Meeting opened at 7:03pm, Adjourned at 7:51pm, 58 residents were in attendance, John Loyd was elected Moderator, Orange Voter Cards used, Deputy Clerk Amanda Campbell called the meeting to order.

WARRANT FOR SPECIAL TOWN MEETING

Topsham, Maine
May 30, 2023
Sagadahoc, ss

TO: Marc Hagan, a Constable for the Town of Topsham
FROM: Municipal Officers of Topsham

GREETINGS: You are hereby required in the name of the State of Maine to notify and warn the Inhabitants of the Town of Topsham, qualified to vote on Town Affairs, to assemble at the Topsham Orion Center on Tuesday, the 30th day of May 2023 A.D. at 7:00 o'clock p.m. in the evening, with a back-up date on Wednesday, May 31st and then and there to act on Articles 1 thru 23 to wit:

Article 1 - To elect a **Moderator** to preside at said meeting. John Loyd

Article 2 - To see if the Town will ratify the change in the date for the Special Town Meeting from May 24, 2023 to May 30, 2023, with a back-up date of May 31, 2023 due to a change of venue availability. Passed

Article 3 - To see if the Town will ratify the change to allow the Select Board, by a two-thirds majority, to waive the interest penalty on property taxes for up to six months beyond the due date during a declared state of emergency within the past six months. Passed

Article 4 - To have the Town vote to raise, appropriate and spend the sum of **$208,695** for Debt Service.

	2023-2024 Select Board Recommendation	Estimated Allocation	2023-2024 Finance Committee Recommendation
Equipment Bond (2015)	$ 71,540	Taxation	$ 71,540
	$ 7,949	Interchange TIF	$ 7,949
Equipment Bond (2016)	$ 116,285	Taxation	$ 116,285
	$ 12,921	Interchange TIF	$ 12,921
	$ 208,695	**TOTAL**	**$ 208,695**

In November of 2022, the Town reduced its debt 83% by paying off two callable bonds and saving over $130,000 in interest. The Town's remaining debt is $735,738.

Select Board Recommendation: **Ought to Pass** Passed
Finance Committee Recommendation: **Ought to Pass**

Article 5 - To see what sum the Town will vote to spend for General Government under the following accounts and to see what sum the Town will vote to raise and appropriate for the same, and to authorize the Select Board to transfer funds from Municipal Insurance, to departments outside of General Government, for anticipated employee wage and benefit adjustments.

	2022-2023 Approved Appropriation	2023-2024 Select Board Recommendation	2023-2024 Finance Committee Recommendation
General Government			
Administration	$ 379,784	$ 390,248	$ 390,248
Municipal Officers	$ 18,795	$ 18,878	$ 18,878
Finance	$ 202,903	$ 217,224	$ 217,224
Central Services	$ 282,240	$ 311,465	$ 311,465
Tax/~~Clerk~~ (1)	$ 359,832	$ 200,585	$ 200,585
Town Clerk/Elections		$ 207,105	$ 207,105
Codes	$ 115,071	$ 116,524	$ 116,524
Assessing	$ 138,431	$ 149,314	$ 149,314
~~Elections~~ (1)	$ 31,279		
Planning Office	$ 290,930	$ 311,806	$ 311,806
Economic Development	$ 136,947	$ 142,188	$ 142,188
Municipal Insurance	$ 216,390	$ 209,277	$ 209,277
Facilities Maintenance	$ 291,253	$ 325,238	$ 325,238
Parks & Recreation (2)	$ 500,452	$ 353,531	$ 353,531
Library	$ 813,632	$ 810,014	$ 810,014
General Assistance	$ 8,115	$ 8,170	$ 8,170
Contractual Services	$ 153,900	$ 154,582	$ 154,582
Public Utilities	$ 467,000	$ 426,000	$ 426,000
TOTALS	**$ 4,406,954**	**$ 4,352,149**	**$ 4,352,149**

Estimated Allocation	Select Board Recommendation	Finance Committee Recommendation
Interchange TIF	$ 359,781	$ 359,781
State Revenue Sharing	$ 815,393	$ 815,393
Homestead Exemption	$ 650,000	$ 650,000
BETE Reimbursement	$ 70,000	$ 70,000
General Revenue	$ 1,582,936	$ 1,582,936
Taxation	$ 874,039	$ 874,039
TOTAL	**$ 4,352,149**	**$ 4,352,149**

(1) Separated Clerk from Tax/Clerk and created Town Clerk/Elections. Eliminated Elections.
(2) Moved 2 park maintenance personnel from Parks and Recreation to Public Works (Article 8).

Select Board Recommendation: **Ought to Pass** Passed
Finance Committee Recommendation: **Ought to Pass**

Article 6 - To see what sum the Town will vote to spend for the Capital Projects Fund under the following accounts and see what sum the Town will vote to raise and appropriate for the same.

	2022-2023 Approved Appropriation	2023-2024 Select Board Recommendation	2023-2024 Finance Committee Recommendation
Administration			
IT/Comms/Office Replacement	$ 30,000	$ 30,000	$ 30,000
Capital Maintenance	$ 15,000	$ 75,000	$ 75,000
Capital Replacement	$ 125,000	$ 350,000	$ 350,000
Revaluation	$ 15,000	$ 15,000	$ 15,000
Municipal Complex Security System	$ 25,000		
Fire Protection/Rescue			
Vehicle/Equipment Replacement (1)	$ 100,000	$ 102,000	$ 102,000
Police			
Vehicle/Equipment Replacement (2)	$ 100,000	$ 101,000	$ 101,000
Public Works			
Road Construction	$ 650,000	$ 650,000	$ 650,000
Vehicle/Equipment Replacement (3)	$ 565,000	$ 475,000	$ 475,000
Development Projects (4)		$ 190,000	$ 190,000
Solid Waste			
Loader	$ 205,000		
TOTALS	**$1,830,000**	**$1,988,000**	**$1,988,000**

Estimated Allocation	Select Board Recommendation	Finance Committee Recommendation
Interchange TIF	$ 106,750	$ 106,750
Frost Street TIF	$ 7,120	$ 7,120
Surplus	$ 353,080	$ 353,080
Taxation	$1,521,050	$1,521,050
TOTAL	**$1,988,000**	**$1,988,000**

(1) Includes replacements for Air Pack bottles, water tank, and garage bay scrubber
(2) Includes one police cruiser and firearms replacements
(3) Includes replacements for a plow truck, sidewalk plow, and tractor
(4) Pleasant Point erosion control engineering study, Tedford Rd. culvert engineering, Meadow Cross Rd. culvert replacement.

Passed

Select Board Recommendation: **Ought to Pass**
Finance Committee Recommendation: **Ought to Pass**

Article 7 - To see what sum the Town will vote to spend for Public Safety under the following accounts and to see what sum the Town will vote to raise and appropriate for the same.

	2022-23 Approved Appropriation	2023-2024 Select Board Recommendation	2023-2024 Finance Committee Recommendation
Public Safety			
Police Protection	$2,047,744	$2,075,934	$2,075,934
Fire Protection/Rescue (1)	$1,363,262	$1,772,561	$1,772,561
TOTAL	**$3,411,006**	**$3,848,495**	**$3,848,495**

Estimated Allocation	Select Board Recommendation	Finance Committee Recommendation
General Revenue	$1,362,061	$1,362,061
State Revenue Sharing	$ 701,617	$ 701,617
Taxation	$1,784,817	$1,784,817
TOTAL	**$3,848,495**	**$3,848,495**

(1) Additional 4 EMS/Fire full-time personnel and a night per-diem shift.

Passed

Select Board Recommendation: **Ought to Pass**
Finance Committee Recommendation: **Ought to Pass**

Article 8 - To see what sum the Town will vote to spend for Public Works and Solid Waste/Recycling under the following accounts and to see what sum the Town will vote to raise and appropriate for the same: (The Public Works Department is authorized to spend funds from this article in support of Capital Projects).

	2022-23 Approved Appropriation	2023-2024 Select Board Recommendation	2023-2024 Finance Committee Recommendation
Public Works (1)	$ 1,422,250	$1,598,753	$1,598,753
Solid Waste/Recycling	$ 494,378	$ 497,674	$ 497,674
TOTAL	**$ 1,916,628**	**$2,096,427**	**$2,096,427**

Estimated Allocation	Select Board Recommendation	Finance Committee Recommendation
General Revenue	$ 736,250	$ 736,250
State Revenue Sharing	$ 379,252	$ 379,252
Taxation	$ 980,925	$ 980,925
TOTAL	**$2,096,427**	**$2,096,427**

(1) Moved 2 park maintenance personnel from Parks and Recreation (Article 5) to Public Works.

Passed

Select Board Recommendation: **Ought to Pass**
Finance Committee Recommendation: **Ought to Pass**

Article 9 - To see what sum the Town will vote to increase the maximum property tax levy limit established by State Law (L.D. 1) in the event that the municipal budget approved at this Town Meeting results in a tax commitment in excess of the maximum property tax levy otherwise applicable such that the increased maximum property tax levy hereby established will equal the amount committed: (By State Law, the vote on this article must be by written ballot).

Passed over article

Select Board Recommendation: **No Recommendation**
Finance Committee Recommendation: **No Recommendation**

Article 10 - To see if the voters will adopt an Ordinance to amend the Topsham Zoning Ordinance to amend §225-27.G.(4) Off Street Parking and Loading, to revise the sidewalk requirements in the MUL and MUC zones.

Underlined text are additions; Struck out text is proposed to be removed

§225-27 Off Street Parking and Loading

G. Additional requirements for Mixed-Use Limited (MUL) and Mixed-Use Commercial (MUC) Zones:

(1) Driveways are not permitted within the setback areas of a lot except for access drives which are perpendicular to the setback for access to parking areas.

(2) All parking in the Mixed-Use Limited Zone must be located to one side and/or the rear of buildings.

(3) Side yard driveways serving commercial properties and multifamily developments must have a planting strip and sidewalk which leads from the parking area to the street.

(4) <u>Sidewalks shall comply with the following requirements:</u>

<u>**(a)**</u> A sidewalk with a minimum width of ~~six~~<u>five</u> feet<u>, not including curbing,</u> must be constructed ~~the width of the front property line~~ <u>along all public frontages</u> of each developed property.

~~**(a)** When the Planning Board finds that a sidewalk is not appropriate, the applicant may pay an in-lieu fee equal to the cost of providing one upon his or her own frontage. The calculated costs must be reviewed and approved by the Planning Board and a payment must be made prior to any construction.~~

<u>**(b)** Where sidewalks exist but are in substandard condition, they shall be repaired or replaced.</u>

<u>**(c)** All new or repaired sidewalks shall be constructed in conformance with §185-7 Street design and pedestrian ways, and §185-8 Minimum construction standards for public streets, sidewalks and utilities</u>

<u>**(d)** An applicant may request a waiver from sidewalk installation requirements if they meet two or more of the following applicable waiver criteria:</u>

<u>**i.** There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.</u>

<u>**ii.** There is no sidewalk in existence or expected within 1,000 feet and the construction of sidewalks does not contribute to the development of pedestrian oriented infrastructure.</u>

<u>**iii.** A safe alternative walking route is reasonably available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.</u>

<u>**iv.** The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Plan (CIP) or has been funded through an earlier CIP or through other sources.</u>

<u>**v.** The street has been constructed or reconstructed without sidewalks within the last 24 months.</u>

<u>**vi.** Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of greater public value.</u>

<u>**vii.** Topography or other site features limit the constructability of a sidewalk.</u>

<u>**(e)** Applicants that receive Planning Board approval for a sidewalk waiver shall pay an in-lieu fee equal to the cost of providing a sidewalk upon his or her own frontage. The calculated costs must be reviewed and approved by Town staff and a payment must be made prior to the start of project construction.</u>

Passed

Planning Board Recommendation: **Ought to Pass**

Article 11 - To see if the voters will adopt an Ordinance to amend the Topsham Zoning Ordinance to amend §225-6 Definitions; §225-60.6 Affordable Housing Developments; §225-27.C-1 Off Street Vehicle Parking Space Requirements; and Chapter 225 Attachment 2, Table of Dimensional Requirements to maintain compliance with state affordable housing requirements

Underlined text are additions; Struck out text is proposed to be removed

*For changes to the dimensional table, please see Exhibit 1, new footnote 28, which states: <u>"Housing developments in the R4 Zone shall achieve a standard of 10% of all units being classified as affordable. Affordable housing units shall meet the development standards in § 225-60.6D.(1) through (4), including qualified buyers/renters, non-segregation, design, and maintenance of affordability."</u>

Note that Exhibit 1, **"TO 1615-225b Table of Dimensional Requirements revised"** is referenced in both Articles 11 and 12.

§225-6. Definitions

AFFORDABLE HOUSING DEVELOPMENT

~~Any housing unit/lot which is designed with the express intent of providing decent, safe, and sanitary living accommodations that are affordable to lower income households and moderate income households, in accordance with the following definitions:~~

~~**[Added 5-24-2006 STM, Art. 16]**~~

~~Very low income household is a household with a gross income less than or equal to 50% of the applicable Sagadahoc County median income.~~

~~Low income household is a household with a gross income over 50%, but less than or equal to 80%, of the applicable Sagadahoc County median income.~~

~~Moderate income household is a household with a gross income more than 80%, but less than or equal to 100%, of the applicable Sagadahoc County median income.~~

~~Sagadahoc County median income is the median family income most recently published by the U.S. Department of Housing and Urban Development for Sagadahoc County. Where appropriate to use this definition, median family income may be adjusted for family size.~~

~~Gross income includes the income of all household members from all sources.~~

~~Equity recapture. In order to maintain affordability of "affordable housing," developers/applicants are required to put in place some kind of equity recapture mechanism to discourage speculation, and encourage reasonable long term equity gains to the buyers.~~

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

For owner 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.

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

For the purposes of this definition, "housing costs" means:

a) 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
b) 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 homeowner's association fees.

§ 225-60.6 Affordable housing developments.

[Added 5-24-2006 STM, Art. 16]

A. Purpose. The Topsham Comprehensive Plan discusses the need for the availability of housing for all income levels. Because housing costs in the Town of Topsham continue to increase and outpace the area incomes, it adversely affects the ability of low to moderate-income ~~families~~households, ~~families~~ that live and work in Topsham, to affordably accommodate their housing needs. Therefore, the Town of Topsham has determined that the incentives provided below are justified and beneficial in order to construct affordable homes.

B. Applicability. The following standards shall apply to all major subdivisions as defined in Chapter **191** of the Topsham Town Code.

C. Bonus density. All affordable housing developments reviewed by the Planning Board are eligible for dwelling unit density of 2.5 times the base density allowed in the development's zoning district. Note that fractional results that occur from density calculations must be rounded down to the nearest whole number. ~~The Planning Board shall be given the authority to grant unit bonuses to the maximum number of allowable units for subdivisions that provide affordable units as provided for in this subsection.~~

~~(1) Maximum bonus units shall be determined by Table 1.1 and are dependent on the amount of affordable units in a development and the income level of the households that are able to rent or buy the units.~~

~~(2) Developments that receive a unit bonus based upon affordability shall use Table 1.1 to determine total bonus units. Dimensional standards of § **225-17** shall apply unless otherwise stated in Table 1.2.~~

~~**Table 1.1**~~

~~**Units that are affordable based on percentage of their median income**~~

	~~**80-100% of Median Income**~~	~~**50 - 80% of Median Income**~~	~~**Less than 50% of Median Income**~~
~~Bonus Units per Applicable Unit~~	~~.50 unit bonus~~	~~.75 unit bonus~~	~~1.0 unit bonus~~

~~**Table 1.2**~~

~~**Dimensional standards based on percentage of affordable units per development**~~

	~~**10% or Less Affordable Units**~~	~~**11% - 50% Affordable Units**~~	~~**50% or More Affordable Units**~~
~~Floor Area Ratio~~	~~10% increase~~	~~20% increase~~	~~30% increase~~

~~**Table 1.1**~~

~~**Units that are affordable based on percentage of their median income**~~

	~~**80-100% of Median Income**~~	~~**50 - 80% of Median Income**~~	~~**Less than 50% of Median Income**~~
~~Maximum Building Height~~	~~5% increase~~	~~10% increase~~	~~15% increase~~
~~Setback Reductions~~	~~20% reduction~~	~~35% reduction~~	~~50% reduction~~

D. Standards.

(1) Qualified ~~homebuyers~~applicants. Affordable housing lots/units shall be rented/sold to qualified ~~low and moderate income~~ renters and buyers whose income is within the limits set forth ~~as defined~~ in § **225-6** Definitions, and any additional criteria adopted by the Town.

(2) Non-segregation. Affordable housing lots/units shall be geographically dispersed throughout the development where feasible.

(3) Design. The dwellings on affordable housing lots/units shall be compatible and comparable with the design of the dwellings on the remainder of the development in terms of appearance, materials, finished quality and level of finish. The Planning Board shall review developments based upon the standards set forth in Chapter **175** of the Topsham Town Code.

(4) Maintaining affordability. The applicant shall submit for review and acceptance to the Topsham Housing Authority an agreement, which preserves the long-term affordability of the lots/units to low and moderate income households. The agreement shall be a ~~either a third party agreement of graduated equity recapture (i.e., Maine State Housing Authority),~~ deed restriction, recorded in the Sagadahoc County Registry of Deeds and ~~administered through~~enforced by the Topsham Housing Authority~~, or a combination of the two.~~. The applicant may use an agreement provided by the Topsham Housing Authority or may present a comparable instrument for review. Agreements must include but not be limited to:

(a) A proven method to preserve long-term (~~15~~ 30 years) affordability to low and moderate income buyers;

(b) A formula for accruing limited equity to the buyer which includes any physical improvements to the property;

(c) The option to return housing to market rates only if there are no qualified buyers within one hundred eighty (180) days of the property being on the market;

(d) An option to the Topsham Housing Authority to purchase the affordable lots/units if no qualified buyers apply at the "affordable" price;

(e) The enforceability of the mechanism;

(f) The amount of administrative costs to the Town; and

(g) The supervision of the agreement.

(5) Proportionality. Affordable housing lots/units shall be constructed and completed at least concurrently with the remainder of the project. In developments where the applicant or its agents, or its successors or assigns, shall construct at least fifty percent (50%) of the units, the approved affordable housing units shall be constructed in proportion to the market rate units. Proportionality shall be determined by dividing the total number of units in the development by the total number of affordable units. No building permit shall be issued for a market rate unit in excess of the proportion of affordable housing units for which a certificate of occupancy has been issued.

~~E. R4 Zone. Housing developed in the R4 Zone shall achieve a standard of 10% of all units being classified as affordable, with no density bonuses. Affordable housing units shall meet the development standards in § 225-60.6D.(1) through (4), including qualified buyers/renters, non-segregation, design, and maintenance of affordability. Housing developments in the R4 Zone are not eligible for the affordable housing density bonuses.~~ ~~**[Added 11-13-2008 STM, Art. 8; amended 5-20-2009 STM, Art. 15]**~~

Table 225-27C(1)
Off-Street Vehicle Parking Space Requirements

Principal Use	**Minimum Number of Parking Spaces**
Residential Use	
Per dwelling unit	1 per unit
Affordable housing developments	2 per every 3 units
Group Living	
Per facility	1 per 5 beds
Addiction treatment facility	
Nursing home/congregate care	
Public, Institutional, Civic Uses	
Facility	
Church	1 per 5 seats
Club	1 per 125 square feet of assembly space
Day care/Preschool	1 per 6 children
Hospital	1 per 6 inpatient beds
Medical clinic	3 per doctor
Library/museum	1 per 500 square feet
School	
Primary	1 per classroom
Secondary	4 per classroom
Post-secondary	4 per classroom

1001

Planning Board Recommendation: **Ought to Pass** Passed

Article 12 -To see if the voters will adopt an Ordinance to amend the Topsham Zoning Ordinance to amend §225-6 Definitions; §225-54 Renting Rooms and Apartments; and Chapter 225 Attachment 2, Table of Dimensional Requirements to define Accessory Dwelling Unit and establish minimum size requirements.

Underlined text are additions; Struck out text is proposed to be removed

*For changes to the dimensional table, please see Exhibit 1, Note D, which states: "Individual dwelling units shall have a minimum of ~~750~~ 500 square feet of living space, ~~in detached units and 500 square feet in attached units.~~ Accessory Dwelling Units shall also have a minimum of 500 square feet of living space." and current footnotes 23 and 24, which have been stricken.

Note that Exhibit 1, "TO 1615-225b Table of Dimensional Requirements revised" is referenced in both Articles 11 and 12.

§ 225-54 Renting rooms and apartments.

[Amended 6-1-1993 STM, Art. 23]

As an accessory use ~~in~~ on a lot containing ~~a~~ no more than one single-family dwelling as the principal use, the renting of rooms ~~or~~, the addition of a single apartment in a dwelling, or the placement of a single detached accessory dwelling unit on the lot shall be permitted, provided that the following conditions are all satisfied:

~~A. New external construction shall not exceed 50% of the existing floor space or 500 square feet, whichever is less.~~

~~B.~~A. The water and sewage facilities meet all existing laws and codes.

~~C.~~B. ~~The building~~ One of the units is owner-occupied.

~~D.~~C. One sign, no larger than two square feet in area, without artificial lighting may be erected on the premises, only during times when a vacancy exists.

~~E. Any apartment created under this section need not meet the requirements for multifamily housing contained elsewhere in this chapter.~~

~~F.~~D. A permit for such use shall be obtained from the Code Enforcement Officer prior to construction and/or occupancy of such dwelling unit.

1001§ 225-6 Definitions

ACCESSORY DWELLING UNIT
"Accessory Dwelling Unit" means a self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land.

DWELLING UNIT
A room or suite of rooms designed and equipped exclusively for use by one family as a habitation and which contains independent living, cooking, sleeping, bathing, and sanitary facilities. The term includes accessory dwelling units and manufactured housing, but not recreational vehicles.

Passed

Planning Board Recommendation: **Ought to Pass**

Article 13: To see if the voters will vote to pay for tax abatements and applicable interest granted during the fiscal year of 2023/2024 from Overlay. (Explanation: The Assessor is authorized to raise Overlay under 36 MRSA, Section 710, but voter authorization is required to spend Overlay. Overlay cannot be more than 5% of the Tax Commitment

Article 13-23 passed as a block

Select Board Recommendation: **Ought to Pass**

Article 14: To see if the Town will fix the date of Wednesday, May 22, 2024 for the Special Town Meeting.

Select Board Recommendation: **Ought to Pass**

Article 15: To see if the Town will fix the dates when taxes are due and payable, Monday, October 16, 2023 and Tuesday, April 16, 2024 and to see if the Town will fix a rate of interest to be charged on taxes after said date at 8% or the maximum amount determined by the State Treasurer.

Select Board Recommendation: **Ought to Pass**

Article 16: To see if the Town will establish a maximum interest rate to be paid on abated taxes

8% or the maximum rate established by the State Treasurer

For delinquent taxes the interest rate to be paid by the Town reduced by 2%

Select Board Recommendation: **Ought to Pass**

Article 17: To see if the Town will vote to authorize the Select Board to sell, convey, and otherwise dispose of any Town-owned property the Select Board determines not to be needed for Town use upon such terms and conditions as the Select Board may deem in the best interests of the Town as otherwise allowed by law.

Select Board Recommendation: **Ought to Pass**

Article 18: To see if the Town will authorize the Select Board to accept gifts, real estate, and certain funds, including trust funds (hereinafter collectively referred to as "the Gifts") on behalf of the Town under such terms as they deem advisable, spend the Gifts for the purposes intended as allowed by law and establish reserve funds as necessary in order to give effect to the Gifts.

Select Board Recommendation: **Ought to Pass**

Article 19: To see if the Town will vote to authorize the Select Board to accept and convey any easements on behalf of the Town of Topsham which the Select Board deem appropriate.

Select Board Recommendation: **Ought to Pass**

Article 20: To see if the Town will authorize the Treasurer, with the approval of the Select Board, to waive foreclosure on any tax lien during the course of the fiscal year, leaving the Tax Lien Mortgage in full force and effect as provided for in 36 M.R.S.A. Sec. 944(1).

Select Board Recommendation: **Ought to Pass**

Article 21: To see if the Town will authorize the Select Board to establish reserve accounts for Town accounts holding donated money, spend such donations for the purposes intended as allowed by law in order to give effect to the donation and transfer the current balances of existing donation accounts into the corresponding reserve account.

Select Board Recommendation: **Ought to Pass**

Article 22: To see if the Town will authorize the Select Board to establish reserve accounts for capital or other statutorily authorized purposes, spend such reserves for the purposes intended as allowed by law and transfer the current balances of existing accounts into the corresponding reserve account.

Select Board Recommendation: **Ought to Pass**

Article 23: Article 23: To see if the Town will authorize the Select Board to apply for grants, approve the acceptance of grants, receive grants, appropriate the Town's share of the grant from funds raised at a Town meeting, expend the grants for the purposes stated in the grant and enter into agreements or other documentation required in connection therewith. These expenditures may be reflected outside of the Town's approved budget.

Select Board Recommendation: **Ought to Pass**

GIVEN UNDER OUR HANDS 20TH DAY OF APRIL 2023 BY THE SELECT BOARD:

D M Douglass

David Douglass, Chair

Roland Tufts, Vice-Chair

Marie Brillant

Marie Brillant

Matthew Nixon

Matthew Nixon

Ruth Lyons

Ruth Lyons

The Registrar of Voters office located at the Municipal Building is open Monday - Friday during regular business hours; for the purpose of accepting new registrations and to make address, name and /or enrollment changes. In addition, the Deputy Registrar will be present at the Special Town Meeting from 6:00pm -7:00pm on May 30, 2023.

ATTEST A TRUE COPY
OF ORIGINAL DOCUMENT

Linda J. Dumont

CLERK
TOWN OF TOPSHAM, MAINE

DATE 4/21/2023

Please mark your calendar and bring this warrant to Topsham's

SPECIAL TOWN MEETING

Tuesday, May 30th, 2023 at 7:00 PM

Mt. Ararat Middle School Orion Performing Arts Center

Back-up date: May 31th, 2023

For additional information about Topsham municipal government, call (207) 725-5821 or visit the Town's website at: www.topshammaine.com

The Town warrant presents the proposed budget for the period of July 1, 2023, through June 30, 2024, and ordinance articles for your consideration. The proposed municipal budget in this warrant combined with Topsham's MSAD-75 education and Sagadahoc County tax levies, produces a total budget for Topsham, which becomes the basis for the property tax levy. MSAD-75 and Sagadahoc County budgets are approved independently from this warrant. Information regarding the MSAD-75 budget approval is provided below.

M.S.A.D No. 75 District Budget Meeting

Mt. Ararat Middle School Orion Performing Arts Center
Thursday, May 18, 2023 at 6:30 PM

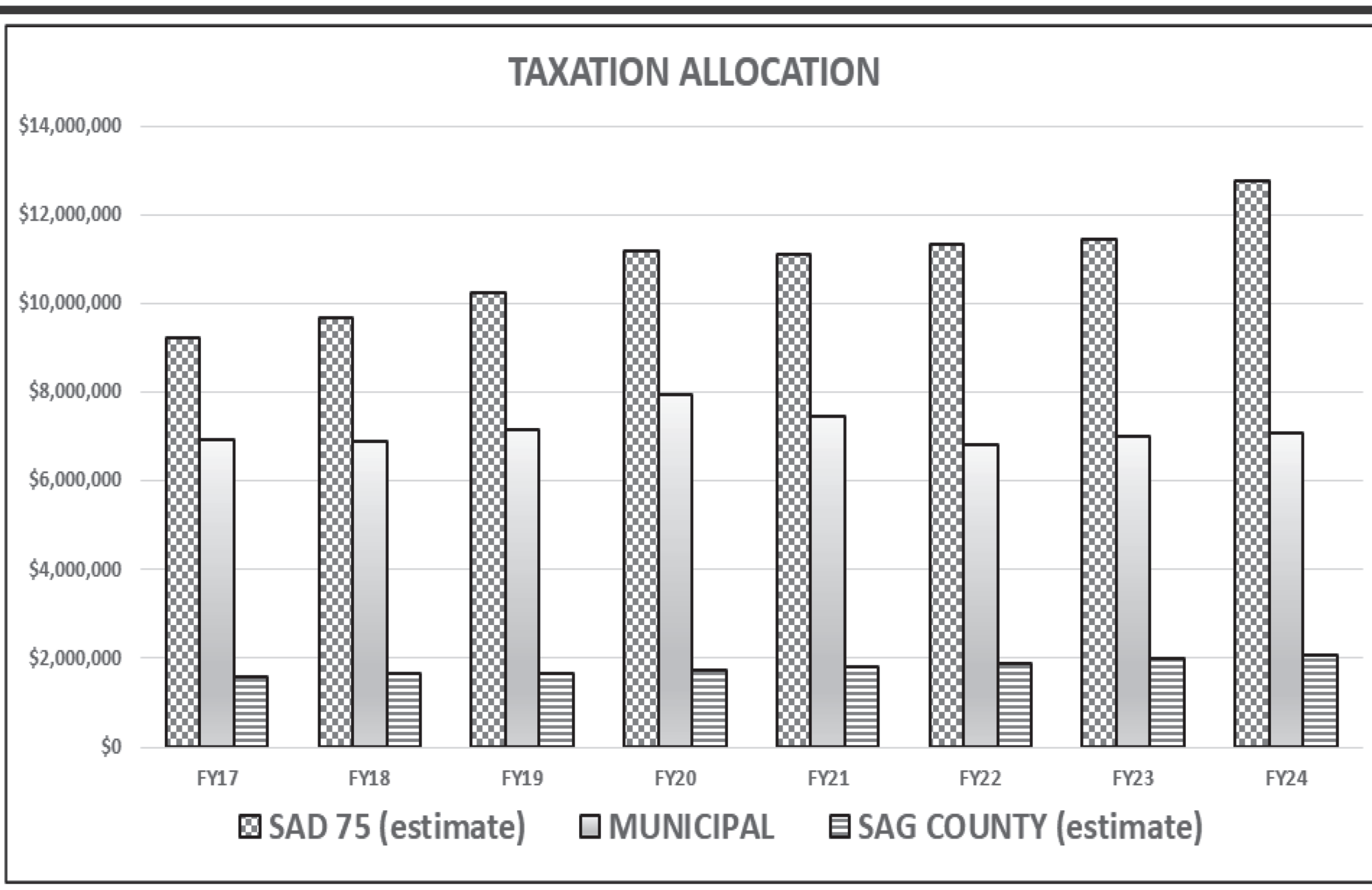
The District must first hold a District budget meeting, where voters will vote on the warrant articles. Each article will be presented to those present for a show of hands vote or a secret ballot vote. The meeting will end when all articles pass. All articles are subject to amendment.

M.S.A.D No. 75 Budget Validation Referendum

Polls open 8:00 AM to 8:00 PM
June 13, 2023
Mt. Ararat High School Gymnasium

Within 30 calendar days, the District must hold a referendum on the decision made at the District budget meeting. The referendum will have one warrant article and it will ask the voters to vote on the final budget amount as approved at the District budget meeting. The article will not state the specific amount of the final budget, because time does not permit the printing and distribution of absentee ballots. However, the amount will be posted in the polling area and in the polling booth.

The graph below shows the trend of the MSAD-75, Municipal, and County budgets since FY2017.



Percentage of Total Budget

	FY17	FY18	FY19	FY20	FY21	FY22	FY23	Est. FY24
SAD75	52%	53%	54%	54%	54%	57%	56%	59%
Municipal	39%	38%	38%	38%	37%	34%	34%	31%
County	9%	9%	9%	8%	9%	9%	10%	10%