

WARRANT FOR SPECIAL TOWN MEETING

May 18, 2011
7:00PM

GREETING: 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 Mt. Ararat High School on the 18th day of May, 2011 A.D. at 7:00 o'clock p.m. Eastern Daylight Time and then and there to act on Articles 1 thru 25 to wit:

Article 1 - To elect a **Moderator** to preside at said meeting. Robert Lenna

Article 2 - To have the Town vote to raise, appropriate and spend the sum of **\$1,464,163** for Debt Service.

	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>Allocation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
Library	\$126,675	Taxation	\$126,675
Monument Place Ext	\$10,000	Impact Fees	\$10,000
	\$205,220	Municipal TIF	\$205,220
Municipal Building	\$269,258	Frost St/By-Pass TIF	\$269,258
	\$649,010	Taxation	\$649,010
Municipal Bld/Sidewalk	\$204,000	Taxation	\$204,000
	\$1,464,163	TOTAL	\$1,464,163
	<u>Board of Selectmen Recommendation:</u>	<u>Ought to Pass</u>	Passed
	<u>Finance Committee Recommendation:</u>	<u>Ought to Pass</u>	

Article 3 - 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:

	<u>2010-11</u> <u>Approved</u> <u>Appropriation</u>	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
General Government			
1. Administration	\$289,514	\$194,198	\$194,198
2. Municipal Officers	\$18,569	\$18,769	\$18,769
3. Finance Manager	\$64,650	\$68,238	\$68,238
4. Central Services	\$99,500	\$100,000	\$100,000
5. Tax/Clerk	\$219,351	\$240,784	\$240,784
6. Codes	\$65,000	\$79,818	\$79,818
7. Assessing	\$145,632	\$153,187	\$153,187
8. Elections/Registration	\$6,030	\$6,650	\$6,650
9. Planning Office	\$211,360	\$223,696	\$223,696
10. Economic Development	\$92,650	\$95,772	\$95,772
11. Municipal Insurance	\$76,500	\$78,000	\$78,000
12. Facilities Maintenance	\$148,844	\$154,057	\$154,057
13. Parks & Recreation	\$337,026	\$331,149	\$331,149
14. Library	\$364,448	\$373,057	\$373,057
15. General Assistance	\$64,466	\$70,483	\$70,483
16. Contractual Services	\$119,850	\$164,850	\$164,850
17. Public Utilities	\$279,000	\$274,000	\$274,000
TOTALS	\$2,602,390	\$2626,708	\$2,626,708
	<u>2010-11</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>Allocation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>

\$267,030	Municipal TIF	\$267,030
\$764,985	State Revenue Sharing	\$764,985
\$312,165	General Revenue	\$312,165
\$170,000	Homestead Exemption	\$170,000
\$20,000	BETE Reimbursement	\$20,000
<u>\$1,092,528</u>	<u>Taxation</u>	<u>\$1,092,528</u>
	Total	\$2,626,708

Board of Selectmen Recommendation: Ought to Pass **Passed**
Finance Committee Recommendation: Ought to Pass

Article 4 - To see what sum the Town will vote to spend for the **Capital Projects Fund** under the following accounts and to see what sum the Town will vote to raise, appropriate from reserves, and spend for the same:

Capital Program to Raise, Appropriate from Reserves and Spend

	<u>2010-2011 Approved Appropriation</u>	<u>2011-2012 Board of Selectmen Recommendation</u>		<u>2011-2012 Finance Committee Recommendation</u>	
		Raise	Spend	Raise	Spend
Assessing					
Hydro Dam Appraisal	\$0	\$1,500	\$0	\$1,500	\$0
Public Works					
Truck (Plow)	\$0	\$35,000	\$135,000	\$35,000	135,000
Road Construction	\$200,000	\$250,000	\$250,000	\$250,000	
Bay Park Drainage	\$123,000	\$50,000	\$0	\$50,000	\$0
Sidewalk Drainage	\$0	0	\$0	\$0	\$0
Police					
Veh. Replacements	\$52,000	\$27,000	\$27,000	\$27,000	
EMS					
Rescue #2 Replacement	\$30,000	\$0	\$0	\$0	\$0
Fire					
Service Veh. Replacement	\$ 20,000	\$0	\$0	\$0	\$0
Air Pack Replacement	\$ 50,000	\$0	\$0	\$0	\$0
Ladder Truck		\$50,000	\$800,000	\$50,000	\$800,000
Parks/Recreation					
Field Lights	\$0	\$0	\$15,189	\$0	\$15,189
Solid Waste					
Loader Tires	\$0	\$8,000	\$8,000	\$8,000	\$8,000
Totals	\$475,000	\$421,500	\$1,235,189*	\$421,500	1,235,189*

<u>2011-2012 Board of Selectmen Recommendation</u>	<u>Allocation</u>	<u>2011-2012 Finance Committee Recommendation</u>
\$165,189	Capital Reserves	\$165,189
\$343,710	Taxation	\$343,710
\$26,290	Bypass North TIF	\$26,290
\$535,189	Total	\$535,189

*This equals recommended total of \$535,189 plus \$700,000 borrowing in Article 5 & 6

Board of Selectmen Recommendation: Ought to Pass **Passed**
Finance Committee Recommendation: Ought to Pass

Article 5 - To see if the Town will vote to authorize the Board of Selectmen to solicit bids for the purchase and financing of a plow truck in the amount of \$135,000, with a down payment of \$35,000 to be raised by taxation and with the remaining \$100,000 to be financed over five years through a lease/purchase agreement of general obligation bond, as the Board deems appropriate.

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid	\$12,875,000
B. Bonds authorized and unissued	\$0
C. Amount of bonds to be issued	\$ 100,000
Total	\$12,975,000

Costs: At an estimated net interest rate of 3.5% for a five (5) year maturity, the estimated cost of this bond issue will be:

Principal:	\$100,000
Interest:	\$10,500
Total Debt Service	<u>\$110,500</u>

Validity: The validity of the bonds and the voter's ratification of the bonds may not be affected by any errors in the above estimates, the ratification by the voters is nonetheless conclusive and the validity of the bonds is not affected by reason of the variance.

Town Treasurer

Board of Selectmen Recommendation: _____ **Ought to Pass** **Passed**
Finance Committee Recommendation: _____ **Ought to Pass**

Article 6- To see if the Town will vote to authorize the Board of Selectmen to solicit bids for the purchase and financing of a ladder truck in the amount of \$800,000, with a down payment of \$200,000 (with \$50,000 to be raised by taxation and \$150,000 to be expended from the fire truck reserve account) and with the remaining \$600,000 to be financed over ten years through a lease/purchase agreement or general obligation bond, as the Board deems appropriate.

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$12,875,000
B. Bonds authorized and unissued	\$0
C. Amount of bonds to be issued	<u>\$ 600,000</u>

Total: \$13,475,000

Costs: At an estimated net interest rate of 4 % for a ten (10) year maturity, the estimated cost of this bonds issue will be:

Principal:	\$600,000
Interest:	\$132,000
Total Debt Service:	<u>\$732,000</u>

Validity: The validity of the bonds and the voter's ratification of the bonds may not be affected by any errors in the above estimates, the ratification by the voters is nonetheless conclusive and the validity of the bonds is not affected by reason of the variance.

Town Treasurer

Board of Selectmen Recommendation: _____ **Ought to Pass** **Passed**
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:

	<u>2010-11</u> <u>Approved</u> <u>Appropriation</u>	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
Public Safety			
Police Protection	\$1,283,306	\$1,313,827	\$1,313,827
Fire Protection/Rescue	\$546,918	\$638,387	\$638,387
TOTALS	\$1,830,224	\$1,952,214	\$1,952,214
	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>2011-12</u> <u>Allocation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
	\$440,000	General Revenues	\$440,000
	\$250,000	Surplus	\$250,000
	<u>\$1,262,214</u>	Taxation	<u>\$1,262,214</u>
	\$1,952,214	Total	\$1,952,214

Board of Selectmen Recommendation: _____ **Ought to Pass** **Passed**
Finance Committee Recommendation: _____ **Ought to Pass**

Article 8 - To see what sum the Town will vote to spend for **Public Works, Solid Waste and Recycling Program** 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.)

	<u>2010-11</u> <u>Approved</u> <u>Appropriation</u>	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
Public Works	\$1,099,493	\$1,089,315	\$1,089,315
Solid Waste/Recycling	\$ 394,455	\$ 372,920	\$ 372,920
TOTALS	\$1,493,948	\$1,462,235	\$1,462,235
	<u>2011-12</u> <u>Board of Selectmen</u> <u>Recommendation</u>	<u>2011-12</u> <u>Allocation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
	\$1,462,235	General Revenues	\$1,462,235
	\$1,462,235	Total	\$1,462,235
Board of Selectmen Recommendation:	Ought to Pass		Passed
Finance Committee Recommendation:	Ought to Pass		

Article 9 - To see what sum of money the Town will vote to spend for the Community Development Plan for 2011-2012 and to see what sum the Town will vote to raise and appropriate for the same: The Community Development Work Plan makes the following recommendation regarding the equivalent of 5% of the revenue generated in the municipal TIF district, be set aside to fund community projects that enhance quality of life. Completion and connection of pedestrian and bicycle trails remains the number one priority for Quality of Life funding. The recommendation is that all appropriated Quality of Life funds be allocated to provide grant match money for constructing Phase One of the Androscoggin Bike Path.

	<u>2011-12</u> <u>Board of Selectmen</u> <u>Presentation</u>	<u>2011-12</u> <u>Allocation</u>	<u>2011-12</u> <u>Finance Committee</u> <u>Recommendation</u>
	\$54,518	Taxation	\$0
Board of Selectmen Recommendation:		Ought Not to Pass	Failed
Finance Committee Recommendation:		Ought Not to Pass	

Article 10- To see if the town will transfer \$25,000 from the Quality of Life Reserve Fund to the Androscoggin River Bike Path Fund.

Board of Selectmen Recommendation:	Ought to Pass	Passed
Finance Committee Recommendation:	Ought to Pass	

Article 11- Shall the voters adopt an Ordinance Entitled "An Ordinance to Correct Omissions in the Permitted Sign Table and the Maximum Size Sign Table?"

Permitted Signs

[Amended 5-15-1996 STM, Art. 31; 5-21-1997 STM, Art. 37; 5-17-2000 STM, Art. 15; 5-24-2007 STM, Art. 15]

		District										
Type	RCU	R-1 R-2 R-3 R-4	LV	MV	I	H	BP BP-2 MUL	MUC & MUC-1	VC	UVL	CC & CC 196	
Roof	RCU	N	S	S	S	S ¹	S	S		<u>S</u>	S	S
Wall	S	S	S	S	S	S	S	S		<u>S</u>	S	S
Post	S	S	S	S	S	S	S	S		<u>S</u>	S	S
Banner	P	N	P	P	P	P ¹	P	P		<u>P</u>	P	P
Information	P	P	P	P	P	P	P	P		<u>P</u>	P	P
Public notice	P	P	P	P	P	P	P	P		<u>P</u>	P	P
Memorial tablet	P	P	P	P	P	P	P	P		<u>P</u>	P	P
Public safety	P	P	P	P	P	P	P	P		<u>P</u>	P	P
Real estate	P	P	P	P	P	P	P		<u>P</u>	P	P	
Flags	P	P	P	P	P	P	P	P		<u>P</u>	P	P
Political	P	P	P	P	P	P	P		<u>P</u>	P	P	
Interior	P	N	P	P	P	S ¹	P	P		<u>P</u>	P	P
Service club	P	P	P	P	P	P	P	P		<u>P</u>	P	P

Nonprofit	P		P	P	P	P	P	P	P	<u>P</u>	P	P	
Portable	N		P	P	P	S ¹	P	P		<u>P</u>	P	P	
Off-premises		S		S	S	S	S ¹	S	S		<u>S</u>	S	S
business													
Temporary	N		S	S	S	S ¹	S	S		<u>S</u>	S	S	
Project		N		S	S	S	S ¹	S	S		<u>S</u>	S	S
identification													
Marquee	N		S	S	N	S ¹	S	S		<u>S</u>	S	S	
Canopy		N		S	S	S	S ¹	S	S		<u>S</u>	S	S
Contractor	P		P	P	P	P	P	P		<u>P</u>	P	P	
Development		P		P	P	P	P	P	P		<u>P</u>	P	P
Seasonal	S		S	S	S	S	S	S		<u>S</u>	S	S	
occupation													

P = Allowed without sign permit.
S = Allowed only with sign permit.
N = Not allowed.

NOTES:
1 Only permitted in that portion of historic districts zoned commercial.

Maximum Sign Size

[Amended 5-15-1996 STM, Art. 31; 5-21-1997 STM, Art. 37; 5-21-1997 STM, Art. 38; 5-20-1998 STM, Art. 34; 5-17-2000 STM, Art. 15; 5-24-2007 STM, Art. 15]

Type	RCU	District							MUL & BP	MUC & MUC-1 ¹²	UV	VC LI CC & CC
		R-1	R-2	R-3	LV	MV	I	H				
Roof	4	N/A	N/A	N/A	4	4	4	N/A	4	4	4	4
Wall	40% ¹	12	12	12	40% ¹	40% ¹	40% ¹	12	40% ¹	40% ¹	40% ¹	40% ¹
Post	75 ⁶	6 ⁷	6 ⁷	12 ⁷	75 ⁶	75 ⁶	100 ⁶	6/75 ⁵	50 ⁹	75 ¹⁰	75 ⁶	75 ⁶
Banner	8	N/A	N/A	N/A	8	8	8	N/A	8	8	8	8
Information	4	3	3	3	4	4	4	2	4	4	4	4
Real estate	6	6	6	6	6	6	6		6	6	6	6
Nonprofit	32	32	32	32	32	32	32		32	32	32	32
fundraising												
Portable	N/A	N/A	N/A	12	12	12	N/A		12	12	12	12
Off-premises	4	4	4	4	4	4	4		4	4	4	4
business												
Temporary	N/A	N/A	N/A	32	32	32	32		32	32	32	32
Project	N/A	N/A	N/A	2	2	2	N/A		2	2	2	2
identification												
Marquee	N/A	N/A	N/A	40	40	40	N/A		40	40	40	40
Canopy	N/A	N/A	N/A	3	3	3	N/A		3	3	3	3
Contractor	32	32	32	32	32	32	32		32	32	32	32
Development	32	12	12	12	32	32	32	12	32	32	32	32
Seasonal	11	11	11	11	11	11	11		11	11	11	11
occupation												
Public notice	32	32	32	32	32	32	32		32	32	32	32
informational												

NOTES:
1 Forty percent of the signable area of the facade.
2 Refer to Subsection K for permitted sizes.
3 Size of canopy sign added to other signs shall not exceed 200 square feet per business.
4 Roof signs shall not exceed the maximum sign area allowed per business.
5 Six square feet in residential historic zone, 75 square feet in commercial historic zone.
6 Height of post signs in commercial and industrial zones shall not exceed 25 feet measured from the ground to the top of the sign.
7 Height of post signs in residential districts shall not exceed six feet measured from the ground to the top of the sign. Only one post sign per building is permitted in the Residential Zones.
8 A banner may not exceed the maximum allowable size for a post sign in the zone in which the business is located.
9 Height of post signs in the Mixed Use Limited and Business Park Zones shall not exceed 10 feet measured from the ground to the top of the sign.
10 Height of post signs in the Mixed Use Commercial Zone and Commercial Corridor 196 Zone shall not exceed 15 feet measured from the ground to the top of the sign.
11 Seasonal occupation sign size shall conform to the district regulations for the type of sign.

12 Signs for a planned mixed-use development shall conform to the master signage plan for the development. The overall amount of signage for the development shall not exceed the total area of signage allowed in accordance with these standards, but the number of signs and the size of individual signs may vary from these standards as long as it is consistent with the master signage plan.

Planning Board Recommendation **Ought to Pass** **Failed**

Article 12: Shall the voters adopt an Ordinance Entitled "An Ordinance to Amend the Town Code, Chapter 225-33 regarding the placement of Electronic Message Centers"?

225-6 Definition

Electronic Message Center sign – means an on-premise sign created, designed, manufactured or modified in such a way that its message may be electronically, digitally, or mechanically altered by the complete substitution or replacement of one display by another on each side.

225-33

B. General Requirements

- No sign, except Electronic Message Signs as elsewhere defined and regulated, shall be comprised of or illuminated by intermittent light except digital public service messages, such as time, date, temperature, etc.

P. Electronic Message Center signs

Electronic Message Center (EMC) signs are permitted as indicated in Attachments 225-3 and 225-4 (Permitted Signs and Maximum Size signs), but are subject to the following additional standards:

- Except for time and temperature information, changeable signs may change no more often than once per minute.
- Time/date/temp information must be displayed for a minimum of 3 seconds each time they are shown.
- When changing messages, the message must change instantly, and may not include any phasing, rolling, scrolling, flashing or blending of messages.
- Streaming of information or video animation is not permitted.
- While being displayed, the message shall remain fixed, with no flashing, phasing, rolling, scrolling or blending of information.
- All such signs shall be designed, and operated, to be in conformance to Section 225-26, Lighting, and Section 175-9 at all times.

Permitted Signs

[Amended 5-15-1996 STM, Art. 31; 5-21-1997 STM, Art. 37; 5-17-2000 STM, Art. 15; 5-24-2007 STM, Art. 15]

District

Type	R-1	R-2	R-3	LV	MV	I	H	MUL	BP-2 MUC & MUC-1	VC	CC & LI	CC 196	RCU
Roof	N	S	S	S	S	S ¹	S	S	S	S	S	S	S
Wall	S	S	S	S	S	S	S	S	S	S	S	S	S
Post	S	S	S	S	S	S	S	S	S	S	S	S	S
Banner	N	P	P	P	P	P ¹	P	P	P	P	P	P	P
Information	P	P	P	P	P	P	P	P	P	P	P	P	P
Public notice	P	P	P	P	P	P	P	P	P	P	P	P	P
Memorial tablet	P	P	P	P	P	P	P	P	P	P	P	P	P
Public safety	P	P	P	P	P	P	P	P	P	P	P	P	P
Real estate	P	P	P	P	P	P	P	P	P	P	P	P	P
Flags	P	P	P	P	P	P	P	P	P	P	P	P	P
Political	P	P	P	P	P	P	P	P	P	P	P	P	P
Interior	N	P	P	P	P	S ¹	P	P	P	P	P	P	P
Service club	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonprofit	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable	N	P	P	P	P	S ¹	P	P	P	P	P	P	P
Off-premises business	S	S	S	S	S	S ¹	S	S	S	S	S	S	S
Temporary Project	N	S	S	S	S	S ¹	S	S	S	S	S	S	S
identification	N	N	N	N	N	N	N	N	N	N	N	N	N
Marquee	N	S	S	S	S	S ¹	S	S	S	S	S	S	S
Electronic Message	N	N	N	N	N	N	N	N	N	N	N	N	N
Canopy	P	P	P	P	P	P	P	P	P	P	P	P	P
Contractor	P	P	P	P	P	P	P	P	P	P	P	P	P
Development	P	P	P	P	P	P	P	P	P	P	P	P	P
Seasonal occupation	S	S	S	S	S	S	S	S	S	S	S	S	S

P = Allowed without sign permit.
S = Allowed only with sign permit.
N = Not allowed.

NOTES:
1 Only permitted in that portion of historic districts zoned commercial.
Maximum Sign Size

[Amended 5-15-1996 STM, Art. 31; 5-21-1997 STM, Art. 37; 5-21-1997 STM, Art. 38; 5-20-1998 STM, Art. 34; 5-17-2000 STM, Art. 15; 5-24-2007 STM, Art. 15]

DISTRICT

Type	R-1	R-2	R-3	LV	MV	I	H	MUL	BP2	MUC-1 ¹²	LI	VC	CC	RCU
Roof	N/A	N/A	N/A	4	4	4	N/A	4	4	4	4	4	4	4

Wall Post Banner	12	12	12	40% ¹	40% ¹	40% ¹	12	40% ¹	75 ⁶						
Information	3	3	3	4	4	4	4	2	4	4	4	4	4	4	4
Real estate	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Nonprofit fundraising	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
Portable Off-premises business	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Temporary Project	N/A	N/A	N/A	32	32	32	32	32	32	32	32	32	32	32	32
identification	N/A	N/A	N/A	2	2	2	2	N/A	2	2	2	2	2	2	2
Marquee	N/A	N/A	N/A	40	40	40	N/A	40	40	40	40	40	40	40	40
Electronic Message	N/A	N/A	N/A	50 ⁶	50 ⁶	50 ⁶	N/A	N/A	N/A	75 ¹⁰	N/A	75 ⁶	75 ⁶	75 ⁶	N/A
Canopy	N/A	N/A	N/A	3	3	3	N/A	3	3	3	3	3	3	3	3
Contractor	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
Development	12	12	12	32	32	32	12	32	32	32	32	32	32	32	32
Seasonal	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Public Notice	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32

NOTES:

- Forty percent of the signable area of the facade.
- Refer to Subsection K for permitted sizes.
- Size of canopy sign added to other signs shall not exceed 200 square feet per business.
- Roof signs shall not exceed the maximum sign area allowed per business.
- Six square feet in residential historic zone, 75 square feet in commercial historic zone.
- Height of post signs in commercial and industrial zones shall not exceed 25 feet measured from the ground to the top of the sign.
- Height of post signs in residential districts shall not exceed six feet measured from the ground to the top of the sign. Only one post sign per building is permitted in the Residential Zones.
- A banner may not exceed the maximum allowable size for a post sign in the zone in which the business is located.
- Height of post signs in the Mixed Use Limited and Business Park Zones shall not exceed 10 feet measured from the ground to the top of the sign.
- Height of post signs in the Mixed Use Commercial Zone and Commercial Corridor 196 Zone shall not exceed 15 feet measured from the ground to the top of the sign.
- Seasonal occupation sign size shall conform to the district regulations for the type of sign.
- Signs for a planned mixed-use development shall conform to the master signage plan for the development. The overall amount of signage for the development shall not exceed the total area of signage allowed in accordance with these standards, but the number of signs and the size of individual signs may vary from these standards as long as it is consistent with the master signage plan.

Planning Board Recommendation **Ought to Pass** **Failed**

Article 13- Shall the voters adopt an Ordinance Entitled "An Ordinance to Amend the Topsham Zoning Ordinance , Chapter 225-51, regarding Schools, Colleges, Churches, Fraternal Organizations and Not- for- Profit Clubs, and to amend the development standard for such uses" ?

225-51 Schools, Colleges, Churches, Fraternal Organizations and Not-for-Profit Clubs

Schools, pPublic and private colleges, churches, fraternal organizations and not-for-profit clubs shall be permitted or require a conditional use permit in those zoning districts indicated on the Land use Table in accordance with Article IX and the provisions below.

- When located in the R-1, R-2 and R-3 Zoning Districts, the following standards shall apply:
 - A green strip, suitably landscaped, at least 20 feet wide shall be provided along all property lines, except where driveways enter and exit.
 - No building shall be closer than 50 feet to a residential property line.
 - When adjacent to residential properties, parking areas and outdoor activity areas shall be effectively screened from view by a continuous vegetative barrier or stockade fence not less than six feet in height.
- When located in the R-1 or R-2 Zoning Districts Not-for-profit clubs shall meet the following additional standards:
 - Minimum lot size shall be 5 acres
 - All construction shall be subject to the provisions of 175-11, Commercial architectural review standards
 - Normal hours of operation (that time in which activities are taking place on the premises) shall be limited to 7 a.m. to 10 p.m. Sunday through Thursday, and 7 a.m. to midnight on Fridays and Saturdays.
 - Shall be located only on a collector or arterial street.

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

Article 14- Shall the voters adopt an Ordinance Entitled "An Ordinance to Amend the Topsham Zoning Ordinance to Establish and New Zone, to be known as the Limited Commercial Zone, and to amend the Topsham Zoning Map"? **(SEE MAP HANDOUT)**

Chapter 225 – Zoning
225-11 Establishment of Zones

18. Limited Commercial Zone, to be known as the "LC Zone". The intent of the LC zone is to create a mixed residential/commercial district that utilizes high visibility and high traffic volumes, to allow low intensity commercial uses to develop without significant adverse impacts on neighboring residential areas.

225-17 Dimensional requirements

5. Two family dwellings located in the CC, RCU, LC, MUC, MUC-1, CC196 and MV Zones shall be located on a lot that has an area of at least 1.5 times the minimum lot size. Two-family dwellings in the LV, VC, LI and R4 Zones may be located on a lot of at least the minimum size required for that Zone. IN the LV, VC and LI Zones, two-family dwellings in buildings fronting Rt. 201 shall be located on the second floor. All two-family dwellings in the CC, RCU, MUC, MUC-1, CC196, LV, MV, VC, LI and R4 Zones must be connected to public sewer and water.

225-27 Off-street parking and loading

- Each off-street parking area shall have no more than two openings onto the same street, each opening not to exceed 26 feet in width, except as further limited below:
 - Within the RCU and LC Zones, only one twenty-six foot wide access drive shall be allowed per 200 feet of frontage.
- Drive-through services. Drive-through services shall comply with the following requirements:
 - Within the CC, RCU, LC, MUL and MUC Zones, drive-through services shall be placed to the side or rear of the building.

225-33 Signs

Permitted Signs

Type	District	RCU & LC
Roof		S
Wall		S
Post		S
Banner		P
Information		P
Public Notice		P
Memorial Tablet	P	
Public Safety		P
Real Estate		P
Flags		P
Political	P	
Interior		P
Service club		P
Non-profit	P	
fundraising		
Portable	P	
Off-premise		S
Business		
Temporary	S	
Project	S	
Identification		
Marquee	S	
Electronic Message	N	
Canopy	S	
Contractor	P	

Type	District	LC	RCU
Roof		4	
Wall		40% ¹	
Post		75 ⁶	
Banner		8	
Information		4	
Real Estate		6	
Non-profit	32		
fundraising			
Portable	12		
Off-premises		4	
business			
Temporary	32		
Project	2		
Identification			
Marquee	40		
Electronic message	N/A		
Canopy	3		
Contractor	32		
Development		32	
Seasonal	11		
Occupational			
Public Notice			
Informational	32		

- NOTES
- Forty percent of the signable area of the facade.
 - Refer to Subsection K for permitted sizes.
 - Size of canopy sign added to other signs shall not exceed 200 square feet per business.
 - Roof signs shall not exceed the maximum sign area allowed per business.
 - Six square feet in residential historic zone, 75 square feet in commercial historic zone.
 - Height of post signs in commercial and industrial zones shall not exceed 25 feet measured from the ground to the top of the sign.
 - Height of post signs in residential districts shall not exceed six feet measured from the ground to the top of the sign. Only one post sign per building is permitted in the Residential Zones.
 - A banner may not exceed the maximum allowable size for a post sign in the zone in which the business is located.
 - Height of post signs in the Mixed Use Limited and Business Park Zones shall not exceed 10 feet measured from the ground to the top of the sign.
 - Height of post signs in the Mixed Use Commercial Zone and Commercial Corridor 196 Zone shall not exceed 15 feet measured from the ground to the top of the sign.
 - Seasonal occupation sign size shall conform to the district regulations for the type of sign.
 - Signs for a planned mixed-use development shall conform to the master signage plan for the development. The overall amount of signage for the development shall not exceed the total area of signage allowed in accordance with these standards, but the number of signs and the size of individual signs may vary from these standards as long as it is consistent with the master signage plan.

225-37 Noise

Sound Pressure Level Limits [Measured in dB(A) scale]	
7 a.m. to 10 p.m.	10 p.m. – 7 a.m.
CC 196, LI, LC	60, except 55 for any property line that abuts a residential district
	50, except 45 for any property line that abuts a residential district

225-50 Apartment buildings and multi-family developments

C Design requirements

1. Density

f. New multi-family dwellings built in the CC, LC, RCU, MUC, LV, MV, VC and LI Zones shall be connected to public sewer and water and shall have a minimum lot area of at least the minimum lot size for the first unit, plus ½ of the minimum lot size of usable land for each additional unit.

225-60.3 Transmission Towers

C. Zoning district regulations.

1. Maximum height as measured from the top of the tower or attached apparatus down to the average finished grade of the ground at the base of the tower.

District	Regulation
LC	75 feet single user, 125 feet collocated

225-60.14 Small wind energy conversion systems

8. Location of small wind energy conversion systems

District	Capacity (kilowatts)
Limited Commercial (LC)	10

9. Dimensional Requirements

C. Height

(1) Vertical top of blade or other component: 75 feet

Limited Commercial (LC)

225-60.19 Additional Standards for LC Zone

A. Any commercial use in the LC Zone shall maintain, or create upon change of use, a minimum 25 foot vegetated buffer along any lot line abutting a residential district. This buffer shall be retained in its natural condition, or shall be vegetated in accordance with 175-10.E.4.a.1-5.

B. No more than 60% of all parking shall be located between the front of the building and the front lot line.

225-102 Limited Commercial

225-102 Limited Commercial

Tax Description
Map

R5 Starting at a point on the centerline of Rt. 196 closest to the northeasterly corner of lot 55 and Rt. 196, proceeding along the easterly boundary of Lot 55 to its southeasterly corner, then proceeding in a straight line to the southeasterly corner of;

R1-1 lot 30A, then proceeding along the rear property lines of lots 30A, 30C, 30D, 30E, 30B, 55, 54, 53, and 52, then across lot 48C to the southerly corner of lot 51, then along the rear property line of lot 51 to the centerline of White House Crossing Road, then along the centerline of White House Crossing Road to;

R2 the point of intersection with the centerline of Rt. 196, thence easterly along the centerline of Rt. 196 to;

R5 the point of beginning.

Table 225a – Table of use regulations

USE	LC
Accessory use ⁴	P
Adult entertainment establishment	X
Agriculture	C
Amusement facility	X
Amusement park	
Animal husbandry	C
Aquaculture	X
Auto Sales	C
Auto Salvage	X
Batch Plant	X
Bed-and-breakfast	C
Boarding House	X
Boathouse	X
Bulk fuel storage	X
Campground	X
Cemetery	X
Church	P

Club	C
Cogeneration of power as an accessory use	X
Commercial composting	X
Commercial recreation facility	C
Commercial recycling, to include paper, plastic glass, metal, wood, tires	X
Concrete product manufacturing	X
Day care/preschool	P
Dwelling, single-family	P
Dwelling, two-family	P
Dwelling, multi-family	C
Electrical power generation	X
Elderly Housing	C
Extractive industry	X
Fairground	X
Forest Management	P
Gasoline sales	X
Golf course	X
Heavy equipment repair	X
Home occupation	P
Home occupation, major	C
Hospital/nursing home/ congregate care	X
Hotel/motel	C
Inn	C
Junk yard/automobile graveyard	X
Kennel	X
Lab/research facility	C
Manufacturing, heavy	X
Manufacturing, light	C
Marina	X
Medical Clinic	C
Motor vehicle service/repair	C
Museum	X
Natural resource related business	C
Neighborhood grocery store	X
Office buildings as accessory uses	P
Paper de-inking	X
Piers, docks, wharves and uses projecting into waterbodies	X
Planned commercial development	X
Planned mixed-use development	X
Planned residential development	X
Printing	C
Professional office	P
Public facility	P
Public utility facility	C

Restaurant	C
Restaurant, fast-food	X
Retail	C ¹⁸
Reuse of an existing agricultural building for non-residential uses	X
Rural entrepreneurial use	C
Sawmill	X
Schools	C
Seasonal retail sales	C
Service business	P
Small wind energy conversion systems	P
Stable	X
Transmission tower ³	C
Trash-to-energy incinerator	X
Veterinary hospital	C
Wholesale business	C ³
Warehousing; storage, distribution	C ³
Yard sale	P

NOTES

³ Maximum of 10,000 square feet of gross floor area per building
¹⁸ Maximum of 6,500 square feet per use

Table 225b – Table of Dimensional Requirements

	<u>LC</u>
Requirements	
Min. lot size (s.f)	<u>20</u>
Min. frontage	<u>150</u>
Min. front yard setback	<u>25⁴</u>
Min. side yard setback	<u>25⁴</u>
Min. rear yard setback	<u>30⁵</u>
Max. building height	<u>35</u>
Max. structure height	<u>100⁵</u>
Min. landscape (open space ratio)	<u>0.3</u>
Floor area ratio	<u>0.4</u>

4 No parking shall be allowed in the setback in this district.

5 Structures that have roofs or other means of overhead protection from the weather are subject to the same height limits as for buildings in this zone.

Site Plan Review – Chapter 175

175-9 Additional Lighting Standards

F. Parking Lot Lighting

5. Site lighting in the LC Zone shall be installed with a nighttime setting that dims lights to 40% of daytime allowances when the business closes, or 10 p.m., whichever is later.

Planning Board Recommendation:

None

Failed

Article 15- Shall the voters adopt an Ordinance entitled "An Ordinance to Amend the Topsham Town Code to Create the Topsham Community Fund, and to Replace Chapter 6-24, Economic and Community Development Plan"?

6-24 — Economic and Community Development Plan

Each year the Town shall prepare an Economic and Community Development Plan that is intended to complement the Town's development program(s) that have been adopted through the enactment of tax increment financing (TIF) plans. The purpose of these plans shall be to identify specific quality of life measures to be brought before the Town for consideration. The plan shall also have the goal of balancing the economic development plan with recreational, cultural, educational and other quality of life activities that enhance the overall quality of life activities that enhance the overall quality of the Town of Topsham.

The development of this plan shall be contemporaneous to the development of the annual budget and work plan of Topsham Development, Inc. The responsibility of the development of this plan shall be with the Town Manager, the Planning Office, Topsham Development, Inc., with the citizen's participation provided through the involvement and review of the plan by the Conservation Committee, the Board of Directors of Topsham Development, Inc., the Board of Selectmen and the Finance Committee.

Appropriations: Each year the Town will be presented with a financial plan that appropriates the equivalent of 5% of the funds generated through the Municipal Tax Increment Financing Plan to fund the Economic and Community Development Plan. This appropriation will be either in addition to or part of the development program for each year. The intent of this paragraph is to ensure that the town provides the necessary financial resources to implement goals and objectives that address the recreational and other quality of life activities that enhance the overall quality of the Town of Topsham.

~~Each year the Town shall prepare an Economic and Community Development Plan that is intended to complement the Town's development program(s) that have been adopted through the enactment of tax increment financing (TIF) plans. The purpose of these plans shall be to identify specific quality of life measures to be brought before the Town for consideration. The plan shall also have the goal of balancing the economic development plan with recreational, cultural, educational and other quality of life activities that enhance the overall quality of the Town of Topsham.~~

~~The development of this plan shall be contemporaneous to the development of the annual budget and work plan of Topsham Development, Inc. The responsibility of the development of this plan shall be with the Town Manager, the Planning Office, Topsham Development, Inc., with citizen participation provided through the involvement and review of the plan by the Conservation Committee, the Board of Directors of Topsham Development, Inc., the Board of Selectmen and the Finance Committee.~~

~~Appropriations: Each year, the Town will be presented with a financial plan that appropriates the equivalent of 5% of the funds generated through a Municipal Tax Increment Financing Plan to fund the Economic and Community Development Plan. This appropriation will be either in addition to or part of the development program for each year. The intent of this paragraph is to ensure that the Town provides the necessary financial resources to implement goals and objectives that address the recreational, educational and other quality of life activities that enhance the overall quality of the Town of Topsham.~~ **6-24 Topsham**

Community Fund Ordinance

The purpose of the Topsham Community Fund (TCF) is to assist the Town in: developing its financial capacity to make investments in the community; making the community a more desirable and vibrant place for residents to live, work and raise a family; and in supporting the belief that community development investments make the community a more desirable location for future economic development investments.

A. Fund Description

B.

1. The fund shall be a non-lapsing capital fund of the Town of Topsham, and funds remaining at the end of a fiscal year shall not be credited to the Town's Undesignated Fund Balance, but rather shown in the Capital Improvement Plan for the Town.

2. Expenditures from the TCF shall be made in accordance with the Town's purchasing policies, as administered by the Board of Selectmen and Town Manager.

C. Funds from the TCF shall be used for capital investments, including for purposes in support of capital investments (such as plans, surveys, designs, studies) in the areas of recreation, arts, social services, parks, heritage/history, natural resources, conservation and environmental stewardship.

D. Funds from the TCF can be used to leverage funding from non-municipal sources.

E. Topsham Community Fund Committee

1. The TCF Committee shall consist of five members, including two representatives from Topsham Conservation Commission and one representative from each of the following Topsham standing committees and boards, appointed by the respective committees and boards:

- a. Topsham Development, Inc.
- b. Planning Board
- c. Historic District Commission

2. One of the Conservation Commission representatives shall serve as the chair of the TCF Committee, and the Topsham Development, Inc. representative shall serve as the Vice-Chair.

3. The following Town Department Heads shall be non-voting members:

- a. Parks and Recreation Department
- b. Planning Department
- c. Economic and Community Development Department
- d. Public Works Department

F. Annual Plan

1. On an annual basis, the Chair or Vice-Chair of the TCF Committee shall convene the Committee to develop an Annual TCF Plan.

2. The TCF Committee shall prepare the Annual TCF Plan for submission to the Town Manager by November 30 for consideration in the Capital Improvement Budget.

3. In preparing this report, the various department and committee representatives shall hold a public meeting, providing the following information, at a minimum:

- a. Current status of previously approved and active projects
- b. Current status of uncommitted funds in the TCF, and the source of such funds
- c. Proposed new projects for the coming year(s) and the anticipated capital cost of each

- d. Proposed non-municipal sources of revenue for future projects
 - e. Proposed municipal sources of funds for future projects
 - f. Estimates for ongoing maintenance and operational costs for individual departments
4. TCF Committee shall actively solicit the input of members of pertinent standing or ad hoc town committees, and pertinent community groups active in Topsham.
 5. Recommendations to the Town Manager can include expenditures for the coming fiscal year, or appropriations to the TCF to be held for future expenditures.
 6. The TCF can also be used as a repository for funds from additional funding sources.

Board of Selectmen Recommendation:

Ought to Pass

Passed

Article 16- Shall the voters adopt and Ordinance Entitled "An Ordinance to adopt the Maine Uniform Building and Energy Code (MUBEC) as Required by the State of Maine, and to Repeal and Previously adopted Building Code".

§ 91-1 Adoption of Code.

Pursuant to PL 2007, Chapter 699 and amendments PL 2009, Chapter 261, as may be amended in the future, the Town of Topsham is required by the State of Maine to utilize, implement and enforce the Maine Uniform Building and Energy Code (MUBEC), and any previously adopted Building Code is superceded.

~~That a certain document, one copy of which is on file in the office of the Clerk of the Town of Topsham being marked and designated as the BOCA National Building Code, Thirteenth Edition, 1996," as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Building Code of the Town of Topsham in the State of Maine for the control of buildings and structures as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 91-3 of this chapter.~~

Formatted: Font: 8 pt, Not Bold, Underline

~~That a certain document, one copy of which is on file in the office of the Clerk of the Town of Topsham, being marked and designated as the "BOCA National Building Code, Thirteenth Edition, 1996," as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Building Code of the Town of Topsham in the State of Maine for the control of buildings and structures as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 91-3 of this chapter.~~

§ 91-2 Repealer.

The Building Code Ordinance of the Town of Topsham entitled the "BOCA National Building Code, ~~Eleventh-Thirteenth~~ Edition, 1996," and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

§ 91-3 Additions, insertions and changes.

The following sections are hereby revised as follows:

~~A. In Section 101.1, Title, insert "Town of Topsham" in the second line.~~

~~B. In Section 112.3.1, Fee schedule, insert the following after the last sentence:
[Amended 5-17-2000 STM, Art. 19; 5-21-2008 STM, Art. 12]~~

~~For the purpose of establishing fees for building permits, the classification of all buildings and structures or portions thereof as set forth in Chapter 3 of the BOCA National Building Code/1996 shall be observed.~~

All fees shall be as established by the Topsham Board of Selectmen, per § 109-7.

All permit fee computations shall be rounded off to the nearest dollar amount.

Exception: Municipal property, including schools, are exempt from permit fees.

~~C. Insert the following: [Amended 5-21-2008 STM, Art. 12]~~

Section 112.3.2 Late fee: Any person who shall commence any work for which a permit is required by this code without first having obtained a permit shall, if subsequently permitted to obtain a permit, pay a late fee as established by the Topsham Board of Selectmen, per § 109-7; provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the administrative authority that such work was urgently necessary before the commencement of work. In all cases, permits must be obtained as so as it is practicable to do so. If there is an unreasonable delay in obtaining such permits, a late fee shall be charged.

~~D. Amend to read: **Section 116.4 Violation penalties:** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil violation, punishable by a fine in accordance with 30-A M.R.S.A. § 4452. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

~~E. Amend to read: **Section 117.2 Unlawful continuance:** Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine as set forth in 30-A M.R.S.A. § 4452.~~

~~F. Amend to read: **Section 121.2 Membership of Board:** The Board of Appeals shall be the same Board as established by the Town of Topsham Code, Chapter 225, Zoning, Article X.~~

~~G. Delete the following sections in their entirety:~~

~~Section 121.2.1 Qualifications.~~

~~Section 121.2.2 Alternate members.~~

~~Section 121.2.3 Chairman.~~

~~Section 121.2.4 Disqualification of member~~

~~Section 121.2.5 Secretary~~

~~Section 121.2.6 Compensation of members~~

~~H. Amend the~~

~~following sections to read: [Amended 5-20-1998 STM, Arts. 25 and 26]~~

Editor's Note: These articles also provided for the relettering of former Subsections H and I as Subsections J and K, respectively.

Section 1005.5 Open-sided walking areas: Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 30 inches (762 mm) above the floor or grade below. The guards shall be constructed in accordance with Section 1021.0.

Exception: Guards are not required for the following locations:

1. On the loading side of loading docks.
2. On the auditorium side of stages and raised platforms.
3. On raised stage and platform floor areas such as runways, ramps and side stages utilized for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.

Section 1014.6 Treads and risers: Maximum riser height shall be 7 inches (178 mm), and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge.

[Added 5-17-2000-STM, Art. 18]

Exceptions:

1. Winders in accordance with Section 1014.6.3.
2. Spiral stairways in accordance with Section 1014.6.4.
3. Circular stairways in accordance with Section 1014.6.5.
4. Alternating tread stairways in accordance with Section 1014.6.6.
5. Stairways serving as aisles in assembly seating areas where the stairway pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
6. Any stairway replacing an existing stairway within a space where, because of existing construction, the pitch or slope cannot be reduced.
7. Existing stairways.
8. In occupancies in Use Group R-3, within dwelling units in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 8 1/4 inches (210 mm), and the minimum tread depth shall be 9 inches (229 mm). A nosing not less than 3/4 inches (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
9. Stairways in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 M²) in area shall be permitted to have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

Section 1806.1 Frost protection: Except where erected upon solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of all buildings and structures larger than 250 square feet in area or 10 feet (3048 mm) in height shall extend to the frost line of the locality, and spread footings of adequate size shall be provided where necessary to distribute properly the load within the allowable loadbearing value of the soil. Foundation walls, piers and other permanent supports of additions to existing buildings or structures shall match the existing construction unless an alternative method is provided by a registered design professional. Alternatively, such structures shall be supported on piles where solid earth or rock is not available. Footings shall not bear on frozen soils unless such frozen condition is of a permanent character.

Chapter 27, Electrical Wiring, Equipment and Systems

Chapter 29, Plumbing Systems

Chapter 30, Elevators and Conveying Systems

delete the following sections in their entirety:

~~Section 3408.2
Applicability: Insert "March 4, 1984," in the first sentence. § 91-4
Construction of provisions. Nothing in this chapter or in the building code hereby adopted shall be construed to affect any suit or proceeding impending in any court or any rights acquired or liability incurred or any cause or causes of actions acquired or existing under any act or ordinance hereby repealed as cited in § 91-2 of this chapter, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter. § 91-5
Conflict with other provisions. Whenever the requirements of this chapter are inconsistent with the requirements of any other ordinance, code or statute, the more restrictive requirements shall apply.
§ 91-6 **Severability.** Should any section or provisions of this chapter be declared by any court to be invalid, such decision shall not invalidate any other section or provision of this chapter.
§ 91-7 **Effective date.** The Town Clerk shall certify to the adoption of this chapter and cause the same to be published as required by law, and this chapter shall take full force and effect upon approval at Town Meeting on May 15 and 16, 1996.~~

Board of Selectmen Recommendation:

Ought to Pass

Passed

Article 17 - To consider whether the Town of Topsham will make application to the Maine Department of Community Development to receive Communities for Maine's Future Grant for the construction of the Topsham Trail Bike Path.

Board of Selectmen Recommendation:

Ought to Pass

Passed

Article 18 - 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.)

Board of Selectmen Recommendation:

Ought Not to Pass

Passed

Finance Committee Recommendation:

Ought Not to Pass

Article 19 - To see if the Town will fix the date of the May 2012 Special Town Meeting:

Board of Selectmen Recommendation:

May 16, 2012

Passed

Article 20 - To see if the Town will fix the dates when taxes are due and payable and to see if the Town will fix a rate of interest to be charged on taxes after said date:

Board of Selectmen Recommendation:

**Monday, October 17, 2011
Tuesday, April 17, 2012
7% or the Maximum amount determined by the State
Treasurer**

Passed

Article 21 - To see if the Town will establish a maximum interest rate to be paid on abated taxes:

Board of Selectmen Recommendation:

**7% or the maximum rate established by the State
Treasurer
For delinquent taxes the interest rate to be paid by the
Town reduced by 2%**

Board of Selectmen Recommendation

Passed

Article 22 - To see if the Town will authorize the Selectmen to dispose of Town-Owned personal property with value of \$5,000 or less under such terms they deem advisable:

Board of Selectmen Recommendation:

Ought to Pass

Passed

Article 23 - To see if the Town will authorize the Selectmen to accept gifts on behalf of the Town under such terms they deem advisable:

Board of Selectmen Recommendation:

Ought to Pass

Passed

Article 24- To see if the Town will authorize the Selectmen to convey by deeds of quit-claim title or other titles as appropriate any real estate acquired by the Town to such persons for such considerations as the Selectmen may in each case determine:

Board of Selectmen Recommendation: _____ **Ought to Pass** **Passed**

Article 25 - To see if the Town will authorize the Selectmen 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 and expend the grant for the purpose stated in the grant:

Board of Selectmen Recommendation: _____ **Ought to Pass** **Passed**

GIVEN UNDER OUR HANDS THIS 21st DAY OF April, 2011 BY THE BOARD OF SELECTMEN:

Ronald Riendeau, Chair

James Trusiani, Vice-Chair

Donald Russell

Andrew Mason

Marie Brilliant