the) as of July 1, 2024

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- i. If the parcel contains one (1) existing dwelling unit, up to two additional dwelling units may be constructed. The additional units may be located within, attached to, or detached from the existing structure. The lot owner may also choose to have one unit detached and one unit attached to the existing structure.
 - ii. If the parcel contains two (2) or more existing dwelling units, no additional units are allowed.
- (4) A lot that had a residential unit on it as of 7/1/2024 that is torn down, or otherwise removed, will be treated as developed.
- (5) All residential dwelling units must comply with the Shoreland Zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3, and municipal Shoreland Zoning Ordinances.
- (6) All residential dwelling units permitted after July 1, 2024, may not be construed to interfere with, abrogate or annual the validity or enforceability of any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties that imposes greater restriction than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.
- (7) Housing units developed under this section must comply with Belgrade's requirements for minimum lot dimensions, minimum lot size, and set back requirement per dwelling unit, as stated in this Ordinance Section 5.
- (8) Additional dwelling units may not require more land area per dwelling unit than the first unit. For example, this Ordinance requires 40,000 square feet for one dwelling unit, so 80,000 square feet is required for two dwelling units.
- (9) This Section shall not be construed to exempt a property owner from the applicable provisions of the State subdivision statute, 30-A M.R.S. §4401-4408, or Belgrade's Subdivision Ordinance relating to division of a tract or parcel of land.

D. Accessory Dwelling Units (ADUs):

For the purposes of this ordinance, Accessory Apartments and Accessory Dwelling Units will be referred to as ADUs.

(1)Water/Wastewater

The property owner of record must provide written verification that the proposed unit(s) can be connected to adequate water and wastewater services prior to issuance of a

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building permit . Written verification must include:

- i. If connected to a public sewer system, or equivalent centralized system, proof of adequate capacity to accommodate the added wastewater created by an additional unit and proof of payment for the connection to the sewer system; NOTE if Town does not have a public sewer system: If connected to a comparable sewer system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connected to the system.
- ii. If connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A M.R.S. §4221 and if to be connected to an existing system, an inspection report from a Maine Department of Health and Human Services certified inspector finding that the system is not failing shall be submitted to the local plumbing inspector. If the system is failing it may not be approved for use prior to correction of the failure or replacement of the system. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 C/M/R CH.241 State of Maine Subsurface Wastewater Disposal Rules, as amended;
- iii. If connected to a public water system, or equivalent centralized system, proof of adequate capacity to accommodate the added demand created by an additional unit, and proof of payment for the connection. NOTE: If the town does not have a public water system: if connected to a centrally managed water system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the system;
- iv. If proposed to be connected to a well, the applicant must include proof that the water supply is potable, acceptable for domestic use, and can accommodate anticipated demand.
- v. For a detached ADU or other structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 100 feet from an existing private well. No variance will be granted.
- vi. For an attached ADU or ADU located within the principle structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 300 feet from an existing public well. No variance shall be granted.

(2) ADUs are to be permitted wherever single-family dwelling units are allowed.

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(3) A lot where a single family dwelling unit is the primary structure may establish one (1) ADU

(4) Only one (1) ADU shall be exempt from any density requirements or lot area requirements related to the area in which the ADU is constructed.

a. This is not applicable to an ADU proposed in a Shoreland Zone

(5) An ADU may be constructed only:

a. Within an existing dwelling unit

b. Attached to an existing dwelling unit

c. As a new structure on the lot for the primary purpose of creating an ADU.

(6) Any structure containing an ADU must adhere to all setback and dimensional requirements outlined in Section 5 of this Ordinance.

(7) The accessory dwelling unit must be at least 190 square feet, with a maximum of 1,140 square feet footprint area unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. §9722, as may be amended, adopts a different minimum standard; if so, that standard applies.

(8) Only one (1) ADU may be exempt from parking requirements. Additional parking requirements for the ADU beyond those required for the single-family dwelling are not permitted.

(9) An ADU is allowed on a non-conforming lot if the ADU does not further increase the non-conformity, meaning the ADU does not further increase deviation from the dimensional standard(s) creating the non-conformity.

(10) An After-The-Fact permit may be obtained for an ADU that was not built with municipal approval as long as the accessory dwelling unit otherwise meets the requirements set forth in this ordinance, provided proper documentation has been submitted to the CEO.

(11) ADUs that meet the requirements set forth in the Shoreland Zoning Ordinance established by the Department of Environmental Protection, Title 28, Chapter 3, and Belgrade's Shoreland Zoning Ordinance, shall be permitted.

(12) An ADU must be permanently affixed and compliant with subsurface wastewater rules.

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(13) An ADU may not be a recreational vehicle, camping trailer or otherwise designed primarily for recreational purposes.

E. Affordable Housing Development:

Affordable housing developments are permitted in a designated Growth Area (as delineated by the Belgrade Comprehensive Plan) and/or public utility district. This does not have to include the Shoreland Zone.

(1) The Belgrade Planning Board shall review all applications for affordable housing developments per the Town of Belgrade Subdivision Ordinance.

(2) Water and Wastewater

The property owner of record must provide written verification that the proposed unit(s) can be connected to adequate water and wastewater services prior to issuance of a building permit. Written verification must include:

- (a) If connected to public sewer system, or equivalent centralized system, proof of adequate capacity to accommodate the added wastewater created by an additional unit and proof of payment for the connection to the sewer system; **Note:** If town does not have a public sewer system: If connected to a comparable sewer system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the system;
- (b) If connected to a septic system, proof of adequate disposal for subsurface waster. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A M.R.S. §4221 and if to be connected to an existing system, an inspection report from a Maine Department of Health and Human Services certified inspector finding that the system is not failing shall be submitted to the local plumbing inspector. If the system is failing it may not be approved for use prior to correction of the failure or replacement of the system. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 C.M.R. Ch.241, State of Maine Subsurface Wastewater Disposal Rules, as amended;
- (c) For a detached ADU or other structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 100 feet from an existing private well. No variance will be granted.
- (d) For an attached ADU or ADU within a principle structure, the outermost edge of a first time disposal field other than expansions of pre-existing systems may not be located less than 300 feet from an existing public well. No variance shall be granted.
- (e) If connected to a public water system, or equivalent centralized system, proof of adequate capacity to accommodate the added demand created by an

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additional unit, and proof of payment for the connection. Note: If town does not have a public water system: if connected to a centrally managed water system as defined in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the system;

(f) If connected to a well, the applicant must include proof that the water supply is potable, acceptable for domestic use, and can accommodate anticipated demand prior to occupation.

(3) Location

(a) The proposal must be in a Designated Growth Area, as delineated in Belgrade's Comprehensive Plan. If the Comprehensive Plan is out of date, then parcels must be serviced by a Comparable Sewer System and a Central Water System.

(4) The owner of the affordable housing development must (1) execute a restrictive covenant enforceable by a party acceptable to the Belgrade Planning Board, (2) record the restrictive covenant in the Kennebec County Registry of Deeds to ensure that for at least 30 years after completion of construction;

(a) For rental housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 80% of the local Area Median Income (AMI) at the time of initial occupancy; and

(b) for owned housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 120% of the local Area Median Income (AMI) at the time of initial occupancy.

(c) Area Median Income will be determined by Maine Housing at the time the application is submitted. Maine housing provides a chart of AMI by county and family size.

(5) The Town shall verify that the proposed development is an affordable housing development by definition (i.e. the majority of the total housing units on the lot are affordable.)

(6) At least two off-street parking spaces for motor vehicles must be provided for every three dwelling units of an affordable housing development.

F. Individual Private Campsites:

(1) *Area and Dimensions:* A lot upon which aan Individual Private Campsite is to be permitted shall:

(a) Have a lot area of at least thirty-thousand (30,000) sq.ft; and,

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(b) Have a boundary line form factor within which a sixty-five (65) foot radius circle can be inscribed; and,

(c) Have at least one-hundred fifty (150) feet of road frontage on a public road or on a privately-owned road, except that a lot which meets all requirements of this Ordinance other than road frontage without benefit of variance may be built on and used as an Individual Private Campsite without variance providing that all structures, except those structures which may be granted waiver of setback as permitted by Section 5(A)(2) of this Ordinance, shall be set back from all public roads and privately-owned roads existing on the date of submission of a complete application a distance of at least one-hundred (100) feet having a radius of sixty-five (65) feet can be inscribed within the lot boundary lines beyond the one-hundred (100) foot setback dimension-#.

(2) *Campsites per Lot:* Not more than one (1) Individual Private Campsite shall be permitted per lot, lot size notwithstanding.

(3) *Foundations and Attached Structures:* Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except temporary canopies shall be attached to the recreational vehicle.

Tents may be located on tent platforms. No structure(s) except tents and temporary canopies shall be attached to or constructed on a tent platform.

(4) *Accessory Structures:* Not more than two (2) accessory structures shall be permitted on a lot having a principal use as an Individual Private Campsite.

(5) *Lot Coverage:* Lot coverage shall not exceed the lesser of ten (10) percent of lot area or four thousand (4,000) sq. ft.

(6) *Wastewater Disposal:* If wastewater is to be disposed of on-site, a subsurface wastewater disposal system plan shall be provided on Department of Human Services form HHE 200 and a permit issued by the Local Plumbing Inspector (LPI) before the site is occupied. If wastewater disposal is to be accomplished by transferring wastewater from an on-site holding facility to a receiving facility off-site, written authorization from the receiving facility or land owner is required to be on file at the Town of Belgrade Municipal Office before the site is occupied.

DG. Commercial Use:

(1) *Area and Dimensions:* A lot upon which a commercial use or a structure to be used for commercial purpose is to be permitted shall:

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- (a) Have a lot area of at least sixty-thousand (60,000) sq. ft.; and,
- (b) Have a boundary line form factor within which a ninety (90) foot radius circle can be inscribed; and,
- (c) Have at least two-hundred (200) feet of road frontage on a public road or on a privately-owned road.

Nothing in this Ordinance shall be interpreted or applied so as to limit modify, or circumvent in any way the applicability or requirements of the *Town of Belgrade Subdivision Ordinance* to applications for permit which seek to place more than a single commercial structure, unit or use on a lot.

(2) Structures Accessory Structures to Commercial Use: Accessory structures shall be permitted on a lot used for commercial purposes.

(3) Lot Coverage: Lot coverage shall not exceed fifty (50) percent of lot area.

EH. Other Land Uses:

(1) Area and Dimensions: Minimum lot area and minimum lot dimensions are not established for a lot to be used for a purpose(s) other than specified in Sections 5(B), 5(C), or 5(D), through G above,, except that ~~a lot to be subject to any land use requiring State minimum Lot Size Law applies when a subsurface wastewater disposal shall meet the State Minimum Lot Size Law~~ system is required.

(2) Number of Structures/Uses: The number of structures or land uses to be permitted on a lot under this subsection is not limited by this Ordinance.

(3) Lot Coverage: A lot which meets or exceeds all lot area dimensional requirements for a Residential Lot as specified in Section 5 (B) may be developed providing that lot coverage shall not exceed twenty-five (25) percent. A lot ~~which that~~ does not meet lot area requirements or does not meet one or more lot dimensional requirements for a Residential Lot ~~is as~~ specified in Section 5(B) may be developed providing that lot coverage shall not exceed ten (10) percent.

(4) Wastewater Disposal: If wastewater is to be accomplished by transferring wastewater from an on-site holding facility to a receiving facility off-site, written authorization from the receiving facility or land owner is required and is to be on file at the Town of Belgrade Municipal Office before the proposed land use is initiated.

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6. ADMINISTRATION:

A. Administering Bodies and Agents:

(1) *Code Enforcement Officer.* A Code Enforcement Officer (CEO) shall be appointed or reappointed annually by July 1st.

(2) *Board of Appeals:* A Board of Appeals shall be created in accordance with the provisions of Title 30-A Section 2691.

B. Permits Required: After the effective date of this Ordinance, no person shall erect any structure; initiate any temporary or permanent use of land; expand, change, or replace an existing use or structure; or renew a discontinued use without first obtaining a permit.

C. Permit Application:

(1) Every applicant for a permit shall submit a written application, including ~~sealed sito-~~scale site plan, on a form prescribed by the municipality, to the CEO.

(2) All applications shall be signed by the applicant, certifying that the information on the application is complete and correct. If the person signing the application is not the owner or lessee of the property, the applicant shall submit evidence of authorization to act on behalf of the owner or lessee.

(3) All applications shall be dated and the CEO, shall note upon each application the date and time of its receipt.

(a) ~~(4)~~ Except as provided in Section ~~5(G)(6)F~~ Individual Campsites and Section ~~5(E)(3)H~~ Other Land Uses subsection 4 of this Ordinance, if a property is not served by a public sewer and the proposed structure(s) or change in land use require provision for disposal of wastewater, the applicant shall submit as part of the application for permit a valid plumbing permit issued by the Local Plumbing Inspector (LPI) or a completed application for a plumbing permit, ~~including. The complete application shall include the site evaluation approved by the LPI, which meets~~meeting all the requirements of the State Department of Human Services for the proposed land use; ~~or, if. If it is determined by the LPI that a subsurface wastewater disposal system is not required, a written statement from the LPI that no plumbing permit is required shall be included.~~

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(4) To demonstrate the drinking water supply well for an accessory dwelling unit, multiple dwellings on one lot, or affordable housing project approved after July 1, 2024 is potable, submit to the Belgrade Code Enforcement Officer (CEO) laboratory test results from a Maine Department of Health and Human Service accredited laboratory for at minimum the following parameters: coliform and E. coli bacteria, nitrate, nitrite, fluoride, chloride, copper, pH, manganese, uranium, arsenic and magnesium. In addition, for drinking water wells located near possible sources of PFAS as spelled out in this ordinance's definition of potable, submit PFAS laboratory results of water samples taken in accordance with the Maine Department of Environmental Protection's online guidance entitled PFAS Water Sampling for Homeowners and tested for the six (6) perfluoroalkyl and polyfluoroalkyl substances (PFAS) listed in Maine Legislative Resolve 2021 Chapter 82's Maximum Contaminant Levels. In the instance where laboratory test results fail to demonstrate the potability of a proposed drinking water supply well, the applicant shall submit to the CEO a plan to provide adequate water treatment or an alternative drinking water source to meet potability standards. Prior to occupation, water test results must be submitted to the CEO demonstrating that the drinking water supply is potable.

(5) All applications shall be accompanied by any and all application fees established by the municipality which are applicable to the land use or classification of structure(s) for which application for permit is being made. Application fee shall be based on description of proposed land use or development at the time of application submittal; changes requested by applicant to initially proposed land use or development or changes required to render permitted land use or development to be in compliance with applicable laws, ordinances, and regulations may require applicant to make payment of additional fees, as determined by fee schedule, but will in no case be a basis for refund of any fees paid.

Application fees paid on applications which are withdrawn or denied are not refundable. Applications received and for which scheduled applications fee(s) have not been received by the Town of Belgrade shall be considered incomplete and shall not be acted upon until such time as fees due are paid. When the determination is made during application consideration that additional fees are due and payable, consideration and action on the application may be continued. However, CEO or Planning Board approval of application shall not be deemed to have occurred, approval in all other respects notwithstanding, and issuance of permit shall be withheld until all fees due have been paid.

D. Procedure for Administering Permits:

Within thirty-five (35) days of receiving an application for permit, the CEO shall determine that the application is complete or shall notify the applicant in writing that the application is incomplete and shall specify the additional material needed to make the application complete. Within thirty-five (35) days of receiving a complete application for permit the

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CEO shall *approve, approve with conditions, or deny* an application for permit. Permits shall be approved if the proposed land use or structure(s) is found to be in conformance with the purposes and provisions of this Ordinance as evidenced by a positive finding that the proposed land use or structure(s) will:

- 1.- Be maintained in a safe and healthful condition;
2. Adequately ~~provide~~provides for the disposal of all wastewater; Adequately protects the potability of private and public drinking water supply wells on the project parcel and those on abutting parcels;
3. Not have an adverse effect on areas of land ~~having status as Critical Areas as designated~~mapped by the ~~State of Maine Critical Areas Program identifiable as significant wildlife habitat~~Department of Inland Fisheries and Wildlife's Beginning with Habitat program as high value plant and animal habitats., or designated as a *Resource Protection Area*;
4. Conserve visual, as well as actual, points of access to inland waters and to points of local and regional natural or historic significance;
5. Protect archaeological and historic resources as designated in the Comprehensive Plan;
6. ~~Avoid problems associated with floodplain development and use~~Comply with Belgrade's Flood Plain Development Ordinance; and,
7. Be in conformance with the provisions of Section 5, *Land Use Standards*.

The applicant shall have the burden of proving that the proposed land use and structure(s) are in conformity with the purposes and provision of this Ordinance. If a permit is either *denied* or *approved with conditions*, the reasons as well as the conditions shall be stated in writing. No approval shall be granted for an application involving a structure or structures if they would be located in an unapproved subdivision, or would violate any other local ordinance, or regulation, or any State law which the municipality is responsible for enforcing.

E. Expiration of Permit:

Following the issuance of a permit, if no substantial start is made in construction or the permitted use of the property is not commenced within one (1) year of the date of issue

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of a permit, the permit shall lapse and become void.

F. Appeals:

(1) *Powers and Duties of the Board of Appeals:*— The Board of Appeals shall have the power to hear and decide Administrative Appeals and Variance Appeals. ~~Administrative Appeals arise~~ The Board will decide administrative appeals on a de novo basis where it is alleged that there is an error in any order, requirements, decision, or determination made by, or failure to act by, the CEO in the administration of this Ordinance. The Board of Appeals shall not have the power to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by the CEO in the enforcement of this Ordinance; enforcement appeals shall be made to Superior Court in accordance with state law. Variance Appeals arise in order to authorize variances upon appeal, within the limitations set forth in this Ordinance, to one or more standards prescribed by this Ordinance.

(2) *Variance Appeals:* variances may be permitted only under the following conditions:

(a) Variances may be granted only from dimensional requirements.

(b) Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

~~(c)~~

The Board shall not grant a variance unless it finds that:

~~[1](a)~~ The proposed structure(s) or land use would meet the provisions of Section 5 Land Use Standards except for the specific provision which has created the non-conformity and from which relief is sought; and,

~~[2](b)~~ The strict application of terms of this Ordinance would result in undue hardship.

~~(c)~~ The Board of Appeals shall limit any variances granted as strictly as possible in order to ~~insure~~ensure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.

(3) *Appeal Procedure:*

(a) An Administrative Appeal or a Variance Appeal may be taken to the Board of Appeals by an aggrieved party from any decision of the CEO within thirty (30) days of the date of the decision appealed from, and not otherwise, except that the Board of Appeals, upon showing of good cause, may waive the thirty (30) day requirement. Appeals shall

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be made by filing with the Board of Appeals a written notice of appeal setting forth a concise statement indicating what relief is requested and why it should be granted and a sketch drawn to scale showing lot lines, location of existing structures and other physical features of the lot pertinent to the relief sought.

(b) The Board of Appeals shall hold a public hearing on the appeal within forty-five days of its receipt of an appeal request.*

(c) The Board of Appeals shall decide all appeals within thirty-five (35) days after the close of the public hearing on the appeal and shall issue a written decision on all appeals at that time.

(4) *Appeal to Superior Court:* Any aggrieved party who participated as a part during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State Laws within forty-five (45) days from the date of any decision of the Board of Appeals.*

(5) *Reconsideration:* The Board of Appeals may reconsider any decision within thirty (30) days of its prior decision. The Board may conduct additional hearings and receive additional evidence and testimony.

H. Enforcement:

(1) *Nuisances:*- Any violation of this Ordinance shall be considered a nuisance.

(2) *Code Enforcement Officer:* It shall be the duty of the Code Enforcement Officer (CEO) to enforce the provisions of this Ordinance by notifying in writing the person responsible for any violation and ordering the action necessary to correct it, including discontinuance of illegal land use, structures, and abatement of nuisance condition. A copy of notices of violation shall be submitted to the Municipal Officers and be maintained as a permanent record. The CEO shall conduct on-site inspections to insure compliance with all applicable laws and conditions attached to permit approvals. -The CEO shall also investigate all complaints of alleged violations of this Ordinance. The CEO shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied variances granted or denied, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected.

(3) *Legal Actions:* When enforcement action by the CEO as prescribed in the above section does not result in the correction or the abatement of the violation or nuisance condition, the Municipal Officers, upon notice from the CEO, are hereby directed to the institute any and all actions and proceedings either legal or equitable, including seeking

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injunctions of violations and imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Municipality. The Municipal Officers are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violation of this Ordinance and recovering fines without court action. Such agreements shall not allow an illegal structure(s) or land use to continue unless there is clear and convincing evidence that an illegal structure or land use was constructed or conducted as a direct result of erroneous advice given by an authorized Municipal Official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure(s) or discontinuance of the land use will result in a threat or hazard to public health or safety or will result in substantial environmental damage.

(4) *Fines*: Any person, including but not limited to a landowner, a landowner's agent or a contractor, who orders or conducts any activity in violation of this Ordinance shall be penalized in accordance with Title 30-A, Maine Revised Annotated, Subsection 4452.

7. EFFECTIVITY, AMENDMENTS, AND REPEAL OF FORMERLY ADOPTED ORDINANCE:

This Ordinance and any amendments to this Ordinance shall be effective upon adoption by a vote of the Town of Belgrade at any regular or Special Meeting of the Voters of the Town of Belgrade called for the purpose of considering this Ordinance or amendments thereto. Upon approval of this Ordinance, the *Minimum Lot Size Ordinance* previously adopted on November 5, 1993, is hereby repealed.

~~November 5, 1993, is hereby repealed.~~

8. CONFLICTS WITH OTHER ORDINANCES:

Where this Ordinance applies concurrently with, conflicts with, or is inconsistent with any other Ordinance, regulation, or statute, the more restrictive provision shall control.

9. SEVERABILITY:

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Ordinance.

10. DEFINITIONS:

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Accessory Dwelling Unit (ADU): A self-contained dwelling unit located within, attached to, or detached from a single family dwelling unit located on the same parcel of land. An accessory dwelling unit must be a minimum of 190 square feet of floor area unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. §9722, as may be amended, adopts a different minimum standard; if so, that standard applies. An accessory dwelling unit can be no greater than 1,008 square feet of footprint. An accessory dwelling unit must be subordinate to the principal dwelling unit.

Accessory Structure or Use: A use or a structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated, shall not subordinate the principal use of a lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

Affordable housing development:

a. For rental housing, a development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and

b. For owned housing, a development in which a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.

c. For purposes of this definition, "majority" means more than half.

d. For purposes of this definition, "housing costs" means:

i. For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and

ii. For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.

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Area Median Income (AMI): The midpoint of a region's income distribution calculated on an annual basis by the U.S. Department of Housing & Urban Development.

Attached: Connected by a shared wall to the principal structure or having physically connected finished spaces.

Base Density: The maximum number of units allowed on a lot not used for affordable housing based on dimensional requirements in a local land use or zoning ordinance. This does not include local density bonuses, transferable development rights, or other similar means that could increase the density of lots not used for affordable housing.

Centrally Managed Water System: A water system that provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year as regulated by 10-144 C.M.R. Ch. 231, Rules Relating to Drinking Water. This water system may be privately owned.

Commercial Use. The use of lands, buildings, or structures the intent and result of which is the production of income from the bartering or buying and selling of goods and /or services, exclusive of rental of residential buildings and/or dwelling units. Commercial use does not include activities within the meaning of "home occupation". For the purpose of the Ordinance the term "Commercial Use" also includes "industrial uses", such as but not necessarily limited to manufacturing, packaging or processing of goods, mineral extraction, etc.

Comparable Sewer System: Any subsurface wastewater disposal system that discharges over 2,000 gallons of wastewater per day as regulated by 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules.

Comprehensive Plan: A document or interrelated documents consistent with 30-A M.R.S. §4326(1)-(4), including the strategies for an implementation program which are consistent with the goals and guidelines established pursuant to Title 30-A Chapter 187 Subchapter II.

Contiguous Lots: Lots in single or joint ownership and which adjoin at any line or at any point or which are separated at any point by a body of water less than fifteen (15) feet wide at normal high-water line; or lots on opposite sides of a public road or a privately-owned road established by the owner of land on both sides thereof after September 22, 1971.

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Density Requirements: The maximum number of dwelling units allowed on a lot, subject to dimensional requirements.

Designated Growth Area: An area that is designated in a municipality's or multi-municipal region's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most development projected over ten (10) years is directed. Designated growth areas may also be referred to as priority development zones or other terms with a similar intent. If a municipality does not have a comprehensive plan, "designated growth area" means an area served by a public sewer system that has the capacity for the growth-related project, an area identified in the latest Federal Decennial Census as a census-designated place or a compact area of an urban compact municipality as defined by 23 M.R.S. §754.

Dimensional Requirements: Numerical standards relating to spatial relationships including but not limited to setback, lot area, road frontage, ~~and height,~~ shore frontage, and lot depth.

Driveway: A road, excluding a road used in common with others, intersecting a public road or a privately-owned road intended to provide for the passage of motorized vehicles to and from the public road or privately-owned road and terminus located on a lot.

Dwelling Unit: Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, time-share units, and apartments.

Existing Dwelling Unit: A residential unit in existence on a lot at the time of submission of a permit application to build additional units on that lot. If a municipality does not have a permitting process, the dwelling unit on a lot must be in existence at the time construction begins for additional units on a lot.

Expansion of Structure: An increase in the floor area or volume of a structure, including all extensions such as, but not limited to, attached decks, garages, porches, greenhouses, etc.

Expansion of use: The addition of months to a use's operating season; or use of more floor area devoted to a particular use.*

Family: One or more persons occupying a premises and living as a single housekeeping unit.

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Height of Structure: The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antenna, and similar appurtenances which have no floor area.

Home Occupation: An occupation or a profession which is customarily conducted on or in a residential structure or on a residential use property and which is clearly incidental to and compatible with the residential use of the property and surrounding residential uses and which employs no more than two (2) persons other than family members residing in the home.

Housing: Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multi-family housing, condominiums, time-share units, and apartments. For purposes of this rule, this does not include dormitories, boarding houses, or other similar types of housing units. This also does not include transient housing or short-term rentals unless these uses are otherwise allowed in local ordinance.

Individual Private Campsite: An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not limited to gravel pads, parking areas, fireplaces, or tent platforms.

Land Use Ordinance: An ordinance or regulation of general application adopted by the municipal legislative body which controls, directs, or delineates allowable uses of land and the standards for those uses.

Lot: An area in land in single or joint ownership, or one leasehold, with ascertainable boundaries established by deed or other instrument of record, or a segment of land ownership defined by boundary lines on a subdivision plan duly approved and recorded in the County Registry of Deeds.

Lot Area: The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body, land within the upland edge of a wetland, and land beneath roads serving more than two (2) lots.

Lot Coverage: That portion of a lot dedicated to the projected area (onto the lot surface) of structures and to non-vegetated usage including, but not limited to, paved areas, stairways, walkways, road (including driveways), parking areas, etc. in relation to lot area. Lot coverage may be expressed in area measure (to be interpreted relative to lot area) or as a percentage of lot area.

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Maintenance and Repair (of a structure): Perform tasks such as refinishing, cleaning, applying preventative or protective treatments, etc. on the exterior or interior of an existing structure or portion thereof (maintenance); without altering the defining characteristics and dimensions of the structure, to return an existing and deteriorated interior or exterior feature(s) of a structure to that feature's original functionality and condition by replacement of deteriorated material in kind or by use of a corrective materials and process (repair). The following undertakings are specifically included within the scope of "maintenance and repair": residing; replacement, deletion, or addition of doors and windows; replacement of sills, posts, frostwalls, and foundations; screening of roofed decks/porches and breezeways. Note: see definitions of "Reconstruct" and "Replace".

Multifamily Dwelling: A structure containing three (3) or more dwelling units.

Municipality: A city or a town, excluding all unorganized and deorganized townships, plantations, and towns that have delegated administration of land use controls to the Maine Land Use Planning Commission pursuant to 12 M.R.S. § 682(1).

Non-Conforming Lot: A parcel of land in single or joint ownership which does not meet one or more dimensional requirements (e.g. land area shore frontage, road frontage, or width) of the district in which the parcel is located for the land use existing or intended. As determined by the context of usage a "lot" may refer to an individual lot of record or may refer to an aggregation of two or more contiguous lots of record which are required to be or may be considered a single lot or parcel for the purpose of administration of this or other applicable ordinance or law.

Person: An individual corporation, governmental agency, municipality, trust, estate, partnership, association, two (2) or more individuals having a joint or common interest, or other legal entity.

Potable: Safe for drinking as defined by the Maine Department of Health and Human Service's Maximum Exposure Guidelines. In addition for wells located within 300' of an area where municipal or industrial sludge or septage has been spread or municipal solid waste has been landfilled at a waste facility licensed by the Maine Department of Environmental Protection, the definition of potable includes meeting Maine's interim drinking water standards for six different perfluoroalkyl and polyfluoroalkyl substances (PFAS), Resolve 2021 Chapter 82, Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Level for Certain Substances and Contaminants.

Principal Structure: -A structure other than one in which the main or primary use of the

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structure is used for conducted. For purposes wholly incidental or accessory to the use of another building or use on the same premises of this Ordinance, principal structure does not include commercial buildings.

Privately-owned Road: A road which neither the municipality nor the general public has the right to pass over by foot or vehicle; any and all roads, excepting public roads and driveways, within an approved subdivision; a road, excepting a driveway, which intersects at least one public road or privately-owned road at one or more locations, which is constructed or created on land in private ownership and which is a right-of-way in common for two or more persons.

Public Road: A Federal highway or a State highway or a road which has been constructed by or accepted by the Town and which is maintained by the Town as a public way, a public easement (also called a private way) as defined by Title 23 M.R.S.A. Section 3021.

Reconstruct: Raze a structure in its entirety or in any part such that the structure's dimensions or defining characteristics and functionality are altered for a period of time followed by restoration of the razed structure or razed portion thereof to its original dimensions, defining characteristics, and function at the same locus as the predecessor structure. Note: See definitions of "Maintenance and Repair" and "Replace".

Recreational Vehicle: A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, camp trailer, and motor home. In order to be considered a vehicle ~~and not a structure~~, the unit must remain with its tires on the ground and must be roadworthy (i.e. possess a current registration sticker from any State Division of Motor Vehicles). A recreational vehicle shall not be considered a structure.

Replace: Raze a structure in its entirety or in any part such that the structure's dimensions or defining characteristics and functionality are altered for a period of time followed by construction of a structure of new dimensions, defining characteristics, or functionality at the same or a different locus than that of the predecessor structure. Note: See definitions of "Maintenance and Repair" and "Reconstruct".

Residential Dwelling Unit: A residential dwelling unit is a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family. The term shall include mobile homes, but not recreational vehicles.

Residential Use: A use permitted in an area by a Belgrade's legislative body to be used for human habitation. Residential uses may include single-family and multifamily housing.

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condominiums, accessory dwelling units, and apartments.

Restrictive Covenant: A provision in a deed, or other covenant conveying real property, restricting the use of the land.

Right-of-Way: A grant without any benefit of ownership and established by deed, by easement, or by other legal agreement permitting a person or persons to pass over the land of another person or to use a privately-owned road. Also, that strip of land defined by boundaries onto which a public road has been mapped, or upon which a public road has been constructed, or which is defined by law relative to an existing public road as defining the limits of the public's right-of-way, and, when so used, the term refers to the land itself, not the right of passage over it.*.

Road: A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles.

Road Frontage: The straight-line dimension between the inter- sections of two (2) consecutive lot lines with the right-of-way of the public road or privately-owned road which exists in common with the boundary of the lot. When a lot has two or more non-contiguous segments of frontage on the same road, the road frontage shall be the aggregate of the dimensions of the individual segments. When a lot borders on two or more roads, frontage shall be determined for each road independently, defining the intersection of the near limit rights-of-way of any tow roads and the lot as a lot line; the dimension of greatest aggregate on any one (1) public or privately -owned road shall be taken as the road frontage.*

Setback- Requirements: The minimum horizontal distance from a boundary lot line of a lot, shoreline, or from the normal high water line of a water body or from the near limit of a right-of-way road to the nearest part of a structure, road, parking space, or other regulated object or area as defined in local ordinance.

Shoreland Zone: That area of land adjacent to great ponds, rivers, freshwater wetlands, and streams designated as Shoreland Zone in accordance with the *Belgrade Shoreland Zoning Ordinance*.

Single-family Dwelling Unit: A structure containing one (1) dwelling unit.

Structure: Anything temporarily or permanently located, built-, constructed or erected for the support, shelter-, or enclosure of persons, animals, goods-, or property of any kind-, together with- or anything constructed or erected with a fixed location on or in the ground-,

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~~+Amended June 6, 1995/**Amended March 1, 1996~~

~~*Amended March 19th, 2010 Town Meeting~~

~~exclusive of fences, as defined in 38 M.R.S. § 436-A(12).~~ The term includes structures temporarily or permanently located, such as decks, patios, steps, landings, and satellite dishes. ~~The term also includes structures or portions thereof~~ Structure does not having fixed exterior walls [e.g. pavilions, open porches, breezeways, gazebos, carports, pole barns, etc.] include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in 30-A M.R.S. § 4201(5); geothermal heat exchange wells as defined in 32 M.R.S. § 4700-E(3-C); or wells or water wells as defined in 32 M.R.S. § 4700-E(8).

Substantial Start:- Completion of thirty (30) percent of a permitted structure measured as a percentage of the estimated value of permitted construction, as determined by independent appraisal; actual commencement of a permitted use.

Tent Platform:- A temporary permanent surface designed to serve only as a floor for a tent and associated canopy, if any, and which is typically elevated immediately above natural terrain. A railing not exceeding three (3) feet in height may be affixed to a portion or all of the perimeter on the tent platform for the safety of the occupants of the elevated platform.

Upland Edge: The boundary between upland and wetland.

Water Body: Any great pond, river, or stream.

Wetland: A freshwater wetland or wetlands associated with a great pond or river. Wetlands contiguous with or adjacent to a great pond or river and which during normal high-water are connected by surface water to the great pond or river. Wetland which are separated from a great pond or river by a berm causeway, or similar feature less than one hundred (100) feet in width and which have a surface elevation at or below the normal high-water line of the great pond or river. Wetland associated with great ponds or rivers are considered to be part of that great pond or river.

Zoning Ordinance: A type of land use ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.

~~*Amended March 5, 1993/#Amended November 5, 1993~~

~~+Amended June 6, 1995/**Amended March 1, 1996~~

~~*Amended March 19th, 2010 Town Meeting~~

**MUNICIPAL OFFICE
BOX 96
TOWN OF BELGRADE, MAINE 04917**

MULTI-FAMILY DWELLING ORDINANCE OF BELGRADE, MAINE

Record of Changes	
Date	Changes made
2/12/2024	Updated to be in compliance with LD2003
<u>2/15/24</u>	<u>Correction of typos/edits agreed upon by PB (G. Seel)</u>
<u>3/14/24</u>	<u>Edited to show new & deleted original language plus edits agreed by Planning Board at March 7th meeting (G.Seel)</u>
<u>4/9/24</u>	<u>Edits addressing attorney's comments & correction of typos approved by PB at 4/9/24 meeting</u>

1. ~~SECTION I. TITLE~~ This ordinance shall be known and cited as the "Multi-Family Dwelling Ordinance of the Town of Belgrade, Maine". **SECTION II. Purpose**
The intent of this Ordinance is to control the density of building, to protect public health and safety and to permit moderate growth according to the established character of the Town of Belgrade.
2. **SECTION III Administration**
The Planning Board of the Town of Belgrade shall administer these standards.
3. **SECTION IV Scope**
These provisions shall pertain to all the land proposed for multi-family dwellings as herein defined within the boundaries of the Town of Belgrade.
4. **SECTION V Definitions**

Attached: Connected by a shared wall to the principal structure or having physically connected finished spaces.

~~Building Height: The vertical distance between the highest point of the roof and the average grade of the ground adjoining the building.~~

Centrally Managed Water System: A water system that provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year as regulated by 10-144 C.M.R. Ch. 231, Rules Relating to Drinking Water. This water system may be privately owned.

Commercial Use. The use of lands, buildings, or structures the intent and result of which is the production of income from the bartering or buying and selling of goods and /or services, exclusive of rental of residential buildings and/or dwelling units. Commercial use does not include activities within the meaning of "home occupation". For the purpose of the Ordinance the term "Commercial Use" includes "industrial uses", such as but not necessarily limited to manufacturing, packaging or processing of goods, mineral extraction, etc.

Comparable Sewer System: Any subsurface wastewater disposal system that discharges over 2,000 gallons of wastewater per day as regulated by 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules.

Comprehensive Plan: A document or interrelated documents consistent with 30-A M.R.S. §4326(1)-(4), including the strategies for an implementation program which are consistent with the goals and guidelines established pursuant to Title 30-A Chapter 187 Subchapter II.

Contiguous Lots: Lots in single or joint ownership and which adjoin at any line or at any point or which are separated at any point by a body of water less than fifteen (15) feet wide at normal high-water line; or lots on opposite sides of a public road or a privately-owned road established by the owner of land on both sides thereof after September 22, 1971.

Density Requirements: The maximum number of dwelling units allowed on a lot, subject to dimensional requirements.

Designated Growth Area: An area that is designated in a municipality's or multi-municipal region's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most development projected over ten (10) years is directed. Designated growth areas may also be referred to as priority development zones or other terms with a similar intent. If a municipality does not have a comprehensive plan, "designated growth area" means an area served by a public sewer system that has the capacity for the growth-related project, an area identified in the latest Federal Decennial Census as a census-designated place or a compact area of an urban compact municipality as defined by 23 M.R.S. §754.

Dimensional Requirements: Numerical standards relating to spatial relationships including but not limited to setback, lot area, road frontage, height, shore frontage, and lot depth.

Driveway: A road, excluding a road used in common with others, intersecting a public road or a privately-owned road intended to provide for the passage of motorized vehicles to and from the public road or privately-owned road and terminus located on a lot.

Dwelling Unit: Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, time-share units, and apartments.

Existing Dwelling Unit: A residential unit in existence on a lot at the time of submission of a permit application to build additional units on that lot. If a municipality does not have a permitting process, the dwelling unit on a lot must be in existence at the time construction begins for additional units on a lot.

Expansion of Structure: An increase in the floor area or volume of a structure, including all extensions such as, but not limited to, attached decks, garages, porches, greenhouses, etc.

Expansion of use: The addition of months to a use's operating season; or use of more floor area devoted to a particular use.

Family: One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house or hotel. Such unit shall not exceed five persons not related by blood or marriage.

Height of Structure: The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antenna, and similar appurtenances which have no floor area.

Home Occupation: An occupation or a profession which is customarily conducted on or in a residential structure or on a residential use property and which is clearly incidental to and compatible with the residential use of the property and surrounding residential uses and which employs no more than two (2) persons other than family members residing in the home.

Housing: Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multi-family housing, condominiums, time-share units, and apartments. For purposes of this rule, this does not include dormitories, boarding houses, or other similar types of housing units. This also does not include transient housing or short-term rentals unless these uses are otherwise allowed in local ordinance.

Land Use Ordinance: An ordinance or regulation of general application adopted by the municipal legislative body which controls, directs, or delineates allowable uses of land and the standards for those uses.

Lot: An area in land in single or joint ownership, or one leasehold, with ascertainable boundaries established by deed or other instrument of record, or a segment of land ownership defined by boundary lines on a subdivision plan duly approved and recorded in the County Registry of Deeds.

Lot Area: The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body, land within the upland edge of a wetland, and land beneath roads serving more than two (2) lots.

Lot Coverage: That portion of a lot dedicated to the projected area (onto the lot surface) of structures and to non-vegetated usage including, but not limited to, paved areas, stairways, walkways, road (including driveways), parking areas, etc. in relation to lot area. Lot coverage may be expressed in area measure (to be interpreted relative to lot area) or as a percentage of lot area.

Maintenance and Repair (of a structure): Perform tasks such as refinishing, cleaning, applying preventative or protective treatments, etc. on the exterior or interior of an existing structure or portion thereof (maintenance); without altering the defining characteristics and dimensions of the structure, to return an existing and deteriorated interior or exterior feature(s) of a structure to that feature's original functionality and condition by replacement of deteriorated material in kind or by use of a corrective

materials and process (repair). The following undertakings are specifically included within the scope of "maintenance and repair": residing; replacement, deletion, or addition of doors and windows; replacement of sills, posts, frost walls, and foundations; screening of roofed decks/porches and breezeways. Note: see definitions of "Reconstruct" and "Replace".

~~Multifamily Dwelling~~ Multi-Unit Housing: A structure containing three (3) or more dwelling units. Shall mean a structure or structures located on a single lot, which structures are designed or used to house 3 or more families.

Municipality: A city or a town, excluding all unorganized and deorganized townships, plantations, and towns that have delegated administration of land use controls to the Maine Land Use Planning Commission pursuant to 12 M.R.S. § 682(1).

Non-Conforming Lot: A parcel of land in single or joint ownership which does not meet one or more dimensional requirements (e.g. land area shore frontage, road frontage, or width) of the district in which the parcel is located for the land use existing or intended. As determined by the context of usage a "lot" may refer to an individual lot of record or may refer to an aggregation of two or more contiguous lots of record which are required to be or may be considered a single lot or parcel for the purpose of administration of this or other applicable ordinance or law.

Person: An individual corporation, governmental agency, municipality, trust, estate, partnership, association, two (2) or more individuals having a joint or common interest, or other legal entity.

Potable: Safe for drinking as defined by the Maine Department of Health and Human Services' Maximum Exposure Guidelines and Maine's interim drinking water standards for six different perfluoroalkyl and polyfluoroalkyl substances (PFAS), Resolve 2021 Chapter 82, Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Level for Certain Substances and Contaminants.

Principal Structure: A structure other than one which is used for purposes wholly incidental or accessory to the use of another building or use on the same premises.

Privately-owned Road: A road which neither the municipality nor the general public has the right to pass over by foot or vehicle; any and all roads, excepting public roads and driveways, within an approved subdivision; a road, excepting a driveway, which intersects at least one public road or privately-owned road at one or more locations, which is constructed or created on land in private ownership and which is a right-of-way in common for two or more persons.

Public Road: A Federal highway or a State highway or a road which has been constructed by or accepted by the Town and which is maintained by the Town as a public way, a public easement (also called a private way) as defined by Title 23

M.R.S.A. Section 3021.

Reconstruct: Raze a structure in its entirety or in any part such that the structure's dimensions or defining characteristics and functionality are altered for a period of time followed by restoration of the razed structure or razed portion thereof to its original dimensions, defining characteristics, and function at the same locus as the predecessor structure. Note: See definitions of "Maintenance and Repair" and "Replace".

Recreational Vehicle: A vehicle or an attachment to a vehicle designed to be towed and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, camp trailer, and motor home. In order to be considered a vehicle and not a structure, the unit must remain with its tires on the ground and must be roadworthy (i.e. possess a current registration sticker from any State Division of Motor Vehicles).

Replace: Raze a structure in its entirety or in any part such that the structure's dimensions or defining characteristics and functionality are altered for a period of time followed by construction of a structure of new dimensions, defining characteristics, or functionality at the same or a different locus than that of the predecessor structure. Note: See definitions of "Maintenance and Repair" and "Reconstruct".

Residential Dwelling Unit: A residential dwelling unit is a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family. The term shall include mobile homes, but not recreational vehicles.

Residential Use: A use permitted in an area by a Belgrade's legislative body to be used for human habitation. Residential uses may include single-family and multifamily housing, condominiums, accessory dwelling units, and apartments.

Restrictive Covenant: A provision in a deed, or other covenant conveying real property, restricting the use of the land.

Right-of-Way: A grant without any benefit of ownership and established by deed, by easement, or by other legal agreement permitting a person or persons to pass over the land of another person or to use a privately-owned road. Also, that strip of land defined by boundaries onto which a public road has been mapped, or upon which a public road has been constructed, or which is defined by law relative to an existing public road as defining the limits of the public's right-of-way, and, when so used, the term refers to the land itself, not the right of passage over it.

Road: A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles.

Road Frontage: The straight-line dimension between the inter- sections of two (2) consecutive lot lines with the right-of-way of the public road or privately-owned road which exists in common with the boundary of the lot. When a lot has two or more non-contiguous segments of frontage on the same road, the road frontage shall be the aggregate of the dimensions of the individual segments. When a lot borders on two or more roads, frontage shall be determined for each road independently, defining the intersection of the near limit rights-of-way of any tow roads and the lot as a lot line; the dimension of greatest aggregate on any one (1) public or privately -owned road shall be taken as the road frontage.

Setback Requirements: The minimum horizontal distance from a lot line, shoreline, or road to the nearest part of a structure, or other regulated object or area as defined in local ordinance.

Shoreland Zone: That area of land adjacent to great ponds, rivers, freshwater wetlands, and streams designated as Shoreland Zone in accordance with the Belgrade Shoreland Zoning Ordinance.

Single-family Dwelling Unit: A structure containing one (1) dwelling unit.

Structure: Anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind or anything constructed or erected on or in the ground as defined in 38 M.R.S. § 436-A(12). The term includes structures temporarily or permanently located, such as decks, patios, steps, landings, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in 30-A M.R.S. § 4201(5); geothermal heat exchange wells as defined in 32 M.R.S. § 4700-E(3-C); or wells or water wells as defined in 32 M.R.S. § 4700-E(8).

Subdivision: Subdivision has the same meaning as in Maine statute, 30-A M.R.S.A., subsection 4401. For the purpose of this ordinance the term “subdivision” shall include such development as shopping centers, multi-unit housing, planned unit developments, condominiums, and clusters where there are three or more units involved.

Substantial Start: Completion of thirty (30) percent of a permitted structure measured as a percentage of the estimated value of permitted construction, as determined by independent appraisal; actual commencement of a permitted use.

Upland Edge: The boundary between upland and wetland.

Water Body: Any great pond, river, or stream.

Wetland: A freshwater wetland or wetlands associated with a great pond or river. Wetlands contiguous with or adjacent to a great pond or river and which during normal

high-water are connected by surface water to the great pond or river. Wetland which are separated from a great pond or river by a berm causeway, or similar feature less than one hundred (100) feet in width and which have a surface elevation at or below the normal high-water line of the great pond or river. Wetland associated with great ponds or rivers are considered to be part of that great pond or river.

Zoning Ordinance: A type of land use ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.

Section 5 VI. Multi- Family Dwelling Unit Housing

A. Multi-family dwellings shall meet all the following criteria.

1. Lot area for each residential structure shall be 40,000 square feet, plus 20,000 square feet for each bedroom in the building. ~~shall be one acre for each building, plus one half acre for each bedroom in the building.~~
2. Each lot shall have a minimum road frontage, public or private, of 300 feet. ~~Lot frontage, roads (public or private) shall exceed by 50% the Belgrade Minimum Lot Size Ordinance requirements for each building.~~
3. No residential structure building shall contain more than eight (8) dwelling units.
4. No residential structure building shall exceed thirty-five (35) feet in height.
5. Minimum of two, off street parking spaces for each dwelling unit.
6. Buildings shall be spaced at least one hundred (100) feet from each other. Buildings shall be set back at least seventy-five (75) feet from roads, and twenty-five (25) feet from any property line.
7. Proposals of 18 or more dwelling units, regardless of the number of structures containing the units, shall provide at least two points of access on to the existing public way.
8. The outermost edge of a subsurface waste disposal system's disposal field may not be closer than 100 linear feet from a private well or 300 linear feet from a public drinking water system well. No variance may be granted.
9. Exterior lighting shall be shielded or hooded and downward facing, and shall not exceed 0.5 foot-candles at a property line;
10. The maximum permissible noise from any regular or frequent source of sound within the development, including vehicle traffic, shall be no more than 60 decibels between the hours of 7AM to 9:30PM, and 45 decibels at other times as measured at the property lines.
11. Vegetative screening standards from public roads and abutting residences found in Article 6, Section 11 of Belgrade's Commercial Development Review ordinance to mitigate noise and aesthetic impacts.
12. Bonding shall be required for all road construction.
13. Documentation of the Town of Belgrade's capability to provide adequate emergency services, if needed, including fire.

14. Requirements of the Belgrade Subdivision Ordinance and other applicable Town ordinances, including but not limited to the Belgrade Minimum Lot Size, Shoreland Zoning and Flood Plain Protection ordinances.

Section 6. VII-Municipal Review Procedure

All proposed multi-family units shall be reviewed by the Planning Board. The person or the agent will request to have their completed application placed on the agenda of the next available Planning Board meeting by contacting the Town’s Code Enforcement Officer. This request should be made at least one week prior to a regular Planning Board meeting (first and last Thursdays of each month).

The applicant shall submit the development’s application for Planning Board approval under the Belgrade Subdivision Ordinance at the same time as the application under this ordinance. The Planning Board shall review and act on the two applications concurrently.

The Planning Board shall approve, approve with conditions or deny a multi-family dwelling development application based on the ordinance’s Guidelines for Review in Section 8, and shall document in writing its findings of fact and law regarding whether the application meets those approval criteria.

Section 7. VII-Application

A. General

1. No person may sell, lease or convey for consideration, or offer or agree to sell, lease or convey for consideration any unit in a proposal within the Town of Belgrade which has not been approved by the Board and recorded in the Kennebec County Registry of Deeds.
2. No public utility, water district, sanitary district, or any utility company of any kind shall install service to any unit in a proposal for which a plan has not been approved by the Board.
3. No land clearing, grading building or work of any kind other than that purely incidental to the proper surveying, marking, or testing the soil or subsoil as required by these regulations shall be performed in any proposal prior to Board approval of the final plan.

B. Application

An application for Planning Board approval of a proposed multi-family dwelling unit subdivision contains at least the following information.

1. The name of the owner and/or developer of the land and a copy of the certified and registered deed.
2. The name of the contractor or builder responsible for construction of the multi-family dwelling unit subdivision, including the name and certification number of the Maine Department of Environmental Protection certified

- excavation contractor.
3. The name (s) of the architect, engineers, licensed soil evaluator and any other professional and technical expertise employed, or planned to be employed during completion of the proposal, including their State professional licensing information.
 4. The proposed water supply. If the water supply of the proposed development will serve 25 or more occupants and meets the definition of public drinking water system well as defined by Chapter 231, State of Maine Rules Relating to Drinking Water, written documentation that the well location and construction have been approved by the Maine Department of Health and Human Service's Drinking Water Program.
 5. Proposed access roads, giving dimensions and type of surface.
 6. A plan accurately drawn to scale, showing the actual shape and dimensions of the lot to be built upon, and the location and dimensions of all structures including but not limited to driveways, roads, and walkways. Detailed profile drawings of dwelling structures showing their maximum structure height. Detailed drawing demonstrating compliance with National Fire Codes and emergency egress for occupants. Detailed drawings of design of the vehicle access points from the development to a public or private road.
 7. The on-site soils survey in accord with the State Plumbing Code and documentation of a wastewater disposal system approved either by the local plumbing inspector, the Maine Department of Health and Human Services, or the Maine Department of Environmental Protection.
 8. The existing and intended use of each building or structure.
 9. Application fee of \$25.00, plus \$5.00 for each dwelling unit, payable to the Town of Belgrade.
 10. Documentation that buildings and structures with dwelling units shall meet applicable National Fire Codes.
 11. Copy of any required State permits, including but not limited to from the Office of the Maine State Fire Marshal, Maine Department of Transportation and the Maine Department of Environmental Protection.
 12. Written documentation from the Belgrade fire chief that emergency vehicle access to all dwelling units is adequate and that the Town of Belgrade has adequate capacity to respond to fire and other emergencies to the development as proposed.
 13. Documentation of providing written notice to all owners of land within 500 feet of the parcel upon which the development is proposed. Such notice shall generally describe the proposed project, its location and that it requires Town Planning Board approval.
 14. The quantity of solid waste to be generated and how it will be handled and where it will be disposed. If solid waste is to be disposed at the Belgrade transfer station, written documentation from Town officials that the transfer station has adequate capacity to handle the increase in waste disposal.

Section 8. IX Hearing

The Planning Board shall hold a public hearing on an application when it finds that there

is significant public interest in an application or the potential for significant impacts on the community or neighborhood. In the event that the Planning Board determines to hold a public hearing on an application for multi-family dwelling approval, it shall hold such hearing within 30 days of receipt by it of a completed application, and shall cause notice of the date, time and place of such hearing to be given to the person making the application and to be published in a newspaper of general circulation in the municipality in which the subdivision is proposed to be located, at least 2 times, the date of the first publication to be at least 7 days prior to the hearing.

The Planning Board shall, within 30 days of a public hearing or within 60 days of receiving a completed application, if no hearing is held, or within such other time limit as may be otherwise mutually agreed to, issue an order denying or granting approval of the proposed multi-family dwelling or granting approval upon such terms and conditions as it may deem advisable to satisfy the criteria listed in sections 5 and 7 and to satisfy any other regulations adopted by the Planning Board, and to protect and preserve the public's health, safety and general welfare. In all instances the burden of proof shall be upon the persons proposing the multi-family dwellings. In issuing its decision, the Planning Board shall make findings of fact establishing- that the proposed development does or does not meet the criteria.

Section 9. X Guidelines for Review

When reviewing any multi-family dwelling unit subdivision for approval, the Planning Board shall consider the following criteria and before granting approval shall determine that the proposed multi-family dwelling:

- A. The application is complete, and the applicable review fee has been paid.
- B. Will not result in undue water or air pollution. In making this determination it shall at least consider: The elevation of land and its relation to the flood plains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; and the applicable state and local health and water resources regulations;
- C. Will have sufficient potable water available for the reasonably foreseeable needs of the subdivision;
- D. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- E. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
- F. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- G. The proposal provides safe and adequate parking;
- H. Will provide for adequate and safe sewage waste disposal;
- I. Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- J. Will not have an undue adverse effect on the scenic or natural beauty of the

- area, aesthetics, historic sites or rare and irreplaceable natural areas;
- K. The proposal will not have a significant detrimental effect on adjacent land uses or properties that might be affected by traffic, noise, waste, light or glare, water pollution or their effects;
 - L. The proposal conforms with all applicable provisions of this ordinance;
 - M. Is in conformance with a duly adopted subdivision regulation or ordinance, all other applicable Belgrade ordinances, comprehensive plan, or land use plan, if any; and
 - N. The subdivider has adequate financial and technical capacity to meet the above stated standards.
 - O. Whenever situated, in whole or in part, within 250' of any pond, lake, river, shall meet all standards of the Belgrade Shoreland Zoning Ordinance.

Section 10. XI-Enforcement

- A. Nuisance: Any violation of this ordinance shall be deemed to be a nuisance
- B. Code Enforcement Officer: It shall be the duty of the Code Enforcement Officer to enforce the provisions of this ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance has been is be in violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering such action as it is necessary to correct it including the discontinuance of illegal use of the land, buildings, structure or work being done, removal of illegal buildings or structure, and abatement of nuisance conditions. A copy of such notices shall be maintained as a permanent record.
- C. Legal Actions: When the above action does not result in the correction or abatement of the violation or nuisance condition, the Municipal Officers, are hereby authorized and directed to institute any and all proceedings, either legal or equitable, that may be appropriate, including seeking injunctions of violations, and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town.
- D. Fines: Any person, including but not limited to a landowner, a landowner's agent or a contractor, who orders or conducts any activity in violation of this Ordinance shall be penalized in accordance with Title 30-A, Maine Revised Annotated, Subsection 4452. Fees: Any person who continues to violate any provision of this Ordinance after receiving notice of such violation shall be guilty of a misdemeanor subject to a fine up to \$100.00 for each violation. Each day such a violation is continued is a separate offense.

~~SECTION XIII. WAIVERS AND VARIANCES~~

~~Where the Planning Board finds that extraordinary and unnecessary hardships may result from strict compliance with these standards or where there are special circumstances of a particular plan, it may vary these standards so that substantial justice may be done and the public interest secure; provided that such variations will not have the effect of nullifying the intent and purpose of this Ordinance.~~

Section 11. ~~XIII~~-Appeals

An appeal may be taken within 30 days from a decision of the Planning Board to Superior Court in accordance with Rule 80-B

Section 12. ~~XIV~~-Separability and Effective Date

The invalidity of any provision of these standards shall not invalidate any other part. The effective date of these regulations is March 4, 1978.

Memo

Minutes

Review and approve minutes of April 2, 2024.

TOWN OF BELGRADE
Meeting Minutes
BOARD OF SELECTPERSONS
APRIL 2, 2024 / REGULAR MEETING 6:30 P.M.
BELGRADE TOWN OFFICE

This meeting was conducted in person. The public may also view the meeting online at <https://us02web.zoom.us/j/81131427984>

Present: Chair Carol Johnson, Vice Chair Peter Rushton, Selectperson Daniel Newman, Selectperson Barbara Allen, Selectperson Melanie Jewell, Town Manager Lorna Dee Nichols, Pete Lachapelle, Penny Morrell, Tom Daniels, Rita Daniels, Conrad Shaw, Steve Rogers, Chris Rogers, Mary Vogel, Mark Day, Diane Oliver, Melissa Furbush, Bruce Galouch, Megan Proctor, Jeff Worthing, Phil Sprague, Cory Alexander, Dan MacKenzie, Ken Scheno.

Remote participants: Richard Bourne, Jessica Garten of Terminix, Kate Hollister, Ken Scheno (7:09 pm).

Call to Order and Pledge of Allegiance at 6:30 p.m. by Chair Carol Johnson.

Quorum established.

Open Meeting

Public Comment

Steve Rogers – would like to meet with Friends of Belgrade Lakes Village about the new parking lot.

Review and approve minutes of March 19, 2024

Amendment to minutes to add times of executive session.

Motion by Chair Carol Johnson to approve the amendment to the motion, seconded by Selectperson Melanie Jewell, vote 5-0.

Motion to approve the minutes as amended by Chair Carol Johnson, seconded by Melanie Jewell, vote 5-0.

UNFINISHED BUSINESS

Waste Management representative Peter Lachapelle, discussion of new contract/fees

Discussion of cost increases; area pricing as compared to what has been presented to the Town of Belgrade; the policy of going out to bid. The current contract has provisions to renew for a 5-year period, the new contract as presented includes the same provision. If the Town chooses to go out to bid for a contract, the rates provided would increase.

Motion by Selectperson Melanie Jewell to renew the current Waste Management contract for five years beginning July 1, 2024 through June 30, 2029, seconded by Vice Chair Peter Rushton, vote 5-0.

Fire & Rescue Department / Engineering Proposal Interview results, recommendation and approval

Building committee chair Bruce Galouch gave an overview of the process and the recommendation of the committee to hire Sheridan Corp. for the design and construction of a new fire station. Discussion on issues arising from the construction by Sheridan for the Center for All Seasons which was subbed out as a wood structure; Sheridan does mostly metal building construction which the new station would be. Electrical, plumbing, etc. would be subbed out. Sheridan Corp. will provide a project manager; they are very good at staying on schedule.

Motion to approve Sheridan Corporation as the designer/builder of the new fire station by Chair Carol Johnson, seconded by Selectperson Melanie Jewell, vote 5-0.

Warrant articles for June: ordinances, Dalton Properties discussion

1. ***Shall the Town approve amendments to the Town's Minimum Lot Size ordinance, which was last amended in March 19, 2010?***

Motion to approve warrant article 1 by Selectperson Melanie Jewell, seconded by Vice Chair Peter Rushton, vote 5-0.

2. ***Shall the Town approve amendments to the Town's Multi-Family Dwelling ordinance, which was last amended on March 17, 1978?***

Motion to approve warrant article 2 by Selectperson Melanie Jewell, seconded by Vice Chair Peter Rushton, vote 5-0.

Discussion on Dalton properties. June would be too soon to put together figures and information for the public to make a decision. Target date will be November, maybe get a working group together to compile and put together a presentation? Instead, have treasurer Nick Poole, Town Manager Lorna Dee Nichols and Facilities Maintenance Director Cory Alexander work together to bring this information to the Board in preparation for a vote by the legislative body in November. Nick will put together numbers, the town manager will pull it all together and create a presentation, Cory Alexander will get estimates and bids.

Motion to table Dalton for the November warrant by Selectperson Melanie Jewell, seconded by Vice Chair Peter Rushton, vote 5-0.

NEW BUSINESS

Committee Resignations/Appointments

Motion to reappoint Sara Languet to the Planning Board by Chair Carol Johnson, seconded by Selectperson Barbara Allen, vote 5-0.

Motion to reappoint Scott Ferguson to the Budget Committee by Chair Carol Johnson, seconded by Selectperson Barbara Allen, vote 5-0.

Motion to appoint Kate Hollister as a Library Trustee by Chair Carol Johnson, seconded by Selectperson Barbara Allen, vote 5-0.

Motion to appoint Rita Daniels to the Don C. Stevens Fund by Chair Carol Johnson, seconded by Selectperson Barbara Allen, vote 5-0.

Motion to table the appointment of Matthew Elliott as Water District Trustee to the next meeting by Selectperson Melanie Jewell, seconded by Vice Chair Peter Rushton, vote 5-0.

Monthly Committee Presentation: Senior Resources Committee, Mary Vogel and Kim Haggan

A great overview was given of what the Senior Resources Committee has been doing over the last year for senior residents in Belgrade, to include: file of life, sand bucket delivery program, craft day every Thursday at North Belgrade Community Center, hats made to donate to the food pantry, card games, pickleball, puzzle exchange, healthy cooking class sponsored by Maine General, quarterly newsletter, holiday parties, plant swap each spring, Movie Mondays at NBCC, along with an end of life planning seminar being hosted this weekend. The group also sponsored two trips last year – one to the Botanical Gardens and a fall foliage trip to Rangeley.

Ad Hoc Committee / Short Term Rentals, creation and charge of committee

From the February 20, 2024 approved minutes:

UNFINISHED BUSINESS

Consideration of setting up an ad hoc committee to review ordinances, short-term rentals

The Board discussed what the committee might look like in terms of membership and goals, along with a suggested list of potential members such as: Code Enforcement Officer, Planning Board member, Selectboard member, Lakes and Natural Resources Committee member, Comprehensive Plan Committee member, two community members, someone from 7 Lakes Alliance or a lake association – someone who is Lake Smart certified and one local realtor.

The Board agreed the focus should be on Shoreland Zone ordinance, short term rentals and to protect our wetlands.

Selectboard members will each send a list of what they envision the committee to focus on to the Town Manager to compile; this will be taken up at the first meeting in April of the Selectboard.

With the Lakes and Natural Resources Committee working on the environmental piece, discussion centered around short-term rentals.

- Charge would be to look at pros and cons of regulating all short term rentals, not just properties in the shoreland zone;
- Look at septic systems (number of people staying, look at what other towns do);
- Include two community members and a realtor who handles rentals to the committee;
- Survey the entire town;
- How do we balance need to protect environment and way of life with rights of property owners?;
- Build list of rental properties for the office, do's and don'ts;
- Regulation and enforcement – we would need to add staff as the CEO could not handle this additional workload alone;
- Increases to solid waste and burden on roads;
- Expand transfer station hours?

The Board will forward names to the Town Manager within the next week for consideration. Selectperson Peter Rushton volunteered to be the participating board member for the committee.

Pest Services bid results

One bid received from Terminix. After lengthy discussion, a motion was put forward to accept the bid. The current agreements with Modern Pest Control for North Belgrade Community Center and Center for All Seasons show a 60-day notice requirement for cancellation.

Motion to award pest services to Terminix effective 60 days from April 5 by Chair Carol Johnson, seconded by Vice Chair Peter Rushton, vote 5-0.

Procedure for review of employee handbook and policies

The Town Manager, Town Clerk and one Selectboard member (Barbara Allen) will work on having something ready for the first meeting in May. Documents will be made available in a central location online with change tracking available for all board members to review beforehand.

Facilities Maintenance / Cemeteries, lawnmower estimates, consideration and approval

Facilities Maintenance Director Cory Alexander handed out an updated equipment list to Selectboard members. Chair of the Cemetery Committee Phil Sprague stated the committee should review the estimates first and then make a recommendation to the Board. The committee will set a meeting date and come back to the Board at the April 16 meeting.

Motion to table this agenda item by Selectperson Melanie Jewell, seconded by Vice Chair Peter Rushton, vote 5-0.

Day's Store Liquor License Application

Motion by Selectperson Melanie Jewell to approve the liquor license application as submitted, seconded by Selectperson Barbara Allen, vote 5-0.

OTHER BUSINESS

Selectperson Barbara Allen read into the record a response from KVCOG with regard to Selectboard member participation on the Comprehensive Plan:

Hi Barbara,

I do not see any problem with your input and participation in the Comp Plan process, especially as there seems to be lots of other voices and you are not official voting members. In fact the selectboards insights and enthusiasm for the project is a positive thing. Comp plans in all communities we work with need substantive input and ideas from all the towns officials as well as residents. The fact that you are aware there could be a perception of too much influence is good, in that you can make sure that it is not actually occurring but I would certainly would not look to lessen your input. Maybe sitting elsewhere would look better but you have just as much right to provide input as any other resident.

The town can make a decision if it feels the need to but this is how I see it.

Hope this is helpful.

Regards,

Joel Greenwood, Executive Director - Kennebec Valley Council of Governments

Recognition of years of partnership with the Town of Belgrade and the Warren Brothers for plowing the town's roads.

Motion by Selectperson Melanie Jewell to purchase a gift certificate to the Sunset Grill in the amount of \$250.00 to be presented with a thank you card to the Warren Brothers for _____ years of continued service, and to utilize funds from the Selectboard fund, seconded by Vice Chair Peter Rushton, vote 5-0.

Annual Library Lease Renewal - \$1/year

Motion by Chair Carol Johnson to renew the annual library lease, seconded by Selectperson Barbara Allen, vote 5-0.

WARRANTS

BMV 35 \$6,803.56

Motion by Chair Carol Johnson to approve warrant 35 in the amount of \$6,803.56, seconded by Vice Chair Peter Rushton, vote 5-0.

Payroll 36 \$24,325.47

Motion by Chair Carol Johnson to approve warrant 36 in the amount of \$24,325.47, seconded by Vice Chair Peter Rushton, vote 5-0.

AP 37 \$659,742.16

Motion by Chair Carol Johnson to approve warrant 37 in the amount of \$659,742.16, seconded by Vice Chair Peter Rushton, vote 5-0.

Payroll 38 \$21,440.35

Motion by Chair Carol Johnson to approve warrant 38 in the amount of \$21,440.35, seconded by Vice Chair Peter Rushton, vote 5-0.

BMV 39 \$8,735.19

Motion by Chair Carol Johnson to approve warrant 39 in the amount of \$8,735.16, seconded by Vice Chair Peter Rushton, vote 5-0.

TOWN MANAGER REPORT

- Annual reviews have begun and should be wrapped up this month per our Employee Guidelines handbook.
- April 17 Comprehensive Plan meeting: natural resources – 5:30 p.m. at the town office. It is important to invite residents with an interest or expertise in the different areas of the comprehensive plan as these meetings take place. We are interested in resident input, which is vital to the final plan that will be

presented to both the Board of Selectpersons for review and eventually the legislative body (voters) for approval.

- Scheduled a Zoom meeting to explore federal grant opportunities for the new fire station. The building committee and Selectboard have been invited to attend.
- E911 signs, sweeping intersections and roadside chipping will be taking place over the next few weeks, per our Road Commission Jason Stevens. In addition, we have pricing for culverts and salt from KVCOG. Jason is putting together a list for culvert purchases, and we will submit another bid to the State so we have two prices for salt that the Board will review at an upcoming meeting.
- Our town attorney has reviewed both ordinances that are being reviewed and updated to meet the LD 2003 compliance effective July 1. These will be on your April 16 agenda for a public hearing. You will review, consider and approve warrant articles for the June ballot at your meeting April 2.
- We have 10-12 sets of Douglas Voting booths that we would like to give away to any municipality in need with Board approval.
- CEO Hans Rasmussen and myself attended training (March 27) on mold and air quality for continuing education credits (LHO/CEO).
- Our current tree services contract ends June 30, you will have an RFP to consider and approve at an upcoming meeting.
- Maine State Retirement representative Deanna Doyle gave two presentations for employees on-site at the Town Office March 28. The new plan begins April 1.
- Hearings for the FY 25 Kennebec County budget proposal were held March 19 and 27. If this passes, we will see a 45.2% increase in the taxpayer contribution to the county budget, from an annual cost of \$846,767 to \$1,229,303. This is due in part to an increase in our state valuation (from \$859,200,000 to \$1,039,450,000 which represents a 21% increase, along with an increase in the County budget). Keeping in mind the County is on a July 1 to June 30 fiscal year, we will see a bill for the full amount in September of this year.
UPDATE: At the March 27 hearing, the budget did NOT pass, the budget committee will meet April 9 to discuss next steps.
- We have used \$11,065.18 out of the \$28,000 allocated for the comprehensive plan update from ARPA funds.

Motion by Chair Carol Johnson to authorize the Town to give away voting booths to any municipality in need, seconded by Selectperson Melanie Jewell, vote 5-0.

Motion to adjourn at 9:01 p.m. by Chair Carol Johnson, seconded by Selectperson Melanie Jewell, vote 5-0.

Memo

RSU 18 Budget

Superintendent C. Gartley will be present to discuss the FY25 budget with the Selectboard and to answer any questions from the Board. A presentation put together by Mr. Gartley is included for your review.



Fiscal Year 2024-25 BOARD ADOPTED BUDGET

REGIONAL SCHOOL UNIT NO. 18 ADOPTED BUDGET

FISCAL YEAR – 2024-25

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Regional School Unit No. 18 - Warrant Article Report

FY 25 Adopted Budget

Article	% Of Budget	2022-23 State Average	FY25 Adopted Budget	FY24 Budget	FY23 Budget	FY23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
Article 1: Regular Instruction								
Instruction Total	42.36%		\$ 18,797,230.92	\$ 18,312,734.60	\$ 17,651,253.41	\$ 16,897,476.27	\$ 484,496.32	2.65%
E.L.L Total	0.04%		\$ 17,086.58	\$ 16,189.96	\$ 35,838.98	\$ 16,690.64	\$ 896.62	5.54%
Alternative Educ Total	1.13%		\$ 501,135.79	\$ 354,214.77	\$ 435,940.59	\$ 403,176.24	\$ 146,921.02	41.48%
Gifted And Talented	0.48%		\$ 214,432.56	\$ 208,573.76	\$ 195,103.69	\$ 193,935.94	\$ 5,858.80	2.81%
Day One	0.00%				\$ -	\$ -	\$ -	0.00%
Total Regular Instruction	44.01%	38.96%	\$ 19,529,885.85	\$ 18,891,713.09	\$ 18,318,136.67	\$ 17,511,279.09	\$ 638,172.76	3.38%
Article 2: Special Education								
Special Education Insruct.	11.06%		\$ 4,906,784.02	\$ 4,763,770.15	\$ 4,521,662.43	\$ 4,350,150.67	\$ 143,013.87	3.00%
Special Education Admin	1.00%		\$ 445,801.91	\$ 433,833.41	\$ 456,319.18	\$ 392,035.91	\$ 11,968.50	2.76%
Special Education Support Services	2.89%		\$ 1,282,257.63	\$ 1,264,072.55	\$ 1,197,463.83	\$ 1,196,102.61	\$ 18,185.08	1.44%
Day One-Spec. Education	0.00%		\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total Special Education	14.95%	17.83%	\$ 6,634,843.56	\$ 6,461,676.11	\$ 6,175,445.44	\$ 5,938,289.19	\$ 173,167.45	2.68%
Article 3: CTE Instruction								
Vocational Education Total	0.02%		\$ 8,000.00	\$ 8,000.00	\$ 46,551.56	\$ -	\$ -	0.00%
Total CTE Instruction	0.02%	1.54%	\$ 8,000.00	\$ 8,000.00	\$ 46,551.56	\$ -	\$ -	0.00%
Article 4: Other Instruction								
Co/Extra-Curricular Total	1.92%		\$ 854,218.18	\$ 820,865.71	\$ 804,986.35	\$ 800,402.99	\$ 33,352.47	4.06%
Total Other Instruction	1.92%	2.23%	\$ 854,218.18	\$ 820,865.71	\$ 804,986.35	\$ 800,402.99	\$ 33,352.47	4.06%
Article 5: Student And Staff Support								
Guidance & Counseling Services	2.56%		\$ 1,137,888.47	\$ 1,046,075.77	\$ 1,013,429.82	\$ 976,871.33	\$ 91,812.70	8.78%
Health Services	1.52%		\$ 675,320.92	\$ 673,174.37	\$ 671,255.91	\$ 690,329.33	\$ 2,146.55	0.32%
Security Resource Officer	0.56%		\$ 249,000.00	\$ 120,000.00	\$ 120,000.00	\$ 142,166.46	\$ 129,000.00	107.50%
School Health Coordinator	0.06%		\$ 26,933.59	\$ 23,930.56	\$ 27,551.17	\$ 24,672.83	\$ 3,003.03	12.55%
Prof Devel	0.18%		\$ 80,525.00	\$ 139,250.00	\$ 137,250.00	\$ 137,359.96	\$ (58,725.00)	-42.17%
Libraries And Media Services	1.44%		\$ 638,749.24	\$ 612,417.16	\$ 614,493.80	\$ 555,141.43	\$ 26,332.08	4.30%
Instructional Technology	3.25%		\$ 1,442,060.77	\$ 1,420,683.30	\$ 1,452,838.04	\$ 1,438,152.51	\$ 21,377.47	1.50%
Assessment	0.52%		\$ 232,435.00	\$ 225,335.24	\$ 198,443.08	\$ 212,490.43	\$ 7,099.76	3.15%
Total Support	10.10%	8.19%	\$ 4,482,912.99	\$ 4,260,866.40	\$ 4,235,261.82	\$ 4,177,184.28	\$ 222,046.59	5.21%

Regional School Unit No. 18 - Warrant Article Report FY 25 Adopted Budget (continued)

Article	% Of Budget	2022-23 State Average	FY25 Adopted Budget	FY24 Budget	FY23 Budget	FY23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
Article 6: System Administration								
School Board	0.24%		\$ 105,122.62	\$ 85,822.20	\$ 94,059.97	\$ 50,659.70	\$ 19,300.42	22.49%
Total Supt & Business Office	2.35%		\$ 1,044,391.02	\$ 1,018,965.44	\$ 982,302.95	\$ 870,658.76	\$ 25,425.58	2.50%
Total System Admin	2.59%	3.51%	\$ 1,149,513.64	\$ 1,104,787.64	\$ 1,076,362.92	\$ 921,318.46	\$ 44,726.00	4.05%
Article 7: School Administration								
Principal'S Office Total	5.74%		\$ 2,549,156.45	\$ 2,397,841.77	\$ 2,293,137.48	\$ 2,447,167.81	\$ 151,314.68	6.31%
Total School Admin	5.74%	5.25%	\$ 2,549,156.45	\$ 2,397,841.77	\$ 2,293,137.48	\$ 2,447,167.81	\$ 151,314.68	6.31%
Article 8: Transportation								
Transp-Admin	0.53%		\$ 236,793.74	\$ 221,223.56	\$ 208,001.35	\$ 215,038.71	\$ 15,570.18	7.04%
Student Transportation	4.73%		\$ 2,099,926.55	\$ 2,129,381.29	\$ 2,090,717.45	\$ 2,062,109.32	\$ (29,454.74)	-1.38%
Special Ed Transportation	0.83%		\$ 366,483.65	\$ 280,554.49	\$ 254,575.60	\$ 319,536.44	\$ 85,929.16	30.63%
CTE Transportation	0.14%		\$ 61,209.65	\$ 58,298.74	\$ 53,026.14	\$ 58,025.27	\$ 2,910.91	4.99%
Total Transportation	6.23%	5.60%	\$ 2,764,413.59	\$ 2,689,458.08	\$ 2,606,320.54	\$ 2,654,709.74	\$ 74,955.51	2.79%
Article 9: Facilities & Maintenance								
Operat. & Maint. of Schools	3.92%		\$ 1,741,012.91	\$ 1,655,795.94	\$ 1,589,149.51	\$ 1,357,417.77	\$ 85,216.97	5.15%
Custodial	4.51%		\$ 2,000,661.65	\$ 1,856,114.75	\$ 1,803,009.68	\$ 1,751,911.36	\$ 144,546.90	7.79%
Maintenance	1.48%		\$ 656,630.86	\$ 703,845.34	\$ 669,467.68	\$ 863,599.16	\$ (47,214.48)	-6.71%
Grounds	0.31%		\$ 138,928.36	\$ 141,586.89	\$ 138,172.93	\$ 204,854.93	\$ (2,658.53)	-1.88%
Capital Renewal/Renov	3.51%		\$ 1,556,603.92	\$ 1,588,724.04	\$ 1,588,724.04	\$ 1,616,719.90	\$ (32,120.12)	-2.02%
Total Facilities	13.73%	11.17%	\$ 6,093,837.70	\$ 5,946,066.96	\$ 5,788,523.84	\$ 5,794,503.12	\$ 147,770.74	2.49%
Article 10: Debt Service								
Total Debt Service	0.48%	5.42%	\$ 211,773.12	\$ 208,835.80	\$ 203,898.45	\$ 211,507.96	\$ 2,937.32	1.41%
Article 11: All Other Expenditures								
Total Food Service Transfer	0.22%	0.28%	\$ 98,939.63	\$ 127,935.96	\$ 147,858.93	\$ 111,817.42	\$ (28,996.33)	-22.66%
Total General Fund	100.00%	100.00%	\$ 44,377,494.71	\$ 42,918,047.52	\$ 41,696,484.00	\$ 40,568,180.06	\$ 1,459,447.19	3.40%

Regional School Unit No. 18 - Expense Plan Category Summary

FY 25 Adopted Budget

	FY 25 Adopted Budget	FY 24 Budget	FY 23 Budget	FY 23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
Employee Wages						
Teachers	\$ 14,697,601.43	\$ 14,208,756.30	\$ 13,571,216.50	\$ 13,264,877.00	\$ 488,845.13	3.44%
Educational Technicians	\$ 2,521,937.38	\$ 2,403,768.11	\$ 2,531,713.43	\$ 2,165,481.18	\$ 118,169.27	4.92%
Administration	\$ 1,905,253.37	\$ 1,824,678.90	\$ 1,744,463.86	\$ 1,912,357.71	\$ 80,574.47	4.42%
Support Staff	\$ 4,352,220.67	\$ 4,203,620.66	\$ 4,106,516.66	\$ 4,042,919.74	\$ 148,600.01	3.54%
Substitutes	\$ 581,450.00	\$ 493,888.24	\$ 493,888.24	\$ 368,369.82	\$ 87,561.76	17.73%
Stipends	\$ 550,572.08	\$ 573,164.37	\$ 600,429.03	\$ 499,178.16	\$ (22,592.29)	-3.94%
Total Salaries	\$ 24,609,034.93	\$ 23,707,876.58	\$ 23,048,227.72	\$ 22,253,183.61	\$ 901,158.35	3.80%
Employee Benefits						
Employee Benefits	\$ 9,051,575.94	\$ 8,910,429.59	\$ 8,372,776.55	\$ 8,192,175.44	\$ 141,146.35	1.58%
Total Salary and Benefits 75.8%	\$ 33,660,610.87	\$ 32,618,306.17	\$ 31,421,004.27	\$ 30,445,359.05	\$ 1,042,304.70	3.20%
All Other Expenses						
Purchased Services						
Contracted Services & Workshops	\$ 876,558.00	\$ 765,862.00	\$ 765,862.00	\$ 659,598.19	\$ 110,696.00	14.45%
Purchased Property Services						
Building Services & Utilities	\$ 101,000.00	\$ 95,403.00	\$ 95,403.00	\$ 99,258.06	\$ 5,597.00	5.87%
Repair/Maint	\$ 470,772.00	\$ 403,565.00	\$ 403,565.00	\$ 611,397.80	\$ 67,207.00	16.65%
Building Rentals, Equipment & Subscriptions	\$ 95,000.00	\$ 85,885.00	\$ 85,885.00	\$ 91,863.55	\$ 9,115.00	10.61%
Lease Purchase	\$ 1,043,972.97	\$ 1,050,340.68	\$ 1,094,723.86	\$ 1,008,094.23	\$ (6,367.71)	-0.61%
Facility Services & Repair	\$ 330,200.00	\$ 301,000.00	\$ 301,000.00	\$ 320,143.33	\$ 29,200.00	9.70%
Other Purchased Services						
Insurance (Buildings)	\$ 248,311.65	\$ 188,311.64	\$ 218,311.64	\$ 185,089.78	\$ 60,000.01	31.86%
Communication, Advertising, Postage & Printing	\$ 86,654.00	\$ 133,753.00	\$ 133,753.00	\$ 87,846.77	\$ (47,099.00)	-35.21%
Tuition, CTE, & Insured Value	\$ 3,318,350.00	\$ 3,204,550.00	\$ 3,146,550.00	\$ 2,990,174.34	\$ 113,800.00	3.55%
Travel & Mileage	\$ 17,465.00	\$ 41,012.00	\$ 41,012.00	\$ 8,037.33	\$ (23,547.00)	-57.41%

Regional School Unit No. 18 - Expense Plan Category Summary FY 25 Adopted Budget (continued)

	FY 25 Adopted Budget	FY 24 Budget	FY 23 Budget	FY 23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
General Supplies						
Instructional	\$ 644,524.00	\$ 613,217.40	\$ 613,893.00	\$ 675,380.81	\$ 31,306.60	5.11%
Electricity & Fuels	\$ 1,243,352.00	\$ 1,193,665.79	\$ 1,088,044.74	\$ 897,583.50	\$ 49,686.21	4.16%
Books & Periodicals	\$ 162,893.00	\$ 166,718.00	\$ 166,718.00	\$ 183,310.33	\$ (3,825.00)	-2.29%
Other Supplies	\$ 202,050.00	\$ 210,180.00	\$ 210,180.00	\$ 255,567.79	\$ (8,130.00)	-3.87%
Property & Equipment						
Equipment	\$ 76,950.00	\$ 32,600.00	\$ 32,600.00	\$ 131,623.05	\$ 44,350.00	136.04%
Debt Service & Miscellaneous						
Debt Service	\$ 1,625,305.22	\$ 1,666,559.84	\$ 1,706,622.49	\$ 1,702,554.16	\$ (41,254.62)	-2.48%
Dues & Fees	\$ 51,276.00	\$ 55,596.00	\$ 54,834.00	\$ 43,523.52	\$ (4,320.00)	-7.77%
Athletic/Field Trips	\$ 122,250.00	\$ 59,522.00	\$ 59,522.00	\$ 151,203.26	\$ 62,728.00	105.39%
Other Items						
Food Service	\$ -	\$ 32,000.00	\$ 57,000.00	\$ 20,572.21	\$ (32,000.00)	-100.00%
Total All Other	24.2%	\$ 10,716,883.84	\$ 10,299,741.35	\$ 10,275,479.73	\$ 417,142.49	4.05%
Total Budget	100%	\$ 44,377,494.71	\$ 42,918,047.52	\$ 41,696,484.00	\$ 1,459,447.19	3.40%

Regional School Unit No. 18 - Adult Education

FY 25 Adopted Budget

	FY25 Adopted Budget	FY24 Budget	FY23 Budget	FY23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
ADULT EDUCATION ADMINISTRATION						
SALARY ADULT ED DIPLOMA	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
CONTRACTED SERVICES GUIDANCE	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	0.00%
SALARY ADULT ED DIRECTOR	\$ -	\$ -	\$ 5,125.00	\$ 5,125.00	\$ -	0.00%
SALARY SECRETARY AD ED	\$ 15,093.76	\$ 14,093.76	\$ 12,414.44	\$ 12,453.47	\$ 1,000.00	7.10%
GROUP INSURANCE ADMIN	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
FICA/MEDI ADMIN	\$ -	\$ -	\$ 74.36	\$ 74.36	\$ -	0.00%
FICA/MEDI SECRETARY	\$ 1,154.67	\$ 1,154.67	\$ 989.58	\$ 952.72	\$ -	0.00%
MAINEPERS ADMIN	\$ -	\$ -	\$ 196.81	\$ 196.90	\$ -	0.00%
WORKERS COMPENSATION ADMIN	\$ -	\$ -	\$ 22.10	\$ 20.02	\$ -	0.00%
WORKERS COMPENSATION SECRETARY	\$ 61.88	\$ 58.87	\$ 55.63	\$ 48.53	\$ 3.01	5.11%
CONTRACTED SERVICES ADMINISTRATION	\$ 36,824.73	\$ 35,000.00	\$ 33,900.00	\$ 33,506.83	\$ 1,824.73	5.21%
PROF SERVICES AUDIT	\$ -	\$ -	\$ 800.00	\$ -	\$ -	0.00%
POSTAGE	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,207.01	\$ -	0.00%
TELEPHONE	\$ 600.00	\$ 600.00	\$ 600.00	\$ 554.30	\$ -	0.00%
ADVERTISING	\$ 3,280.00	\$ 3,280.00	\$ 3,280.00	\$ -	\$ -	0.00%
PRINTING	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 3,420.21	\$ -	0.00%
TRAVEL ADMIN	\$ 150.00	\$ 150.00	\$ 150.00	\$ -	\$ -	0.00%
SUPPLIES ADMIN	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ -	0.00%
DUES & FEES	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -	0.00%
TOTAL ADULT EDUCATION ADMINISTRATION	\$ 63,665.04	\$ 60,837.30	\$ 64,107.92	\$ 60,559.35	\$ 2,827.74	4.65%
HIGH SCHOOL COMPLETION						
SALARY ADULT ED DIPLOMA	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00	\$ -	\$ -	0.00%
FICA/MEDI DIPLOMA	\$ 174.00	\$ 174.00	\$ 174.00	\$ -	\$ -	0.00%
MAINEPERS DIPLOMA	\$ 499.20	\$ 499.20	\$ 499.20	\$ -	\$ -	0.00%
WORKERS COMPENSATION DIPLOMA	\$ 51.60	\$ 51.60	\$ 51.60	\$ -	\$ -	0.00%
PROFESSIONAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
SUPPLIES	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	0.00%
TEXTBOOKS	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	0.00%
TOTAL HIGH SCHOOL COMPLETION	\$ 13,224.80	\$ 13,224.80	\$ 13,224.80	\$ -	\$ -	0.00%
TOTAL ADULT EDUCATION	\$ 76,889.84	\$ 74,062.10	\$ 77,332.72	\$ 60,559.35	\$ 2,827.74	3.82%

Regional School Unit No. 18 - Revenue Plan

FY 25 Adopted Budget

	FY 25 Adopted Budget	FY 24 Budget	FY 23 Budget	FY 23 Actual	FY25 \$ CHANGE	FY25 % CHANGE
BALANCE FORWARD	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	0.00%
LOCAL EPS - BELGRADE	\$ 5,107,992.00	\$ 4,888,758.00	\$ 4,691,798.34	\$ 4,691,798.40	\$ 219,234.00	4.48%
LOCAL EPS - CHINA	\$ 3,487,526.34	\$ 3,271,253.33	\$ 3,131,336.66	\$ 3,131,336.60	\$ 216,273.01	6.61%
LOCAL EPS - OAKLAND	\$ 4,321,867.00	\$ 4,070,712.33	\$ 3,911,508.34	\$ 3,911,508.35	\$ 251,154.67	6.17%
LOCAL EPS - ROME	\$ 1,634,817.74	\$ 1,616,332.98	\$ 1,564,549.06	\$ 1,564,549.08	\$ 18,484.76	1.14%
LOCAL EPS - SIDNEY	\$ 3,483,113.00	\$ 3,279,152.67	\$ 3,129,206.66	\$ 3,129,206.65	\$ 203,960.33	6.22%
LOCAL ADD'L - BELGRADE	\$ 2,201,170.27	\$ 1,924,738.82	\$ 1,973,754.85	\$ 1,973,754.79	\$ 276,431.45	14.36%
LOCAL ADD'L - CHINA	\$ 2,166,576.72	\$ 1,938,302.68	\$ 1,971,967.60	\$ 1,971,967.67	\$ 228,274.04	11.78%
LOCAL ADD'L - OAKLAND	\$ 2,294,067.70	\$ 2,005,969.83	\$ 2,037,928.77	\$ 2,037,928.73	\$ 288,097.87	14.36%
LOCAL ADD'L - ROME	\$ 1,025,849.84	\$ 897,019.66	\$ 937,861.68	\$ 937,861.70	\$ 128,830.18	14.36%
LOCAL ADD'L - SIDNEY	\$ 1,772,718.06	\$ 1,550,093.29	\$ 1,573,026.72	\$ 1,573,026.73	\$ 222,624.77	14.36%
TUITION, SECONDARY - INDIVIDUAL	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 91,639.63	\$ -	0.00%
SUMMER SCHOOL			\$ -		\$ -	0.00%
TRANSPORTATION FEES	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 21,902.11	\$ -	0.00%
TRANSPORTATION STATE AGENCY CLIENT	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 9,826.73	\$ -	0.00%
EARNED INTEREST	\$ 50,000.00	\$ 11,500.00	\$ 6,500.00	\$ 97,696.27	\$ 38,500.00	334.78%
GATE RECEIPTS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 23,012.46	\$ -	0.00%
RENTALS - SENIOR CENTER			\$ -		\$ -	0.00%
ATHLETIC COMPLEX RENTAL	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,643.75	\$ -	0.00%
RENTALS - PAC CENTER			\$ -	\$ 13,396.25	\$ -	0.00%
CONTRIBUTIONS -MESSENGER			\$ -		\$ -	0.00%
SHARED SERVICES			\$ 46,500.00	\$ -	\$ -	0.00%
QZAB INTEREST REFUND	\$ 35,325.00	\$ 35,325.00	\$ 35,325.00	\$ 29,454.65	\$ -	0.00%
MISC OTHER	\$ 5,000.01	\$ 5,000.01	\$ 130,000.00	\$ 18,086.81	\$ -	0.00%
STATE SUBSIDY	\$ 15,783,971.03	\$ 16,291,388.92	\$ 15,542,720.33	\$ 15,623,809.77	\$ (507,417.89)	-3.11%
STATE SUBSIDY - SUPT AGREEMENTS	\$ 125,000.00	\$ 125,000.00	\$ -	\$ 211,003.24	\$ -	0.00%
STATE AGENCY CLIENT	\$ 250,000.00	\$ 375,000.00	\$ 400,000.00	\$ 315,728.56	\$ (125,000.00)	-33.33%
NATIONAL BOARD CERTIFIED TEACHER			\$ -	\$ 6,000.00	\$ -	0.00%
STUDENT RECORDS			\$ -	\$ 15.00	\$ -	0.00%
INSURANCE CLAIMS - PROPERTY			\$ -	\$ 2,017.35	\$ -	0.00%
SALE OF FIXED ASSETS	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ 51,486.86	\$ -	0.00%
TOTAL GENERAL FUND	\$ 44,377,494.71	\$ 42,918,047.52	\$ 41,696,484.01	\$ 41,440,658.14	\$ 1,459,447.19	3.40%

WARRANT REPORT CATEGORIES

REGULAR INSTRUCTION

Regular programs of study for that part of the school organization which precedes approved secondary education. Elementary programs for students in 4-year old programs, as well as students in kindergarten through grade 8. Secondary programs for students in grades 9 through 12.

SPECIAL EDUCATION

Special programs include activities for elementary and secondary students receiving services outside the realm of regular programs.

CAREER AND TECHNICAL INSTRUCTION

Activities designed to assess and improve the wellbeing of students and supplement the teaching process.

OTHER INSTRUCTION

Activities that add to the educational experience of students but are not related to educational activities.

INSTRUCTIONAL SUPPORT

Services provided such as guidance, health, school resource officer, school health coordinator, professional development, library, instructional technology and student assessment.

SYSTEM ADMINISTRATION

Services provided by the school board, business office and the office of the superintendent.

SCHOOL ADMINISTRATION

Activities concerned with the directing and managing the operation of a particular school.

TRANSPORTATION

Activities concerned with conveying students to and from school, as provided by the state and federal law. This includes trips between home and school and trips to school activities.

FACILITIES AND OPERATIONS

Activities concerned with keeping the physical plant open, comfortable and safe for use and keeping the grounds, building and equipment in effective working condition and state of repair. This included the activities of maintaining safety in buildings.

DEBT SERVICE

Activities related to servicing the long-term debt incurred for the construction of a new school or a new addition to an existing school. This includes bond interest, retirement of bond debt, capital lease payments and other long term note principal and interest.

ALL OTHER FUNCTIONS

Transfer to and local expenditures for food service operations.

ADULT EDUCATION

Adult and continuing education programs

OBJECT REPORT CATEGORIES

40000 Revenue

These codes are for recording revenue

51000 Personal Services - Salaries

Amounts paid to both permanent and temporary school district employees, including personnel substituting for those in permanent positions. This includes gross salary for personal services rendered while on the payroll of the school district

52000 Employee Benefits

Amounts paid by the school administrative unit on behalf of employees

53000 Purchased Professional and Technical Services

Services that by their nature can be performed only by persons or firms with specialized skills and knowledge

54000 Purchased Property Services

Services purchased to operate, repair, maintain, and rent property owned or used by the school administrative unit. These services are performed by persons other than school administrative unit employees

55000 Other Purchased Services

Amounts paid for services rendered by organizations or personnel not on the payroll of the school administrative unit (separate from Professional and Technical Services or Property Services)

56000 General Supplies

Amounts paid for items that are consumed, are worn out, or have deteriorated through use or items that lose their identity through fabrication or incorporation into different or more complex units or substances

57000 Property

Expenditures for acquiring capital assets, including land, existing buildings, existing infrastructure assets and equipment

58000 Debt Service and Miscellaneous

Amounts paid for goods and services not otherwise classified elsewhere

59000 Other Items

Used to classify transactions that are not property recorded as expenditures/expenses but require control and reporting by the school administrative unit

Memo

2024 Mower Purchase/Replacement

As we look toward warmer weather, we would like to purchase a new 2024 Bobcat zero turn mower and use it to replace our 2009 Kubota zero turn and purchase a new 2024 Walker mower to replace the 2011 Walker that was taken out of service last summer for mechanical failure.

This will set us up nicely for the next budget cycle to replace the 2008 Walker mower and the 2006 Cub Cadet mower.

We budgeted for funds from the Cemetery reserve to be used, with Board approval. The balance of the Cemetery Equipment Reserve account is \$44,705.00.

The Cemetery Committee has reviewed these and recommends the following purchases:

Estimates:

Walker Commercial Mower

Union Farm Equipment	\$22,839.00
MB Tractor & Equipment	\$22,645.00
Power Equipment Plus	\$23,965.00

Zero Turn Mower

Bobcat	\$13,110.20
Kubota MB Tractor Equipment	\$14,345.00
Ferris ISX3300 Whittemore & Sons	\$15,500.00

Estimate Walker and bobcat Total	\$35,755.20
Reserve balance	<u>\$44,705.00</u>
Balance	\$ 8,949.80



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 Fax: (603) 286-2039
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SHIP TO

SOLD TO
 TOW199 TOWN OF BELGRADE
 COREY ALEXANDER
 990 AUGUSTA ROAD
 BELGRADE, ME 04917

QUOTATION

Sold By: TMT PO #: WALKER Date 4/04/24 QUOTE F003192
 Ship By: Tax #: 7:58:04 PRT: 4 Open

Tax	D	Qty	Description	Price	Amount
			Group: 01		
			EQUIPMENT QUOTE		
N		1	MT27I WALKER - UNIT ONLY	17135.00	17135.00
N		1	DC48 48" DECK	3500.00	3500.00
N		1	HIDUMP	6430.00	6430.00
N		1	SS6103-6 UPGRADED SEAT	550.00	550.00
			** TOTAL EQUIPMENT QUOTE		27615.00
			REBATES ALLOWED		
N			TOWN BID DISCOUNT WALKER		4970.00

Quotes are valid for thirty days. Prices are subject to change at vendors discretion. All prices quoted FOB vendor shipping point unless specifically noted.
 Special order parts are to be prepaid in full in advance, charged to a valid open account, or billed to a credit card.
 There are no returns of special order parts.
 TRUCKING IS NOT COVERED BY THE MANUFACTURERS WARRANTY. TRUCKING COSTS ARE THE RESPONSIBILITY OF THE CUSTOMER.

** SUBTOTAL 22645.00

X _____ Charge Sale

Phone: (207) 215-1021

PAY THIS
 AMOUNT



\$22645.00



Product Quotation
 Quotation Number: TG446568
 Quote Sent Date: Apr 05, 2024
 Expiration Date: May 05, 2024

Prepared By
Tom Gagnon
 Phone: +12076533959
 Email: tgagnon@jordanequipmentne.com

Customer
Town of Belgrade
 990 AUGUSTA RD
 BELGRADE, ME, 04917-3834
 Phone: +1 207 495 2258

Contact

Dealer
Jordan Equipment Company, Augusta, ME
 664 CIVIC CENTER DR.
 AUGUSTA, ME, 04330

Item Name	Item Number	Quantity	Price Each	Total
ZT7061SP - ZT7000 Zero Turn Riding Mower	9997010	1	12,862.20	12,862.20

Standard Equipment:

Engine:

Kawasaki FX1000V Gas Engine

Deck:

AirFXTM Cutting System

Air-Gap Baffles

XL Grass Discharge Chute

Front bull-nose designed

Deep profile

Adjustable front lips

Cast Iron Spindle Assemblies

Engine Compartment:

Rotating rear bumper

2 inch hitch receiver

Tires:

Drive Tires: 26 x 12 - 12 OTR

Caster Tires: 15 x 6.5 - 6 No Flat OTR

Transmission:

Hydro-Gear™ ZT-5400 2-Speed Hydrostatic Transaxle

Operator Platform:

Instrumentation: Fuel Gauges, Hour meter and PTO Throttle and Choke Cables

12 V Plug Outlet

Key Switch

Front Mounted Light

Extra High Back Full Mechanical Suspension Seat

Padded Arm Rest

Fore/Aft Adjustment

Seat Belt

Roll Over Protective Structure (ROPS) meets OSHA 1928.51 & 1928.52

Meets standard ANSI/OPEI B71.4

Anti-Vibration Foot Plate

Operator Controls:

Hand Deck Lift Assist

Adjustable Foot Deck Lift Assist

Height of Cut Tethered Pin

Adjustable Control Levers

Fore/Aft/Up/Down

Warranty:

36 months, or 2000 hours whichever occurs first

BOSS-VAC PRO, 12BU DFS, COLL	970651	1	100.00	100.00
Orange Bumper Kit	970656	1	18.00	18.00
61" Deck Kit	970613	1	130.00	130.00

Total for ZT7061SP - ZT7000 Zero Turn Riding Mower 13,110.20

Quote Total - USD	13,110.20
Sales total before Taxes	13,110.20
Taxes	0.00



UNION FARM EQUIPMENT
 1893 Heald Highway
 Union, ME 04862
 (207) 785-0301
 sales@unionfarmequip.com
 unionfarmequipment.com

Quote

ADDRESS

Town of Belgrade, ME
 ATTN: Cory Alexander
 6 Manchester Road
 Belgrade, ME 04917

SHIP TO

Town of Belgrade, ME
 ATTN: Cory Alexander
 6 Manchester Road
 Belgrade, ME 04917

QUOTE # 1325

DATE 03/28/2024

SALES REP

Rob Mason

ITEM	DESCRIPTION	PRICE
MT27iGHS	Walker MT27iGHS10 Commercial Mower, 27 HP Kohler Gas engine with electronic fuel injection, 4.7 gallon fuel capacity, dual hydrostatic "Zero-Turn" transmission, 48 inch center discharge deck, shaft driven, 1.0 in - 4 1/2 in cutting height, 10 1/2 inch blower, 10.0 cu ft. grass handling system.	22,839.00T
Includes	Suspension Seat and High Dump are installed and included with the machine price.	0.00T
Subtotal:		22,839.00

Unless otherwise noted, all new tractors include a block heater and rear work light. All new tractor loaders include a bucket hook and grill guard. All equipment quotes include setup and training. Additionally, at the first service interval (50 hours), the customer pays for fluids and filters only; Union Farm Equipment will absorb all labor and transportation costs within 50 miles of Union. In most cases, warranty work is performed at the dealership. Transportation is available, please ask for details.

SUBTOTAL	22,839.00
TAX	0.00
TOTAL	\$22,839.00

SAFETY IS IMPORTANT TO US: We offer loaded rear tires on new tractors at wholesale cost.

We appreciate this opportunity to earn you as our customer.

We are open, Mon-Sat 7:30 A.M. - 5:00 P.M. INCLUDING ALL DAY SATURDAY!

Accepted By

Accepted Date



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SOLD TO
TOW199 TOWN OF BELGRADE
COREY ALEXANDER
990 AUGUSTA ROAD
BELGRADE, ME 04917

SHIP TO

QUOTATION

Sold By: TMT PO #: KUBOTA 60" Date 4/04/24 QUOTE
Ship By: Tax #: 8:11:38 PRT: 1 F003231
Open

Tax	D	Qty	Description	Price	Amount
			Group: 01		
			EQUIPMENT QUOTE		
N		1	Z781KWITW-60 W 60" DECK	15299.00	15299.00
N			KUBOTA DISCOUNT		
			MUNICIPALITY DISCOUNT		954.00

COMMERCIAL ZTR MWR 30HP EFI W/TWEELS WITH 60" DECK

PRICE ON THIS SALES QUOTE IS AN ESTIMATE AND IS SUBJECT TO BEING INCREASED. FINAL PRICING AND APPLICABLE PROGRAMS WILL BE ESTABLISHED AT DELIVERY. ORDER CANCELLATION AND REFUND OF EARNEST MONEY DEPOSITS ARE AVAILABLE IN THE EVENT OF A PRICE INCREASE BETWEEN THE DATE OF THE QUOTE AND THE DATE OF DELIVERY

Quotes are valid for thirty days. Prices are subject to change at vendors discretion. All prices quoted FOB vendor shipping point unless specifically noted. Special order parts are to be prepaid in full in advance, charged to a valid open account, or billed to a credit card. There are no returns of special order parts. TRUCKING IS NOT COVERED BY THE MANUFACTURERS WARRANTY. TRUCKING COSTS ARE THE RESPONSIBILITY OF THE CUSTOMER.

** SUBTOTAL 14345.00

X _____ Charge Sale

Phone: (207) 215-1021

PAY THIS AMOUNT

\$14345.00

Memo

Carbon Cash Back letter

With the passage of Article 8 at this year's Annual Town Meeting, a letter has been drafted and ready for the Board's review and approval, signatures. Once signed, the letter will be mailed out to:

President Joseph R. Biden
The White House
1600 Pennsylvania Avenue
Washington, DC 20500

Congressman Jared Golden
1223 Longworth House Office Building
Washington, DC 20515
(202) 225-6306

Governor Janet T. Mills
Office of the Governor
#1 State House Station
Augusta, ME 04333-0001

Senator Matthew Pouliot
Senate District 15
3 State House Station
Augusta, ME 04333

Senator Susan Collins
413 Dirksen Senate Office Building
Washington, DC 20510
(202) 224-2523

Representative Dan Newman
House District 58
House Minority Office
Room 332, State House
2 State House Station
Augusta, ME 04333-0002

Senator Angus King
133 Hart Senate Office Building
Washington, DC 20510
(202) 224-5344

Congresswoman Chellie Pingree
2162 Rayburn House Office Building
Washington, DC 20515
(202) 225-6116



TOWN OF BELGRADE
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Town of Belgrade
990 Augusta Road
Belgrade, ME 04917

Phone: (207) 495-2258
Fax: (207) 495-2742
E-Mail: townmanager@townofbelgrade.com

April 16, 2024

President Biden, Governor Mills, and esteemed members of the House and Senate of both the Federal and State delegation:

On March 15 and 16, 2024, the Town of Belgrade, Maine held a Town Meeting and Municipal Election. On the ballot was warrant article 8, "To see if the town will authorize the Board of Selectpersons to convey to Belgrade's state legislators, Members of Congress, Governor, and President of the United States that the town hereby calls upon our Federal elected representatives to enact Cash Back Carbon pricing legislation to protect Maine from the costs and environmental risks of continued climate inaction. Cash-Back Carbon Pricing charges fossil fuel producers for their carbon pollution and rebates the money collected to all residents on an equal basis with monthly dividend checks. The record of the vote approving this resolution shall be transmitted by written notice to the above-mentioned parties by the Board of Selectpersons within 30 days of this vote."

The article passed with 171 yes votes and 96 no votes, 10 ballots were left blank, for a total of 276 voters of 2,924 registered voters.

As such, we, the Select Board of the Town of Belgrade, do set our hands to transmit said record, this 16th day of April 2024.

Respectfully,

Carol Johnson, Chair

Peter Rushton, Vice Chair

Melanie Jewell, Selectperson

Daniel Newman, Selectperson

Barbara Allen, Selectperson

Memo

Grant Letter of Support for Belgrade Fire & Rescue

A draft letter of support for the Board's signature is included for your review. The grant application must be submitted by April 24.

Memo

Appointments/Resignations

New Appointments:

Loyce Hayslett	Senior Resources Committee, new appointment
Michael Ashland	Senior Resources Committee, new appointment
Michial Heino	Comprehensive Plan Committee, new appointment
Matthew Elliott	Water District Trustee, new appointment

Re-appointments:

Kim Haggan	Senior Resources Committee re-appointment
------------	---

Resignations:

Michael Barrett	Lakes and Natural Resources Committee
-----------------	---------------------------------------

Other Annual Appointments:

Per Maine statute under the Town Manager Plan of Government, authority is given to the Town Manager to appoint town officials except members of boards, commissions, committees and single assessors:

6. Appoint town officials. Unless otherwise provided by town ordinance, shall appoint, supervise and control all town officials whom the municipal officers are required by law to appoint, except members of boards, commissions, committees and single assessors; and appoint, supervise and control all other officials, subordinates and assistants, except that the town manager may delegate this authority to a department head and report all appointments to the select board;

The following have been appointed for 2024:

E911 Addressing Officer	Hans Rasmussen	1 yr
Code Enforcement Officer	Hans Rasmussen	1 yr
Plumbing Inspector	Hans Rasmussen	1 yr
Cemtery Sexton	Cory Alexander	1 yr
Assistant Sexton	Kevin Merrill	1 yr
Civil Emergency Mgt. Dr.	Edward Ketch, Jr.	
Public Information Officer	Jeremy Damren	1 yr
BMV Agent, Motor Vehicle	Nicholas Poole	1 yr
Tax Collector	Nicholas Poole	1 yr
Treasurer	Nicholas Poole	1 yr
Agent, IF&W	Mary Vogel	1 yr
Registrar	Mary Vogel	1 yr
Town Clerk	Mary Vogel	1 yr
Freedom of Information Officer	Mary Vogel	1 yr
Road Commissioner	Jason Stevens	1 yr
Tree Warden	Jason Stevens	1 yr

TOWN OF BELGRADE



Board/Committee Appointment & Re-appointment Application

Application for Appointment or re-appointment to:

- | | |
|---|--|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Parks & Recreation |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Board of Assessment & Review |
| <input type="checkbox"/> Dams Committee | <input type="checkbox"/> Transfer Station & Recycling Com. |
| <input type="checkbox"/> Cemetery Committee | <input type="checkbox"/> Budget Committee |
| <input type="checkbox"/> Library Trustee | <input type="checkbox"/> Tree Committee |
| <input type="checkbox"/> Long Range Planning Com. | <input type="checkbox"/> Comprehensive Plan Review Committee |
| <input checked="" type="checkbox"/> Senior Resource Committee | |
| Other _____ | |

If this is a re-appointment please state the number of years you have served _____

Name Loyce Haustett

Address _____

Phone # (Home) _____ (Work) retired Email: _____

Place of Employment retired

Education & Experience B.A. Bridgewater College - 1959; Master Lib Science - U. of N. 1978

Interests and Hobbies weaving, gardening, cooking

Why do you wish to serve on a municipal board or committee?

serve in the Town

References

Name Luis Doran Phone # _____

Name Barbara Allen Phone # _____

Please Return to: Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917

Email Address: _____

TOWN OF BELGRADE



Board/Committee Appointment & Re-appointment

Application for Appointment or re-appointment to:

- | | |
|--|--|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Parks and Recreation |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Board of Assessment and Review |
| <input type="checkbox"/> Dams Committee | <input type="checkbox"/> Transfer Station/Recycling Com. |
| <input type="checkbox"/> Cemetery Committee | <input type="checkbox"/> Budget Committee |
| <input type="checkbox"/> Library Trustee | <input type="checkbox"/> Comprehensive Plan Committee |
| <input checked="" type="checkbox"/> Senior Resource Committee | <input type="checkbox"/> Communications Committee |
| <input type="checkbox"/> Lakes and Natural Resources Committee | <input type="checkbox"/> Roads Committee |
| <input type="checkbox"/> Other | |

MAR 29 '24 PM 12:46
MAR 29 '24 PM 12:46

If this is a re-appointment please check the box and state the number of years. (_____ years)

Name Michael D. Ashland
Address 245 BARTLETT RD
Phone # (Home) 207-465-6306 (Work) _____ Email: WARLORD@MIDMAINE
Place of Employment HOME .COM
Education & Experience COLLEGE DEGREE IN ET - QUALITY ENGINEER

Interests and Hobbies SCIENCE, SYSTEM MANAGEMENT, MILITARY HISTORY, WARGAMING

Why do you wish to serve on a municipal board or committee?

INTERESTED IN SUPPORTING BELGRADE'S EFFORT TO PROVIDE SENIOR RESOURCES + SERVICES

References

Name AUDARY MERRROW Phone # 207-530-2440
Name BONNIE PECK Phone # 339-933-0640

Please Return to:

Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917

I understand that as a committee member, I will be required to read the Town of Belgrade Anti-Harassment, Discrimination and Workplace Bullying Prevention Policy. Please check the box (Required)

TOWN OF BELGRADE



Board/Committee Appointment & Re-appointment

Application for Appointment or re-appointment to:

- | | |
|--|--|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Parks and Recreation |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Board of Assessment and Review |
| <input type="checkbox"/> Dams Committee | <input type="checkbox"/> Transfer Station/Recycling Com. |
| <input type="checkbox"/> Cemetery Committee | <input type="checkbox"/> Budget Committee |
| <input type="checkbox"/> Library Trustee | <input checked="" type="checkbox"/> Comprehensive Plan Committee |
| <input type="checkbox"/> Senior Resource Committee | <input type="checkbox"/> Communications Committee |
| <input type="checkbox"/> Lakes and Natural Resources Committee | <input type="checkbox"/> Roads Committee |
| <input type="checkbox"/> Other | |

If this is a re-appointment please check the box and state the number of years. (_____ years)

Name Michael C Heino
Address Belgrade Lakes Maine
Phone # (Home) _____ (Work) _____ Email: _____
Place of Employment Retired
Education & Experience 1 yr college 4 yrs Air Force, 24 yrs State Police
2 yrs Safety Director at Bisson Transportation, 18 yrs business
owner, 25 yrs part time Funeral Attendant
Interests and Hobbies Hunting, Fishing, Skiing, Traveling

Why do you wish to serve on a municipal board or committee?

I have served on Cemetery Committee since 2008 served
on Appeals Board since 2018. Served on first responders
memorial committee. Enjoy working towards improving the
Town and making it a better community to live and work in.

References

Name Anthony Wilson Phone # _____
Name _____ Phone # _____

Please Return to:

Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917



I understand that as a committee member, I will be required to read the Town of Belgrade Anti-Harassment, Discrimination and Workplace Bullying Prevention Policy. Please check the box (Required)

MAR 25 '24 AM 11:51

TOWN OF BELGRADE



Board/Committee Appointment & Re-appointment

Application for Appointment or re-appointment to:

- | | |
|---|--|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Parks and Recreation |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Board of Assessment and Review |
| <input type="checkbox"/> Dams Committee | <input type="checkbox"/> Transfer Station/Recycling Com. |
| <input type="checkbox"/> Cemetery Committee | <input type="checkbox"/> Budget Committee |
| <input type="checkbox"/> Library Trustee | <input type="checkbox"/> Comprehensive Plan Committee |
| <input type="checkbox"/> Senior Resource Committee | <input type="checkbox"/> Communications Committee |
| <input type="checkbox"/> Lakes and Natural Resources Committee | <input type="checkbox"/> Roads Committee |
| <input checked="" type="checkbox"/> Other <i>Water District</i> | |



If this is a re-appointment please check the box and state the number of years. (_____ years)

Name Matthew J Elliott

Address Belgrade, ME 04917

Phone # (Home) _____ (Work) _____ Email: _____

Place of Employment 116 Industries LLC

Education & Experience Bachelors Degree, 7 years as a project coordinator for Time Warner / Adelphia

Interests and Hobbies _____

Why do you wish to serve on a municipal board or committee?

References

Name _____ Phone # _____

Name _____ Phone # _____

Please Return to:

Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917



I understand that as a committee member, I will be required to read the Town of Belgrade Anti-Harassment, Discrimination and Workplace Bullying Prevention Policy. Please check the box (Required)

TOWN OF BELGRADE



Board/Committee Appointment & Re-appointment

Application for Appointment or re-appointment to:

- | | |
|--|--|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Parks and Recreation |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Board of Assessment and Review |
| <input type="checkbox"/> Dams Committee | <input type="checkbox"/> Transfer Station/Recycling Com. |
| <input type="checkbox"/> Cemetery Committee | <input type="checkbox"/> Budget Committee |
| <input type="checkbox"/> Library Trustee | <input type="checkbox"/> Comprehensive Plan Committee |
| <input checked="" type="checkbox"/> Senior Resource Committee | <input type="checkbox"/> Communications Committee |
| <input type="checkbox"/> Lakes and Natural Resources Committee | <input type="checkbox"/> Roads Committee |
| <input type="checkbox"/> Other | |

If this is a re-appointment please check the box and state the number of years. (3 years)

Name Kim Haggan
 Address 296 Point Rd
 Phone # (Home) 495-2121 (Work) 287-5459 Email: Kimmyk@roadrunner.com
 Place of Employment DHHS
 Education & Experience 42 years in state government in progressive responsibility - State Registrar since 2016
 Interests and Hobbies _____

Why do you wish to serve on a municipal board or committee?

It's important to give back to your community, I served 32 years as ballot clerk, have served on Parks and recreation and budget committees in past years

References

Professional Name Carol Johnson Phone # 603-828-1252
 personal Name Kathy Gerard Phone # 207-592-2677

Please Return to:
 Town Manager
 Town of Belgrade
 990 Augusta Road
 Belgrade, ME 04917

I understand that as a committee member, I will be required to read the Town of Belgrade Anti-Harassment, Discrimination and Workplace Bullying Prevention Policy. Please check the box (Required)

Mary Vogel

From: mebarrett2017@twc.com
Sent: Monday, April 8, 2024 1:45 PM
To: Mary Vogel
Subject: COMMITTEE RESIGNATION

EXTERNAL MESSAGE:

Dear Mary:

It is with regret that I notify you of my immediate resignation from the Lakes and Natural Resources Committee. Time is catching up with me. The effort needed to do proper service to the Town becomes more difficult.

I would appreciate it if you would distribute this letter to the Select Board.

Sincerely,
Michael Barrett

cc: Pat Donahue &
Town Mgr.

Memo

Audit Request for Proposals

After reviewing the proposals from RKO and RHR Smith, we recommend continuing with RKO.

The difference between these two proposals is not minimal, but RKO does offer consulting throughout the year at no extra cost. RHR appears to charge \$125/hour to \$150/hour for any advisory or consulting services.

Also, RKO has completed our audits for the last five years and Nick has confirmed he has very few complaints. If there are any issues, they are always quick to respond and fix it. RKO has done a great job for us in meeting the deadline of town meeting. Switching auditors is no easy task, either, and could prove to be a challenge.

Memo

Food Sovereignty Ordinance

We have had a request from a resident to consider putting a Food Sovereignty Ordinance before voters. Maine Municipal Association provides information and a sample ordinance for municipalities which is included for your review and consideration.



Food Sovereignty Broadened

Maine Town & City - Legal Notes | Published: August, 2023

Maine's Food Sovereignty Act has been amended to greatly expand the potential scope of local food sovereignty. (PL 2023, c. 420).

As readers may know, the Act (7 M.R.S. §§ 281 - 286) authorizes municipalities to adopt ordinances "regarding direct producer-to-consumer transactions," and prohibits the state from enforcing food laws in Titles 7 and 22 otherwise applicable to transactions governed by the ordinance (except those applicable to meat and poultry). As we interpret the law, municipalities may decide the extent of local sovereignty up to the maximum allowed by the Act.

Current law allows municipalities to exempt "direct producer-to-consumer" transactions that are face-to-face transactions involving food or food products on the site where the food was produced.

Effective October 25, 2023, the definition of "direct producer-to-consumer transaction" will expand to include exchanges of food or food products directly between a food producer and a consumer by barter, trade or purchase on the property or premises owned, leased or rented by the food producer; at roadside stands, fundraisers, farmers' markets and community social events; or through buying clubs, deliveries or community-supported agriculture programs, herd-share agreements and other private arrangements.

Unfortunately, the legislation includes no transitional provisions. In our view, existing food sovereignty ordinances will not be rendered void, but neither will the expanded exemption automatically apply in municipalities that have food sovereignty ordinances.

For example, where an ordinance includes the existing definition of "direct producer-to-consumer" transaction, that narrower exemption will continue to govern unless and until the municipality chooses to amend its ordinance. Moreover, even if a municipal ordinance does not define "direct consumer-to-producer transaction," it may be necessary or advisable for the municipal legislative body to re-adopt the ordinance to approve the broader exemption (if desired). Food sovereignty is a local decision, and it cannot be assumed that local voters would approve the vast expansion allowed by the new law. Clarifying the bounds of local food sovereignty also reduces confusion for local food producers and consumers.

We recommend existing ordinances be reviewed with the assistance of legal counsel to determine if amendments are necessary.

Note that adoption of a municipal food sovereignty ordinance does not obligate the municipality to monitor, advise on or enforce said exemptions. Food producers are entirely responsible for determining, in consultation with their own legal counsel, which licenses they may or may not need and to determine where they may sell products.

See an updated Sample Food Sovereignty Ordinance and our Ordinance Enactment Information Packet on our website (www.memun.org).
(By S.F.P.)



Food Sovereignty & Municipal Liability

Maine Town & City - Legal Notes | Published: April, 2018

Question: Can a municipality be held liable if someone is sickened by food that has been exempted from State food safety laws by a local food sovereignty ordinance?

Answer: Probably not, because the Maine Tort Claims Act grants immunity from liability to governmental entities, including municipalities, for legislative acts (see 14 M.R.S.A. § 8104-B(1)). A "legislative act" includes, among other things, the adoption of any ordinance. Thus, the enactment of a food sovereignty ordinance probably does not give rise to municipal liability for claims resulting from food sales or transactions authorized under the ordinance.

But that's hardly the whole story. Just because a municipality may ultimately be immune from liability does not mean claimants are barred from filing suit. The costs of defending against a lawsuit (attorney's fees, etc.) are the same whether the municipality ultimately prevails or not, and they can be substantial. Moreover, the prevailing party in a lawsuit generally cannot recover its legal fees from the other party, so a municipality's costs of defending against a lawsuit based on a food sovereignty ordinance will come out of its own pocket, win or lose.

And then there's the matter of personal liability for producers. The sale of uninspected food or food products to the general public strikes us as a high-risk proposition, with significant potential for liability on the producer's part in case of contamination and illness. It may well be, as some food sovereignty ordinances provide, that consumers can enter into private agreements with producers to waive liability (though we doubt this is common practice). The validity of such agreements, however, particularly in view of the public health implications, seems very much an open question. (By R.P.F.)

Sample Food Sovereignty Ordinance – 2023

[This sample ordinance is provided by MMA Legal Services. It allows contains definitions consistent with maximum extent of food sovereignty allowed by statutory amendments enacted by PL 2023, c. 420, which will become effective October 25, 2023.

We strongly encourage municipalities to consult their municipal attorney prior to enacting any ordinance.]

Municipality/Plantation of _____ Local Food Sovereignty Ordinance

Sec. 1 Short Title

This ordinance shall be known and may be cited as the “Local Food Sovereignty Ordinance.”

Sec. 2. Authority and Purpose.

This Ordinance is intended to provide residents increased access to local food, to support the ability of residents to produce, sell, purchase and consume locally produced foods, and to reduce governmental regulation of local foods to the extent permitted by and pursuant to 7 M.R.S. § 281 - § 286.

This Ordinance is enacted pursuant to 7 M.R.S. § 284 and the home rule authority granted to municipalities by 30-A M.R.S. § 3001, or in the case of plantations, per authority of 30-A M.R.S. § 7051(11).

Sec. 3. Definitions.

As used in this ordinance, the following words have the meanings stated below:

Direct producer-to-consumer transaction. "Direct producer-to-consumer transaction" means an exchange of food or food products directly between a food producer and a consumer by barter, trade or purchase on the property or premises owned, leased or rented by the food producer; at roadside stands, fundraisers, farmers' markets and community social events; or through buying clubs, deliveries or community-supported agriculture programs, herd-share agreements and other private arrangements.

Food or food products. "Food or food products" means food or food products that are grown, produced, processed, or prepared for human consumption, including, but not limited to, vegetables, fruit, milk or milk products, meat or meat products, poultry or poultry products, fish or fish products, seafood or seafood products, fresh produce, cider or juice, acidified foods or canned fruits or vegetables.

State food law. "State food law" means any provision of Title 7 or Title 22 of the Maine Revised Statutes that regulates direct producer-to-consumer transactions.

Sec. 4. License and Inspection Exemptions.

- A. Notwithstanding any other provision of the Ordinances of this municipality to the contrary, producers, growers, and processors of food or food products in the municipality are exempt from licensure and inspection requirements contained in State food law (as defined above) with respect to their direct producer-to-consumer transactions as defined herein.
- B. Pursuant to 7 M.R.S. § 285, the exemption provided in section 4(A) above does not apply to any transactions involving meat, meat products, poultry or poultry products, as those terms are defined in 22 M.R.S. § 2511. All such transactions remain subject to state inspection and licensing pursuant to Chapter 562-A of Title 22 of the Maine Revised Statutes and the rules adopted thereunder.

5. Severability.

If any section or provision of this ordinance is declared to be invalid by a court of competent jurisdiction, such decision shall not invalidate any other section or provision of this ordinance.

6. Effective Date.

This ordinance shall become effective upon its adoption, or October 25, 2023, whichever is later.

Memo

RSU 18 FY25 FUEL BID RESULTS:

#2 Oil - Fabian Oil 30 day / \$2.989
CONTACT INFO - Max Marston maxmarston@fabianoil.com

Propane - Fabian Oil 30 day / \$1.429
CONTACT INFO - Max Marston maxmarston@fabianoil.com

Gas - D.K. Burke 30 day / \$2.94
CONTACT INFO - Jill Frias jill.frias@burkeoil.com 1-800-289-2875

Diesel - D.K. Burke 30 Day / \$3.19
CONTACT INFO - Jill Frias jill.frias@burkeoil.com 1-800-289-2875

Hi Lorna,

Here are you updated prices:

Heating Oil 5600 Gallons 7/1/24 – 6/30/25 = \$3.205

Propane 3000 gallons 7/1/24 – 6/30/25 = \$1.55

Dyed Diesel 500 gallons 7/1/24 – 6/30/25 = \$3.375

Dyed Diesel is off-road diesel (blended in the winter).

Sincerely,

Paul Nadeau, Augusta Fuel Company (AFC)

Memo

Warrants

Payroll Warrant 40	\$21,020.44
BMV Warrant 41	\$5,340.05
AP Warrant 42	\$66,012.87

A / P Warrant

Warrant 41

Jrnl	Check	Month	Invoice Description	Reference	Encumbrance
Description	Account	Proj	Amount	Encumbrance	
00021 STATE OF MAINE, BMV					
0118	523	04	BMV REPORT 3/29-4/5/2024		
BMV REPORT 3/29-4/5/2024	G 1-214-00			5,340.05	0.00
			GEN'L FUND / BMV		
Vendor Total-				5,340.05	
Prepaid Total-				0.00	
Current Total-				5,340.05	
EFT Total-				0.00	
Warrant Total-				5,340.05	

THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS LISTED ABOVE THE SUM SET AGAINST EACH NAME AND YOU ARE DIRECTED TO PAY UNTO THE PARTIES NAMED IN THIS SCHEDULE.

CAROL JOHNSON, SELECTPERSON CHAIR *Carol Johnson*
MELANIE JEWELL, SELECTPERSON _____
DANIEL NEWMAN, SELECTPERSON _____
PETER RUSHTON, VICE CHAIR _____
BARBARA ALLEN, SELECTPERSON _____
LORNA DEE NICHOLS, TOWN MANAGER _____

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
00030 A.A.A. PORTABLE TOILETS						
0125	654	04	CEMETERY TOILET	60170		
CEMETERY TOILET			E 12-01-20-06		175.00	0.00
			CEMETERY / CEMETERY - SERVICES / RENTALS			
			Vendor Total-		175.00	
00289 AUGUSTA FUEL CORP.						
0125	655	04	TRANSFER STATION HEATING	6050532		
TRANSFER STATION HEATING			E 13-09-20-05		87.60	0.00
			FACILITIES / TRANSFER STA - SERVICES / HEATING			
			Invoice Total-		87.60	
0125	655	04	GARAGE HEATING	6050290		
GARAGE HEATING			E 13-04-20-05		103.11	0.00
			FACILITIES / GARAGE - SERVICES / HEATING			
			Invoice Total-		103.11	
0125	655	04	LAKES FD HEATING	6049525		
LAKES FD HEATING			E 13-06-20-05		583.35	0.00
			FACILITIES / FD:LAKES - SERVICES / HEATING			
			Invoice Total-		583.35	
			Vendor Total-		774.06	
00238 BAKER & TAYLOR BOOKS # 510486						
0125	656	04	BOOKS AND PERIODICALS	5018824105		
BOOKS AND PERIODICALS			E 30-01-30-09		264.99	0.00
			LIBRARY / LIBRARY - SUPPLIES / BOOKS			
			Invoice Total-		264.99	
0125	656	04	BACKORDERED	5018844868		
BACKORDERED			E 30-01-30-09		27.92	0.00
			LIBRARY / LIBRARY - SUPPLIES / BOOKS			
			Invoice Total-		27.92	
			Vendor Total-		292.91	
00159 BIG TEX TRAILER WORLD						
0125	657	04	PLOW REPAIRS	24566		
PLOW REPAIRS			E 13-01-35-01		520.00	0.00
			FACILITIES / GENERAL - REPAIRS / EQUIPMENT			
			Vendor Total-		520.00	
00386 BOUNDTREE MEDICAL						
0125	658	04	EMS SUPPLIES	85291942		
EMS SUPPLIES			E 05-05-30-07		1,011.48	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / EMS			
			Vendor Total-		1,011.48	
00376 CARDMEMBER SERVICES						
0125	664	04	ANNUAL REPORTS PRINTING	7780		
ANNUAL REPORTS PRINTING			E 01-10-25-02		1,500.00	0.00
			GEN'L GOV. / ADMIN - PRINTING / ANNUAL REPOR			
			Invoice Total-		1,500.00	
0125	664	04	ADMIN ZOOM MEMBERSHIP	2024		
ADMIN ZOOM MEMBERSHIP			E 01-10-20-07		169.49	0.00
			GEN'L GOV. / ADMIN - SERVICES / CONTRACTED			
			Invoice Total-		169.49	
0125	664	04	FACEBOOK ADS COMP PLAN	0059,6054		
FACEBOOK ADS COMP PLAN			E 01-10-20-03		4.00	0.00
			GEN'L GOV. / ADMIN - SERVICES / ADVERTISING			
			Invoice Total-		4.00	

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
0125	664	04	ADOBE SUBSCRIPTION	6378		
ADOBE SUBSCRIPTION			E 01-10-20-07		19.99	0.00
			GEN'L GOV. / ADMIN - SERVICES / CONTRACTED			
			Invoice Total-		19.99	
0125	664	04	CHLORINE	7974		
CHLORINE			E 25-30-35-15		49.70	0.00
			RECREATION / REC PROGRAMS - REPAIRS / POOL			
			Invoice Total-		49.70	
0125	664	04	WATER TESTING KIT	8363		
WATER TESTING KIT			E 13-02-20-08		36.90	0.00
			FACILITIES / CFAS - SERVICES / WATER QUALTY			
			Invoice Total-		36.90	
0125	664	04	LIBRARY ZOOM	0050		
LIBRARY ZOOM			E 30-01-20-07		16.95	0.00
			LIBRARY / LIBRARY - SERVICES / CONTRACTED			
			Invoice Total-		16.95	
0125	664	04	POSTAGE	2578		
POSTAGE			E 01-10-30-01		100.00	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE			
			Invoice Total-		100.00	
0125	664	04	POSTAGE	1231		
POSTAGE			E 01-35-30-01		9.50	0.00
			GEN'L GOV. / ELECTIONS - SUPPLIES / POSTAGE			
			Invoice Total-		9.50	
0125	664	04	LIVESCRIIBE PEN	2225		
LIVESCRIIBE PEN			E 01-10-30-04		122.89	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OPERATING			
			Invoice Total-		122.89	
0125	664	04	CORDED TELEPHONE HEADSET	1828		
CORDED TELEPHONE HEADSET			E 01-10-30-04		29.99	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OPERATING			
			Invoice Total-		29.99	
0125	664	04	LABOR LAW POSTERS	6238		
LABOR LAW POSTERS			E 01-10-30-03		29.90	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OFFICE			
			Invoice Total-		29.90	
0125	664	04	KEY CABINET	2646		
KEY CABINET			E 13-01-30-04		20.95	0.00
			FACILITIES / GENERAL - SUPPLIES / OPERATING			
			Invoice Total-		20.95	
0125	664	04	POSTAGE	6772		
POSTAGE			E 01-10-30-01		100.00	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE			
			Invoice Total-		100.00	
0125	664	04	CART REPAIRS	0026		
CART REPAIRS			E 12-01-35-01		948.44	0.00
			CEMETERY / CEMETERY - REPAIRS / EQUIPMENT			
			Invoice Total-		948.44	
0125	664	04	POSTAGE	7566		
POSTAGE			E 01-10-30-01		100.00	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE			
			Invoice Total-		100.00	
0125	664	04	LAMINATING SHEETS	1104		
LAMINATING SHEETS			E 01-10-30-03		38.11	0.00

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
			GEN'L GOV. / ADMIN - SUPPLIES / OFFICE			
			Invoice Total-		38.11	
0125	664	04	INK STAMP	8356		
INK STAMP			E 01-10-30-03		19.88	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OFFICE			
			Invoice Total-		19.88	
0125	664	04	PLANNER	4494		
PLANNER			E 13-01-30-04		18.38	0.00
			FACILITIES / GENERAL - SUPPLIES / OPERATING			
			Invoice Total-		18.38	
0125	664	04	ORGANIZER	3382		
ORGANIZER			E 01-10-30-03		139.60	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OFFICE			
			Invoice Total-		139.60	
0125	664	04	BATTERIES	6067		
BATTERIES			E 01-10-30-03		9.48	0.00
			GEN'L GOV. / ADMIN - SUPPLIES / OFFICE			
			Invoice Total-		9.48	
0125	664	04	MICS FOR TOWN MEETING	825		
MICS FOR TOWN MEETING			E 01-10-40-04		189.78	0.00
			GEN'L GOV. / ADMIN - PURCHASES / EQUIPMENT			
			Invoice Total-		189.78	
0125	664	04	PADLOCKS	8838		
FACILITY			E 13-01-30-04		35.68	0.00
			FACILITIES / GENERAL - SUPPLIES / OPERATING			
			E 25-30-30-04		17.76	0.00
RECREATION			RECREATION / REC PROGRAMS - SUPPLIES / OPERATING			
			Invoice Total-		53.44	
0125	664	04	FOOD	0547		
FOOD			E 13-01-30-05		24.03	0.00
			FACILITIES / GENERAL - SUPPLIES / FOOD/WATER			
			Invoice Total-		24.03	
0125	664	04	FOOD	5436		
FOOD			E 25-30-30-05		6.94	0.00
			RECREATION / REC PROGRAMS - SUPPLIES / FOOD/WATER			
			Invoice Total-		6.94	
0125	664	04	EASTER	3869		
EASTER			E 25-30-31-03		32.97	0.00
			RECREATION / REC PROGRAMS - SPECIAL / EASTER			
			Invoice Total-		32.97	
0125	664	04	EASTER	1648		
EASTER			E 25-30-31-03		112.09	0.00
			RECREATION / REC PROGRAMS - SPECIAL / EASTER			
			Invoice Total-		112.09	
0125	664	04	EASTER	6915		
EASTER			E 25-30-31-03		149.85	0.00
			RECREATION / REC PROGRAMS - SPECIAL / EASTER			
			Invoice Total-		149.85	
0125	664	04	PICKLEBALLS	3831		
PICKLEBALLS			E 25-30-30-04		67.95	0.00
			RECREATION / REC PROGRAMS - SUPPLIES / OPERATING			
			Invoice Total-		67.95	
0125	664	04	FOOD	0527		
FOOD			E 01-10-30-04		33.46	0.00

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
			GEN'L GOV. / ADMIN - SUPPLIES / OPERATING			
			Invoice Total-		33.46	
0125	664	04	ELECTION FOOD	2760		
ELECTION FOOD			E 01-35-30-05		83.17	0.00
			GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER			
			Invoice Total-		83.17	
0125	664	04	ADOBE SUBSCRIPTIONS	0498,4453		
ADOBE SUBSCRIPTIONS			E 01-10-20-07		39.98	0.00
			GEN'L GOV. / ADMIN - SERVICES / CONTRACTED			
			Invoice Total-		39.98	
0125	664	04	ELECTION FOOD	0661		
ELECTION FOOD			E 01-35-30-05		110.90	0.00
			GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER			
			Invoice Total-		110.90	
0125	664	04	FOOD SUPPLIES ELECTION	2950,8788,8326		
FOOD SUPPLIES ELECTION			E 01-35-30-05		184.69	0.00
			GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER			
			Invoice Total-		184.69	
0125	664	04	SUPER SUNDAY FOOD	8892		
SUPER SUNDAY FOOD			E 05-05-30-05		108.26	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / FOOD/WATER			
			Invoice Total-		108.26	
0125	664	04	SD CARDS SUPER SUNDAY	9072		
SD CARDS SUPER SUNDAY			E 05-05-30-03		94.91	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / OFFICE			
			Invoice Total-		94.91	
0125	664	04	COFFEE SUPER SUNDAY	8032		
COFFEE SUPER SUNDAY			E 05-05-30-05		43.98	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / FOOD/WATER			
			Invoice Total-		43.98	
0125	664	04	POLISH	9740		
POLISH			E 05-05-30-04		47.45	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / OPERATING			
			Invoice Total-		47.45	
0125	664	04	BATTERIES	7013		
BATTERIES			E 05-05-30-04		74.94	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / OPERATING			
			Invoice Total-		74.94	
0125	664	04	POSTAGE	7659		
POSTAGE			E 30-01-30-01		4.62	0.00
			LIBRARY / LIBRARY - SUPPLIES / POSTAGE			
			Invoice Total-		4.62	
0125	664	04	MAINE BOOKS	6290		
MAINE BOOKS			E 30-01-30-09		83.99	0.00
			LIBRARY / LIBRARY - SUPPLIES / BOOKS			
			Invoice Total-		83.99	
0125	664	04	BOOKS AND PERIODICALS	8465		
BOOKS AND PERIODICALS			E 30-01-30-09		159.95	0.00
			LIBRARY / LIBRARY - SUPPLIES / BOOKS			
			Invoice Total-		159.95	
0125	664	04	POSTAGE	0381		
POSTAGE			E 30-01-30-01		8.83	0.00
			LIBRARY / LIBRARY - SUPPLIES / POSTAGE			
			Invoice Total-		8.83	

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
0125	664	04	OPERATING SUPPLIES		2349	
OPERATING SUPPLIES			E 30-01-30-04		12.64	0.00
			LIBRARY / LIBRARY - SUPPLIES / OPERATING			
			Invoice Total-		12.64	
0125	664	04	OPERATING SUPPLIES		6710	
OPERATING SUPPLIES			E 30-01-30-04		73.06	0.00
			LIBRARY / LIBRARY - SUPPLIES / OPERATING			
			Invoice Total-		73.06	
0125	664	04	BOOK TRUCK, OPERATING		3151	
OPERATING SUPPLIES			E 30-01-30-04		508.91	0.00
			LIBRARY / LIBRARY - SUPPLIES / OPERATING			
BOOK TRUCK			E 30-01-40-03		508.92	0.00
			LIBRARY / LIBRARY - PURCHASES / EQUIPMENT			
			Invoice Total-		1,017.83	
0125	664	04	WORK PANTS		2237	
WORK PANTS			E 15-05-30-08		181.71	0.00
			SOLID WASTE / WASTE - SUPPLIES / UNIFORMS			
			Invoice Total-		181.71	
0125	664	04	GLOVES		1592	
GLOVES			E 15-05-30-08		53.97	0.00
			SOLID WASTE / WASTE - SUPPLIES / UNIFORMS			
			Invoice Total-		53.97	
0125	664	04	VEST		1188	
VEST			E 15-05-30-08		57.98	0.00
			SOLID WASTE / WASTE - SUPPLIES / UNIFORMS			
			Invoice Total-		57.98	
			Vendor Total-		6,597.52	
00099 CHARTER COMMUNICATIONS						
0125	665	04	NBCC INTERNET			
NBCC INTERNET			E 25-30-20-01		14.02	0.00
			RECREATION / REC PROGRAMS - SERVICES / COMMUNICATIO			
			Vendor Total-		14.02	
00328 CITY OF WATERVILLE						
0125	666	04	DISPATCH SERVICES		8427	
DISPATCH SERVICES			E 05-10-99-99		7,431.45	0.00
			PUBLIC SAFTY / DISPATCH - EXPENSE / EXPENSE			
			Vendor Total-		7,431.45	
00053 DEAD RIVER COMPANY						
0125	667	04	TS OFF RD DIESEL		50328,50322	
TS OFF RD DIESEL			E 15-05-30-02		193.38	0.00
			SOLID WASTE / WASTE - SUPPLIES / FUEL			
			Vendor Total-		193.38	
00288 GALE/CENGAGE LEARNING						
0125	668	04	MARCH LARGE PRINT		84015969	
MARCH LARGE PRINT			E 30-01-30-09		31.99	0.00
			LIBRARY / LIBRARY - SUPPLIES / BOOKS			
			Vendor Total-		31.99	
00115 HUSSEY COMMUNICATIONS, INC.						
0125	669	04	FIRE REPEATER		144511	
FIRE REPEATER			G 3-606-00		225.00	0.00
			CAPITAL PROJ / TOWER			
			Vendor Total-		225.00	
00345 INDUSTRIAL PROTECTION SERVICES LLC						

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
0125	670	04	SCBA AIR COMPRESSOR REPAI	193873-00		
SCBA AIR COMPRESSOR REPAI			E 05-05-35-01		1,376.48	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - REPAIRS / EQUIPMENT			
			Invoice Total-		1,376.48	
0125	670	04	SCBA REPAIRS	193830-00		
SCBA REPAIRS			E 05-05-35-01		1,050.00	0.00
			PUBLIC SAFTY / FD/ RSC DEPT - REPAIRS / EQUIPMENT			
			Invoice Total-		1,050.00	
			Vendor Total-		2,426.48	
00019 KENNEBEC SHERIFF'S OFFICE						
0125	671	04	SHERRIFF PRESENCE	17		
SHERRIFF PRESENCE			E 01-35-20-10		1,190.00	0.00
			GEN'L GOV. / ELECTIONS - SERVICES / SECURITY			
			Vendor Total-		1,190.00	
00638 LEAF						
0125	672	04	COPIER	16332394		
COPIER			E 01-10-20-14		126.82	0.00
			GEN'L GOV. / ADMIN - SERVICES / COPIER			
			Invoice Total-		126.82	
0125	672	04	COPIER	16281812		
COPIER			E 25-30-20-07		10.18	0.00
			RECREATION / REC PROGRAMS - SERVICES / CONTRACTED			
			Invoice Total-		10.18	
			Vendor Total-		137.00	
00296 LIFESAVERS, INC						
0125	673	04	AED PADS LIBRARY	264888		
AED PADS LIBRARY			E 30-01-30-04		135.51	0.00
			LIBRARY / LIBRARY - SUPPLIES / OPERATING			
			Vendor Total-		135.51	
00002 MAINE MUNICIPAL ASSOCIATION						
0125	674	04	BUDGET TRAINING	1000459422		
BUDGET TRAINING			E 01-10-13-01		15.00	0.00
			GEN'L GOV. / ADMIN - EDUCATION / EDUCATION			
			Invoice Total-		15.00	
0125	674	04	WORKERS COMP	66750		
WORKERS COMP			E 23-15-99-99		8,676.90	0.00
			INSURANCE / WORKERS COMP - EXPENSE / EXPENSE			
			Invoice Total-		8,676.90	
0125	674	04	MMA MEMBERSHIP	2024		
MMA MEMBERSHIP			E 01-10-14-01		6,075.00	0.00
			GEN'L GOV. / ADMIN - MEMBERSHIP / MMA			
			Invoice Total-		6,075.00	
			Vendor Total-		14,766.90	
00582 MAINE TECHNOLOGY GROUP						
0125	675	04	APRIL IT SERVICES	35017		
APRIL IT SERVICES			E 01-10-15-03		1,487.50	0.00
			GEN'L GOV. / ADMIN - PROFESSIONAL / IT SUPPORT			
			Vendor Total-		1,487.50	
00310 MMTCTA						
0125	676	04	EXCISE TRAINING	1000470078		
EXCISE TRAINING			E 01-10-13-01		85.00	0.00
			GEN'L GOV. / ADMIN - EDUCATION / EDUCATION			

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
				Invoice Total-	85.00	
0125	676	04	ANNUAL CONFERENCE			
ANNUAL CONFERENCE			E 01-10-13-01	1000470073	100.00	0.00
			GEN'L GOV. / ADMIN - EDUCATION / EDUCATION			
				Invoice Total-	100.00	
				Vendor Total-	185.00	
00256 MODERN PEST SERVICES						
0125	677	04	CFAS PEST CONTROL			
CFAS PEST CONTROL			E 13-02-20-12	6316652	90.00	0.00
			FACILITIES / CFAS - SERVICES / PEST CONTROL			
				Vendor Total-	90.00	
00775 RASMUSSEN, HANS						
0125	678	04	MARCH MILEAGE 122			
MARCH MILEAGE 122			E 01-20-20-02		61.00	0.00
			GEN'L GOV. / CODE ENFORCE - SERVICES / TRANSPORTATI			
				Vendor Total-	61.00	
00003 REGISTRY OF DEEDS						
0125	679	04	LIEN DISCHARGE			
LIEN DISCHARGE			E 01-10-47-01		19.00	0.00
			GEN'L GOV. / ADMIN - FEES / DISCHARGE			
				Vendor Total-	19.00	
00385 RJD APPRAISAL						
0125	680	04	ASSESSING SERVICES			
ASSESSING SERVICES			E 01-10-15-04	MARCH 2024	2,291.66	0.00
			GEN'L GOV. / ADMIN - PROFESSIONAL / ASSESSING			
				Vendor Total-	2,291.66	
00478 SEACOAST SECURITY, INC						
0125	681	04	TOWN OFFICE MONITORING			
TOWN OFFICE MONITORING			E 13-14-20-10	898048	62.71	0.00
			FACILITIES / TOWN OFFICE - SERVICES / SECURITY			
				Vendor Total-	62.71	
00375 SHREDDING ON SITE, INC.						
0125	682	04	FACILITY FUEL			
FACILITY FUEL			E 13-01-30-02	35496453	138.36	0.00
			FACILITIES / GENERAL - SUPPLIES / FUEL			
				Vendor Total-	138.36	
00612 SPECTRUM ENTERPRISE						
0125	683	04	TOWN OFFICE INTERNET			
TOWN OFFICE INTERNET			E 01-10-20-01	084051401040124	307.92	0.00
			GEN'L GOV. / ADMIN - SERVICES / COMMUNICATIO			
				Vendor Total-	307.92	
00000 STEVEN RUSCONI						
0125	684	04	EXCISE TAX RIMBURSEMENT			
EXCISE TAX RIMBURSEMENT			R 01-13		25.48	0.00
			GEN'L GOV. - EXCISE - MV			
				Vendor Total-	25.48	
00048 TREASURER, STATE OF MAINE						
0125	685	04	PLUMBING PERMITS			
PLUMBING PERMITS			G 1-211-00		137.50	0.00
			GEN'L FUND / PLUMB. PERM.			
				Vendor Total-	137.50	
00242 TREASURER, STATE OF MAINE						

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description	Account	Proj				
0125	686	04	CFAS WATER TESTING			
CFAS WATER TESTING	E 25-30-20-08				25.00	0.00
	RECREATION / REC PROGRAMS - SERVICES / WATER QUALTY					
			Vendor Total-		25.00	
00379 TREASURER, STATE OF MAINE						
0125	687	04	FUEL CHARGES	24BG0046105		
FUEL CHARGES	E 05-05-30-02				895.60	0.00
	PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / FUEL					
			Vendor Total-		895.60	
00265 UNITED STATES CELLULAR						
0125	688	04	COMMUNICATIONS			
FACILITY	E 13-01-20-01				67.72	0.00
	FACILITIES / GENERAL - SERVICES / COMMUNICATIO					
TOWN MANAGER	E 01-15-20-01				72.39	0.00
	GEN'L GOV. / MANAGER - SERVICES / COMMUNICATIO					
CEMETERY TABLET	E 12-01-20-01				43.49	0.00
	CEMETERY / CEMETERY - SERVICES / COMMUNICATIO					
ACO	E 05-30-20-01				26.93	0.00
	PUBLIC SAFTY / ACO - SERVICES / COMMUNICATIO					
FIRE DEPT	E 05-05-20-01				26.93	0.00
	PUBLIC SAFTY / FD/ RSC DEPT - SERVICES / COMMUNICATIO					
CEO	E 01-20-20-01				26.93	0.00
	GEN'L GOV. / CODE ENFORCE - SERVICES / COMMUNICATIO					
TRANSFER STATION	E 15-05-20-01				64.89	0.00
	SOLID WASTE / WASTE - SERVICES / COMMUNICATIO					
FACILITY	E 13-01-20-01				36.83	0.00
	FACILITIES / GENERAL - SERVICES / COMMUNICATIO					
HOTSPOT	E 05-05-20-01				34.81	0.00
	PUBLIC SAFTY / FD/ RSC DEPT - SERVICES / COMMUNICATIO					
			Vendor Total-		400.92	
00178 WARREN BROTHERS						
0125	689	04	PLOWING CONTRACT	04/22/2024		
PLOWING CONTRACT	E 10-10-20-07				23,557.00	0.00
	PUBLIC WORKS / PLOW & SAND - SERVICES / CONTRACTED					
			Vendor Total-		23,557.00	
00013 WASTE MANAGEMENT OF						
0125	690	04	CFAS DUMPSTER	207714-2080-9		
CFAS DUMPSTER	E 25-30-20-06				95.52	0.00
	RECREATION / REC PROGRAMS - SERVICES / RENTALS					
			Vendor Total-		95.52	
00125 ZOLL MEDICAL CORPORATION						
0125	691	04	REPAIRS	90099243		
REPAIRS	E 05-05-35-18				310.00	0.00
	PUBLIC SAFTY / FD/ RSC DEPT - REPAIRS / ZOLL					
			Vendor Total-		310.00	

A / P Warrant

Warrant 42

Jrnl	Check	Month	Invoice Description	Reference	Encumbrance
Description	Account		Proj	Amount	
			Prepaid Total-	0.00	
			Current Total-	66,012.87	
			EFT Total-	0.00	
			Warrant Total-	66,012.87	

THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS LISTED ABOVE THE SUM SET AGAINST EACH NAME AND YOU ARE DIRECTED TO PAY UNTO THE PARTIES NAMED IN THIS SCHEDULE.

- CAROL JOHNSON, SELECTPERSON CHAIR _____
- MELANIE JEWELL, SELECTPERSON _____
- DANIEL NEWMAN, SELECTPERSON _____
- PETER RUSHTON, VICE CHAIR _____
- BARBARA ALLEN, SELECTPERSON _____
- LORNA DEE NICHOLS, TOWN MANAGER _____

Vendor	Amount	Account
03 GEN'L GOV.		
01-0 GEN'L GOV. / NO DIVISION CONT'D		
00638 - LEAF	126.82	E 01-10-20-14 GEN'L GOV. / ADMIN - SERVICES / COPIER
00003 - REGISTRY OF DEEDS	19.00	E 01-10-47-01 GEN'L GOV. / ADMIN - FEES / DISCHARGE
00002 - MAINE MUNICIPAL ASSOCIATION	15.00	E 01-10-13-01 GEN'L GOV. / ADMIN - EDUCATION / EDUCATION
00385 - RJD APPRAISAL	2,291.66	E 01-10-15-04 GEN'L GOV. / ADMIN - PROFESSIONAL / ASSESSING
00612 - SPECTRUM ENTERPRISE	307.92	E 01-10-20-01 GEN'L GOV. / ADMIN - SERVICES / COMMUNICATIO
00310 - MMTCTA	85.00	E 01-10-13-01 GEN'L GOV. / ADMIN - EDUCATION / EDUCATION
00310 - MMTCTA	100.00	E 01-10-13-01 GEN'L GOV. / ADMIN - EDUCATION / EDUCATION
00376 - CARDMEMBER SERVICES	1,500.00	E 01-10-25-02 GEN'L GOV. / ADMIN - PRINTING / ANNUAL REPOR
00376 - CARDMEMBER SERVICES	169.49	E 01-10-20-07 GEN'L GOV. / ADMIN - SERVICES / CONTRACTED
00376 - CARDMEMBER SERVICES	4.00	E 01-10-20-03 GEN'L GOV. / ADMIN - SERVICES / ADVERTISING
00376 - CARDMEMBER SERVICES	19.99	E 01-10-20-07 GEN'L GOV. / ADMIN - SERVICES / CONTRACTED
00000 - STEVEN RUSCONI	25.48	R 01-13 GEN'L GOV. - EXCISE - MV
00775 - RASMUSSEN, HANS	61.00	E 01-20-20-02 GEN'L GOV. / CODE ENFORCE - SERVICES / TRANSPO
00582 - MAINE TECHNOLOGY GROUP	1,487.50	E 01-10-15-03 GEN'L GOV. / ADMIN - PROFESSIONAL / IT SUPPORT
00376 - CARDMEMBER SERVICES	100.00	E 01-10-30-01 GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	9.50	E 01-35-30-01 GEN'L GOV. / ELECTIONS - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	122.89	E 01-10-30-04 GEN'L GOV. / ADMIN - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	29.99	E 01-10-30-04 GEN'L GOV. / ADMIN - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	29.90	E 01-10-30-03 GEN'L GOV. / ADMIN - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	100.00	E 01-10-30-01 GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	100.00	E 01-10-30-01 GEN'L GOV. / ADMIN - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	38.11	E 01-10-30-03 GEN'L GOV. / ADMIN - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	19.88	E 01-10-30-03 GEN'L GOV. / ADMIN - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	139.60	E 01-10-30-03 GEN'L GOV. / ADMIN - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	9.48	E 01-10-30-03 GEN'L GOV. / ADMIN - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	189.78	E 01-10-40-04 GEN'L GOV. / ADMIN - PURCHASES / EQUIPMENT
00376 - CARDMEMBER SERVICES	33.46	E 01-10-30-04 GEN'L GOV. / ADMIN - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	83.17	E 01-35-30-05 GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER
00376 - CARDMEMBER SERVICES	39.98	E 01-10-20-07 GEN'L GOV. / ADMIN - SERVICES / CONTRACTED
00376 - CARDMEMBER SERVICES	110.90	E 01-35-30-05 GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER
00376 - CARDMEMBER SERVICES	184.69	E 01-35-30-05 GEN'L GOV. / ELECTIONS - SUPPLIES / FOOD/WATER
00019 - KENNEBEC SHERIFF'S OFFICE	1,190.00	E 01-35-20-10 GEN'L GOV. / ELECTIONS - SERVICES / SECURITY
00265 - UNITED STATES CELLULAR	72.39	E 01-15-20-01 GEN'L GOV. / MANAGER - SERVICES / COMMUNICATI
00265 - UNITED STATES CELLULAR	26.93	E 01-20-20-01 GEN'L GOV. / CODE ENFORCE - SERVICES / COMMUN
00002 - MAINE MUNICIPAL ASSOCIATION	6,075.00	E 01-10-14-01 GEN'L GOV. / ADMIN - MEMBERSHIP / MMA
Division Total-	14,918.51	
Department Total-	14,918.51	

05 PUBLIC SAFETY

05-0 PUBLIC SAFETY / NO DIVISION CONT'D

00265 - UNITED STATES CELLULAR	34.81	E 05-05-20-01 PUBLIC SAFETY / FD/ RSC DEPT - SERVICES / COMMUN
00379 - TREASURER, STATE OF MAINE	895.60	E 05-05-30-02 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / FUEL
00265 - UNITED STATES CELLULAR	26.93	E 05-30-20-01 PUBLIC SAFETY / ACO - SERVICES / COMMUNICATIO
00265 - UNITED STATES CELLULAR	26.93	E 05-05-20-01 PUBLIC SAFETY / FD/ RSC DEPT - SERVICES / COMMUN
00328 - CITY OF WATERVILLE	7,431.45	E 05-10-99-99 PUBLIC SAFETY / DISPATCH - EXPENSE / EXPENSE
00376 - CARDMEMBER SERVICES	108.26	E 05-05-30-05 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / FOOD/W.
00376 - CARDMEMBER SERVICES	94.91	E 05-05-30-03 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / OFFICE
00376 - CARDMEMBER SERVICES	43.98	E 05-05-30-05 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / FOOD/W.
00376 - CARDMEMBER SERVICES	47.45	E 05-05-30-04 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / OPERATI
00376 - CARDMEMBER SERVICES	74.94	E 05-05-30-04 PUBLIC SAFETY / FD/ RSC DEPT - SUPPLIES / OPERATI
00345 - INDUSTRIAL PROTECTION SERVICES	1,376.48	E 05-05-35-01 PUBLIC SAFETY / FD/ RSC DEPT - REPAIRS / EQUIPMEI
00345 - INDUSTRIAL PROTECTION SERVICES	1,050.00	E 05-05-35-01 PUBLIC SAFETY / FD/ RSC DEPT - REPAIRS / EQUIPMEI

Department Summary

Pay Date: 04/17/2024

Vendor	Amount	Account
05 PUBLIC SAFTY CONT'D		
05-0 PUBLIC SAFTY / NO DIVISION CONT'D		
00386 - BOUNDTREE MEDICAL	1,011.48	E 05-05-30-07 PUBLIC SAFTY / FD/ RSC DEPT - SUPPLIES / EMS
00125 - ZOLL MEDICAL CORPORATION	310.00	E 05-05-35-18 PUBLIC SAFTY / FD/ RSC DEPT - REPAIRS / ZOLL
Division Total-	12,533.22	
Department Total-	12,533.22	
10 PUBLIC WORKS		
10-0 PUBLIC WORKS / NO DIVISION CONT'D		
00178 - WARREN BROTHERS	23,557.00	E 10-10-20-07 PUBLIC WORKS / PLOW & SAND - SERVICES / CONTR
Division Total-	23,557.00	
Department Total-	23,557.00	
12 CEMETERY		
12-0 CEMETERY / NO DIVISION CONT'D		
00376 - CARDMEMBER SERVICES	948.44	E 12-01-35-01 CEMETERY / CEMETERY - REPAIRS / EQUIPMENT
00265 - UNITED STATES CELLULAR	43.49	E 12-01-20-01 CEMETERY / CEMETERY - SERVICES / COMMUNICATI
00030 - A.A.A. PORTABLE TOILETS	175.00	E 12-01-20-06 CEMETERY / CEMETERY - SERVICES / RENTALS
Division Total-	1,166.93	
Department Total-	1,166.93	
13 FACILITIES		
13-0 FACILITIES / NO DIVISION CONT'D		
00265 - UNITED STATES CELLULAR	36.83	E 13-01-20-01 FACILITIES / GENERAL - SERVICES / COMMUNICATIO
00265 - UNITED STATES CELLULAR	67.72	E 13-01-20-01 FACILITIES / GENERAL - SERVICES / COMMUNICATIO
00376 - CARDMEMBER SERVICES	36.90	E 13-02-20-08 FACILITIES / CFAS - SERVICES / WATER QUALTY
00376 - CARDMEMBER SERVICES	18.38	E 13-01-30-04 FACILITIES / GENERAL - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	35.68	E 13-01-30-04 FACILITIES / GENERAL - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	24.03	E 13-01-30-05 FACILITIES / GENERAL - SUPPLIES / FOOD/WATER
00256 - MODERN PEST SERVICES	90.00	E 13-02-20-12 FACILITIES / CFAS - SERVICES / PEST CONTROL
00478 - SEACOAST SECURITY, INC	62.71	E 13-14-20-10 FACILITIES / TOWN OFFICE - SERVICES / SECURITY
00289 - AUGUSTA FUEL CORP.	87.60	E 13-09-20-05 FACILITIES / TRANSFER STA - SERVICES / HEATING
00159 - BIG TEX TRAILER WORLD	520.00	E 13-01-35-01 FACILITIES / GENERAL - REPAIRS / EQUIPMENT
00376 - CARDMEMBER SERVICES	20.95	E 13-01-30-04 FACILITIES / GENERAL - SUPPLIES / OPERATING
00375 - SHREDDING ON SITE, INC.	138.36	E 13-01-30-02 FACILITIES / GENERAL - SUPPLIES / FUEL
00289 - AUGUSTA FUEL CORP.	103.11	E 13-04-20-05 FACILITIES / GARAGE - SERVICES / HEATING
00289 - AUGUSTA FUEL CORP.	583.35	E 13-06-20-05 FACILITIES / FD:LAKES - SERVICES / HEATING
Division Total-	1,825.62	
Department Total-	1,825.62	
15 SOLID WASTE		
15-0 SOLID WASTE / NO DIVISION CONT'D		
00053 - DEAD RIVER COMPANY	193.38	E 15-05-30-02 SOLID WASTE / WASTE - SUPPLIES / FUEL
00376 - CARDMEMBER SERVICES	181.71	E 15-05-30-08 SOLID WASTE / WASTE - SUPPLIES / UNIFORMS
00376 - CARDMEMBER SERVICES	53.97	E 15-05-30-08 SOLID WASTE / WASTE - SUPPLIES / UNIFORMS
00376 - CARDMEMBER SERVICES	57.98	E 15-05-30-08 SOLID WASTE / WASTE - SUPPLIES / UNIFORMS
00265 - UNITED STATES CELLULAR	64.89	E 15-05-20-01 SOLID WASTE / WASTE - SERVICES / COMMUNICATI
Division Total-	551.93	
Department Total-	551.93	
23 INSURANCE		
23-0 INSURANCE / NO DIVISION CONT'D		
00002 - MAINE MUNICIPAL ASSOCIATION	8,676.90	E 23-15-99-99 INSURANCE / WORKERS COMP - EXPENSE / EXPENSE
Division Total-	8,676.90	
Department Total-	8,676.90	
25 RECREATION		
25-0 RECREATION / NO DIVISION CONT'D		

Department Summary

Pay Date: 04/17/2024

Vendor	Amount	Account
RECREATION		
00013 - WASTE MANAGEMENT OF	95.52	E 25-30-20-06 RECREATION / REC PROGRAMS - SERVICES / RENTAL
00638 - LEAF	10.18	E 25-30-20-07 RECREATION / REC PROGRAMS - SERVICES / CONTRA
00099 - CHARTER COMMUNICATIONS	14.02	E 25-30-20-01 RECREATION / REC PROGRAMS - SERVICES / COMMU
00242 - TREASURER, STATE OF MAINE	25.00	E 25-30-20-08 RECREATION / REC PROGRAMS - SERVICES / WATER
00376 - CARDMEMBER SERVICES	49.70	E 25-30-35-15 RECREATION / REC PROGRAMS - REPAIRS / POOL
00376 - CARDMEMBER SERVICES	6.94	E 25-30-30-05 RECREATION / REC PROGRAMS - SUPPLIES / FOOD/M
00376 - CARDMEMBER SERVICES	32.97	E 25-30-31-03 RECREATION / REC PROGRAMS - SPECIAL / EASTER
00376 - CARDMEMBER SERVICES	112.09	E 25-30-31-03 RECREATION / REC PROGRAMS - SPECIAL / EASTER
00376 - CARDMEMBER SERVICES	149.85	E 25-30-31-03 RECREATION / REC PROGRAMS - SPECIAL / EASTER
00376 - CARDMEMBER SERVICES	67.95	E 25-30-30-04 RECREATION / REC PROGRAMS - SUPPLIES / OPERAT
00376 - CARDMEMBER SERVICES	17.76	E 25-30-30-04 RECREATION / REC PROGRAMS - SUPPLIES / OPERAT
Division Total-	581.98	
Department Total-	581.98	

LIBRARY

30-0 LIBRARY / NO DIVISION CONT'D

00376 - CARDMEMBER SERVICES	16.95	E 30-01-20-07 LIBRARY / LIBRARY - SERVICES / CONTRACTED
00238 - BAKER & TAYLOR BOOKS # 510486	264.99	E 30-01-30-09 LIBRARY / LIBRARY - SUPPLIES / BOOKS
00288 - GALE/CENGAGE LEARNING	31.99	E 30-01-30-09 LIBRARY / LIBRARY - SUPPLIES / BOOKS
00238 - BAKER & TAYLOR BOOKS # 510486	27.92	E 30-01-30-09 LIBRARY / LIBRARY - SUPPLIES / BOOKS
00376 - CARDMEMBER SERVICES	4.62	E 30-01-30-01 LIBRARY / LIBRARY - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	83.99	E 30-01-30-09 LIBRARY / LIBRARY - SUPPLIES / BOOKS
00376 - CARDMEMBER SERVICES	159.95	E 30-01-30-09 LIBRARY / LIBRARY - SUPPLIES / BOOKS
00376 - CARDMEMBER SERVICES	8.83	E 30-01-30-01 LIBRARY / LIBRARY - SUPPLIES / POSTAGE
00376 - CARDMEMBER SERVICES	12.64	E 30-01-30-04 LIBRARY / LIBRARY - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	73.06	E 30-01-30-04 LIBRARY / LIBRARY - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	508.91	E 30-01-30-04 LIBRARY / LIBRARY - SUPPLIES / OPERATING
00376 - CARDMEMBER SERVICES	508.92	E 30-01-40-03 LIBRARY / LIBRARY - PURCHASES / EQUIPMENT
00296 - LIFESAVERS, INC	135.51	E 30-01-30-04 LIBRARY / LIBRARY - SUPPLIES / OPERATING
Division Total-	1,838.28	
G/L Account Total	1,838.28	

G/L Accounts

G/L Accounts-0 / NO DIVISION CONT'D

00048 - TREASURER, STATE OF MAINE	137.50	G 1-211-00 GEN'L FUND / PLUMB. PERM.
00115 - HUSSEY COMMUNICATIONS, INC.	225.00	G 3-606-00 CAPITAL PROJ / TOWER
Division Total-	362.50	
G/L Account Total	362.50	
Final Total-	66,012.87	

TM Report / April 16, 2024

The Waste Management contract has been sent off for signatures, we should have a fully signed agreement on file within a week to 10 days.

Employee reviews are on track to be wrapped up by the end of April.

The comprehensive plan committee meets Wednesday, April 17 at 5:30 p.m.

Attended building committee meeting with Sheridan Corp. representatives April 10. The CDS grant is due by 6 p.m. on April 24. I will be working on Sections 1-3 and 6; the committee will work on Section 4 and Sheridan will work on Section 5. In addition, Dan MacKenzie is working on gathering community support letters; Travis and Cory will be working on gathering photos to support the grant application and Carol Johnson (with the help of Travis Burton) is working on a PowerPoint presentation to add to the grant package as well. The next meeting of the committee is scheduled for April 17 at 6:30 p.m.

Attended cemetery committee meeting April 11. The committee has made recommendations for mower purchases (2) which is on the agenda for April 16. In addition, they discussed joining the Maine Old Cemetery Association (MOCA) and the benefit of having either Cory or Kevin become licensed for pesticide use in the cemetery(ies).

Our legal counsel has the contract with Sheridan Corp. for the new fire station building and will review it next week.

Attended CIMS online seminar April 5 with our Sexton and Assistant Sexton about some new features being released; also visited the cemetery to see progress on getting information input into CIMS; visited Sand/Salt building to check on how much we have left from the plowing season.

Attending leadership training at Maine Municipal April 24; several front office staff have been busy attending trainings as well – we will look to increase our budget line for education in FY 2025 as laws and policies are ever-changing and everyone needs to be up-to-speed to ensure compliance.