



Town of North Yarmouth, Maine
Annual Town Meeting Warrant
April 30, 2022
Fiscal Year July 1, 2022 - June 30, 2023

To: Clark M. Baston, a resident in the Town of North Yarmouth, County of Cumberland, and the State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of North Yarmouth, Maine qualified by law to vote in town affairs, to meet at the Wescustogo Hall & North Yarmouth Community Center located in North Yarmouth, Maine on Saturday the 30th day of April A.D. 2022, at nine (9) o'clock in the forenoon, then and there to act upon Articles 1 through 27 as set out below, to wit:

The Registrar of Voters gives notice that citizens will be able to register to vote on April 30, 2022, from 8:30 AM to the close of the meeting.

ARTICLE 1: To elect a Moderator by written ballot to preside over the said meeting.

ARTICLE 2: To see if the Town will vote to adopt the **Maine Moderator's Manual** as prepared by the Maine Municipal Association as the parliamentary procedure at Town Meeting for the ensuing year.

ARTICLE 3: To see if the Town will vote to authorize the Select Board to accept from Construction Aggregate, Inc. a gift of 13.17 acres of land on a portion of Tax Map 7, Lot 34, and which is depicted as Lot 25 on an approved subdivision plan entitled "Construction Aggregate Inc. Village Center Estates, Phase 2" and recorded in the Cumberland Registry of Deeds in Plan Book 222, Page 128, and to further authorize the Select Board to execute any documents related to the acceptance of said gift on such terms and conditions as it deems advisable.

(The plan described in the warrant article is available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting)

Select Board recommends approval.

ARTICLE 4: Shall an ordinance entitled "2022 Amendments to the Town of North Yarmouth Management of Tax Acquired Property Ordinance" be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 5: Shall an ordinance entitled "2022 Amendments to the Town of North Yarmouth, Maine Land Use Ordinance Regarding Site Plan Review and Conditional Use Procedures" be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 6: Shall an ordinance entitled "2022 Amendments to the Town of North Yarmouth, Maine Land Use Ordinance Regarding Subdivision Review Procedures and Criteria" be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 7: Shall an ordinance entitled “2022 Amendments to the Town of North Yarmouth, Maine Land Use Ordinance Regarding Zoning District Regulations” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 8: Shall an ordinance entitled “2022 Amendments to the Town of North Yarmouth, Maine Land Use Ordinance Regarding Performance and Design Standards for Site Plan Review and Subdivision Review” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 9: Shall an ordinance entitled “2022 Amendments to the Town of North Yarmouth, Maine Land Use Ordinance Regarding Definitions” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

Select Board recommends approval.

ARTICLE 10: To see if the Town will vote to raise and appropriate **\$560,993.00**, to transfer and appropriate **\$58,745.00** from the Village Omnibus Municipal Development and Tax Increment Financing District, and to transfer and appropriate **\$13,885.00** from the Technology Reserve, for a total appropriation of **\$633,623.00** for the **Municipal Administration Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 11: To see if the Town will vote to raise and appropriate **\$164,480.00**, and to transfer and appropriate **\$53,857.00** from the Village Omnibus Municipal Development and Tax Increment Financing District, for a total appropriation of **\$218,337.00** for the **Community Services Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 12: To see if the Town will vote to raise and appropriate **\$121,806.00** for the **Community Center Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 13: To see if the Town will vote to raise and appropriate **\$494,746.00** for the **Public Safety Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 14: To see if the Town will vote to raise and appropriate **\$519,880.00**, to transfer and appropriate **\$20,447.00** from the Village Omnibus Municipal Development and Tax Increment Financing District, transfer and appropriate **\$32,480.00** from the Heavy Equipment Reserve, and to transfer and appropriate **\$80,977.00** from the Roadway Reserves, for a total appropriation of **\$653,784.00** for the **Public Works Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 15: To see if the Town will vote to raise and appropriate **\$140,542.00**, and to transfer and appropriate **\$6,109.00** from the Municipal Facilities Reserve, for a total appropriation of **\$146,651.00** for the **Buildings & Grounds Department**.

Select Board and Budget Committee recommend approval.

ARTICLE 16: To see if the Town will vote to raise and appropriate **\$245,806.00** for **Solid Waste & Recycling**.

Select Board and Budget Committee recommend approval.

ARTICLE 17: To see if the Town will vote to raise and appropriate **\$1,024,341.00** for **Fixed Expenses**.

Select Board and Budget Committee recommend approval.

ARTICLE 18: To see if the Town will vote to raise and appropriate **\$197,289.00** for **Capital Improvement Reserves**.

Select Board and Budget Committee recommend approval.

ARTICLE 19: To see if the Town will vote to accept and apply **\$696,729.00** in **Municipal Revenue Sharing** and **\$1,856,083.00** in **other revenues**, for a total amount in **non-property taxes** of **\$2,552,812.00**, to reduce the total amount authorized to be raised by taxation, and to further authorize the Select Board and Treasurer to accept any additional revenues or funds that may be used to reduce the amount required to be raised by taxation.

Select Board and Budget Committee recommend approval.

ARTICLE 20: To see if the Town will vote to appropriate and expend up to **\$372,000.00** from the **Coronavirus Local Fiscal Recovery Funds** (aka American Rescue Plan Act or ARPA funds) received by the Town from the federal government to furnish and install audio and visual equipment in the Wescustogo Hall and to fund the installation of a culvert located on Sweetser Road (a previously approved Capital Improvement Project), which are eligible government services as set forth in the U.S. Department of Treasury's Final Rule and as determined by the Select Board to be in the best interests of the Town.

Select Board and Budget Committee recommend approval.

ARTICLE 21: [Written ballot required by State statute.] To see if the Town will vote to increase the property tax levy limit (LD1) of **\$1,000,245.00** established for the Town of North Yarmouth by State law if the municipal budget approved under the preceding articles results in a tax commitment that is greater than the property tax levy otherwise allowable.

Select Board and Budget Committee recommend approval.

ARTICLE 22: To see if the Town will vote to appropriate funds received from the registration of snowmobiles to be allocated to Town established snowmobile club(s) for the purpose of maintaining their snowmobile trails, on the condition that those trails be open to the public for snowmobile purposes at no charge during the snow season.

Select Board and Budget Committee recommend approval.



ARTICLE 23:

- 1) To see if the Town will vote to make all taxes assessed for the Town's 2023 fiscal year, July 1, 2022, through June 30, 2023, due in two (2) installments, with the first half (1/2) of the total amount assessed due and payable on **September 15, 2022**, and the second half (1/2) due **March 15, 2023**; and to charge **interest** at the rate of four percent (**4.00%**) per year computed on a daily basis on any portion of the installment due that remains outstanding as of September 16, 2022 and March 16, 2023;
- 2) To see if the Town will vote to authorize the Tax Collector to accept payment of real estate property taxes not yet due or assessed at zero percent (0%) interest pursuant to 36 M.R.S. § 506;
- 3) To see if the Town will vote to authorize the Treasurer to release payment of tax abatements and applicable interest approved by the Town's Assessor from the property tax overlay account then, if necessary, from Unassigned Fund Balance; and
- 4) To see if the Town will vote to set the interest rate to be paid by the Town on overpaid and abated taxes at zero percent (0%), pursuant to 36 M.R.S. § 506-A.

Select Board recommends approval.

ARTICLE 24: To see if the Town will vote to authorize the Select Board and the Treasurer, on behalf of the Town and any of the Town's departments, to accept gifts, real estate, donations, and other funds, including trust funds that may be given or left to the Town, and to further authorize the Select Board to expend such sums of money as it deems necessary from these funds for their designated purposes. These expenditures may be reflected outside of the Town's approved budget.

Select Board recommends approval.

ARTICLE 25: To see if the Town will vote to authorize the Select Board, or the Treasurer acting in concurrence with the Select Board, to apply for State, federal (including Community Development Block Grants) and other grants on behalf of the Town for purposes deemed by the Select Board to be in the best interests of the Town; to accept such grants, including, when necessary, the authority to sign contracts and related documents and to accept conditions of approval; to appropriate such grant funds for any purpose for which the Town has appropriated funds in the Town's 2023 fiscal year, July 1, 2022, through June 30, 2023; and to authorize the Select Board to expend up to **\$25,000** from Unassigned Fund Balance, if necessary, as matching funds for any grant. These expenditures may be reflected outside of the Town's approved budget.

Select Board recommends approval.

ARTICLE 26: To see if the Town will vote to authorize the Select Board to authorize any overdrafts that may occur in Town operations during the fiscal year ending June 30, 2022, to be taken from Unassigned Fund Balance.

Select Board recommends approval.

ARTICLE 27: To see if the Town will vote to authorize the Select Board to dispose of Town-owned personal property with a value of \$25,000 or less, as determined by the Select Board, under such terms and conditions as it deems advisable, and to further authorize the Select Board to execute all documents necessary for the transfer of such property.

Select Board recommends approval.



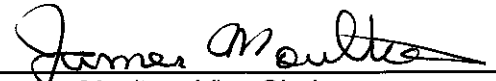
Given unto our hands this 19th day of April 2022 at North Yarmouth, Maine.

Select Board

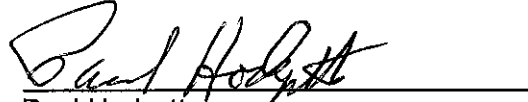
Brian Sites, Chairperson



David Reed



James Moulton, Vice Chairperson



Paul Hodgetts

A true copy of the warrant,

Attest:  Debbie Allen Grover, Town Clerk

RETURN OF THE WARRANT

North Yarmouth, Maine _____, 2022

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town qualified as herein expressed, to meet at said time and place, and for purposes therein named, by posting an attested copy of said warrant at the Town Office, North Yarmouth Variety, Blue Seal Farm & Home, North Yarmouth Fire Rescue Station and Toddy Brook Café in said town, being public and conspicuous places in said town, on the ____ day of April 2022, being at least seven (7) days before the meeting.

Clark M. Baston, Resident

Warrant Article 3 (Pages: 6-7)



CONSTRUCTION AGGREGATE, INC.

P.O. Box 307

CUMBERLAND, MAINE 04021

PH: (207) 829-3373

January 10, 2022

Town of North Yarmouth
Interim Town Manager – Chris Bolduc

The intent of this letter is to notify the Town, that Construction Aggregate, Inc., would like to gift Lot 25 at Village Center Estates Phase 2 to the Town of North Yarmouth. This property was intended to be gifted to the Town as part of the approvals of the Village Center Estates Phase 2 plan.

The property consists of 13.17 acres and is described on the recorded plan C-102 which is recorded and dated August 12, 2021 at 1:27pm in the Plan Book 221 Page 436.

I would request this be added to the April 2022 Town meeting warrant. The property has had the property taxes paid in full to June 2022 and is owned by Construction Aggregate, Inc.

Sincerely,

A handwritten signature in black ink that reads "Ben".

Ben Grover
Construction Aggregate, Inc.

Warrant Article 4 (Pages: 8-10)

TOWN OF NORTH YARMOUTH Management of Tax Acquired Property Ordinance

Article 1. Purpose

- 1.1 The purpose of this ordinance is to establish procedures/guidelines for the management, administration and disposition of real property acquired for nonpayment of taxes by the Town of North Yarmouth in accordance with Title 36 MRS, § 942 and 943, as amended.

Article 2. Analysis of Potentially Acquirable Property for Unacceptable Liabilities

- 2.1 Annually, thirty (30) days before Notices of Foreclosure are sent, an evaluation of those potential liabilities that might be assumed by the Town shall be conducted with special attention to situations involving hazardous waste, public safety problems, and landlord responsibilities so that waiver of foreclosure recommendations (that conforms to all laws) can be acted upon by the Tax Collector/Treasurer with the consultation of the Select Board.

Article 3. Management of Tax Acquired Property Pending Final Disposition

- 3.1 Following the foreclosure of the tax lien mortgage, the Tax Collector/Treasurer by certified mail return-receipt, shall notify the last known owner of record that his or her right to redeem the property has expired. The notification shall advise the last known owner of record that the property will be disposed of in accordance with this ordinance, a copy of which shall be included with the notification.
- 3.2 The Tax Collector/Treasurer shall prepare a list of properties acquired and submit a copy to the Select Board. The list will include:
- A. A fact sheet on all properties identifying current use, assessed value, size, location, zoning, and other relevant data, and
 - B. A recommendation on each tax acquired property based on the following substance:
 - 1. Retain the property for town purposes.
 - a) The property has or will have recreational value or economic value to the Town;
 - b) The property has or will have potential for public facility or additions to public facilities;
 - c) The property has or will have potential use for the inhabitants of North Yarmouth as determined by the Select Board (i.e., forest land, park land, etc.)
 - 2. Retain the property and lease it.
 - 3. Donate the property to some appropriate non-profit organization whose mission benefits North Yarmouth citizens in general.
 - 4. Other uses.
- 3.3 The responsibility for the management of tax acquired property rests with the Select Board. The Select Board's decision regarding the action plan for the final disposition of property shall:
- A. Determine whether the Town's best interest would be served by immediately disposing of the property (consider potential liability interest in owning the property);

Warrant Article 4

TOWN OF NORTH YARMOUTH Management of Tax Acquired Property Ordinance

- B. Determine and obtain, if necessary, a level of insurance required to protect the town's interest in the property and to protect the Town from liability;
 - C. Determine if and when any occupants of tax acquired property shall be required to vacate the property;
 - D. Determine whether a rental fee should be charged to any occupants of the property. A rental fee shall not be imposed unless the Town has acquired sufficient liability insurance;
 - E. Notwithstanding the provisions of Article 6, Property to be Sold, the Select Board shall determine any special conditions, if any, for property sales. Title 14 MRS, 8104-A.
- 3.4 In the event the taxpayer in possession or taxpayer lessee possession has ceased for sixty (60) consecutive days, the Town Manager shall obtain liability coverage for the property.

Article 4. Review of Tax Acquired Properties

- 4.1 The Town Manager may also recommend that the Town retain the property on a temporary basis if, in his or her judgment, the immediate sale would cause the occupants to be placed on public assistance.
- 4.2 The Town Manager shall forward the recommendations to the Select Board who shall make the final determination regarding property disposition.

Article 5. Repurchase of Tax Acquired Property

- 5.1 The party from whom the property was acquired may repurchase the property by paying all outstanding property taxes, including the total amount of all delinquent property taxes, plus the total taxes for the current tax year (and an estimated amount for the next year after commitment) plus accrued interest, lien costs and any other costs relating to the property including, but not limited to, insurance, noticing and other related costs. The Town may also require the payment of any other delinquent taxes or obligations due to the Town
- 5.2 The party from whom the property was acquired may, upon approval of the Town Manager, enter into a written agreement to make reasonable payments to satisfy the obligations set forth in section 5.1 above, pursuant to the conditions set forth in Title 33 MRS, § 481 and 482, in exchange for a promise of the Town to give a municipal quit claim deed if all of the terms and conditions of the payment agreement are fulfilled by the obligor.

Article 6. Property to be Sold

- 6.1 If the Town Manager and the Select Board decide to sell the property by advertised sale, the Select Board shall establish a sale date. Except that the Municipal Officers shall use the special sale process by 36 M.R.S. § 943-C for qualifying homestead property if they chose to sell it to anyone than the former owner(s). The Town Manager shall publish a notice of the sale of the tax-acquired property in a local newspaper. Said notice shall be published at least three (3) times with the last publication at least fourteen (14) days prior to the sale. The notice shall be posted in the Municipal Office and at least two other conspicuous places within North Yarmouth. The notice shall specify the time and date bids are due and the general terms of the bid. It shall also contain the following information for each piece of property:

Warrant Article 4

TOWN OF NORTH YARMOUTH

Management of Tax Acquired Property Ordinance

- A. Brief description of the property, i.e., land, building, mobile home, etc.;
 - B. Location of the property including Map and Lot numbers;
 - C. Brief description of the conditions of the sale;
 - D. Minimum bid; and
 - E. Required deposit.
- 6.2 The Select Board will determine the minimum bid for any tax acquired property. The minimum bid shall be at least, but not limited to, the total of all outstanding taxes, including estimated taxes for the current year if the conveyance is prior to commitment and the actual amount of taxes for the current year is not yet known, interest, lien costs, and any other actual costs, such as legal and insurance costs.
- 6.3 Bids shall be publicly opened and read on the date and at the time specified.
- 6.4 The Town Manager shall review all bids and make recommendations to the Select Board. The Select Board shall determine the successful bidder.
- 6.5 The Town Manager shall notify the successful bidder by certified mail.
- 6.6 The Town of North Yarmouth reserves the right to reject any or all bids, accept any bid (not necessarily the highest) and waive any of the requirements of this policy should the Select Board, in its sole determination, judge such actions to be in the best interest of the Town of North Yarmouth. Instances, where this right may be invoked, include but are not limited to determining if the town would benefit greater by a use proposed by a party other than the highest bidder.
- 6.7 Should the Select Board reject all bids; the property may again be offered for public sale without notification to the prior owner.
- 6.8 The bid deposit of the successful bidder shall be retained as a credit towards the purchase price. All other deposits shall be returned to the bidders.
- 6.9 The Select Board shall require payment in full from the successful bidder within thirty (30) days from the date the bids are opened. Should the bidder fail to pay the full price within thirty (30) days, the Town shall retain the bid deposit and title to the property. The Select Board may offer the property to the next highest bidder who shall also have thirty (30) days to make payments in full.
- 6.10 Title to tax acquired property shall be transferred only by means of a Municipal Quit Claim Deed.
- 6.11 The successful bidder shall be responsible for the removal of any and all occupants and contents of purchased tax acquired property.

Proposed Amendments



Town of North Yarmouth Land Use Ordinance April 30, 2022

Explanation of Changes to LUO for 2022 Town Meeting

Warrant Article 5

LAND USE ORDINANCE ARTICLE IV. SITE PLAN REVIEW & CONDITIONAL USE PROCEDURES

Section 4.4 Procedures

This amendment consolidates and clarifies the process and requirements for scheduling a Public Hearing once the Planning Board determines an application is complete. The timing and process for an applicant to notify abutters of the Public Hearing has been clarified including earlier notification than currently in the ordinance. Minor edits were made to the required number of copies of an application, the size of plans and schedule for application submittal to ensure consistency of these requirements throughout the Land Use Ordinance.

Warrant Article 6

LAND USE ORDINANCE ARTICLE V. SUBDIVISION REVIEW PROCEDURES AND CRITERIA

Sections 5.6 Major Subdivision Preliminary Plan, 5.7 Major Subdivision Final Plan Applications and 5.9 Revisions to Approved Plans for Minor and Major Subdivision

This amendment consolidates and clarifies the process and requirements for scheduling a Public Hearing once the Planning Board determines an application is complete. The timing and process for an applicant to notify abutters of the Public Hearing has been clarified including earlier notification than currently in the ordinance. Minor edits were made to the required number of copies of an application, the size of plans and schedule for application submittal to ensure consistency of these requirements throughout the Land Use Ordinance.

Warrant Article 7

LAND USE ORDINANCE ARTICLE VII. ZONING DISTRICT REGULATIONS

Table 7.1 Land Uses by Zoning District

This amendment adds a footnote on all pages of the table to refer the reader to Article XII for definitions of uses. In addition, the following uses were added to the table: Tavern, Small Brewery, Small Winery or Small Distillery and Large scale ground mount solar energy system. The terms Commercial & Industrial were changed to Non-domestic wastewater and solid waste disposal per common wastewater industry practice.

Table 7.2 Space and Dimensional Requirements

This amendment adds a note to the side setback requirement in the Village Center District, to clarify that it is only for one side.

Warrant Article 8

LAND USE ORDINANCE ARTICLE X. PERFORMANCE AND DESIGN STANDARDS FOR SITE PLAN REVIEW AND SUBDIVISION REVIEW

Section 10.17 Sewage Disposal

This amendment adds that for a brewery, winery or distillery the Planning Board may require a 3rd party engineering review of the wastewater disposal system and a document from the State of Maine stating that the wastewater disposal standards have been met. This will ensure protection of the ground water in the area of the facility.

Section 10.23 Recreation and Open Space Land

B. Retention of Useable Open Space and Recreation Land

This amendment is being proposed to assure that a developer did not create multiple small areas of open space requirements were added that least 75% of open space land on a site or in a subdivision must be contiguous and minimum dimensions for open space was defined. This will prevent the need to assign in the assessing database separate identification individual lot numbers to tiny parcels of commonly owned space.

Requirements that boundaries of open space be marked by natural features wherever possible or additional plantings, fences, or other landscape features were also added.

D. Ownership and Maintenance of Common Open Space and/or Recreation Land

This amendment adds submittal requirements regarding description, ownership arrangements and long term maintenance of common open space to subdivision applications.

Warrant Article 9

Land Use Ordinance Article XXII. DEFINITIONS

This amendment adds definitions for Commercial Wastewater, Domestic Wastewater, Large Scale Ground Mount Solar Energy System, Non-Domestic Wastewater, Restaurant, Small Brewery, Small Distillery, Small Winery and Tavern.

Note- some small edits to terminology, numbering or grammar were also made to the above sections of the Land Use Ordinance.

Warrant Article 5 (Pages 14-15)

IV. SITE PLAN REVIEW AND CONDITIONAL USE PROCEDURES

SECTION 4.4 PROCEDURES [AMENDED 6/19/21]

- B. **Application Submission and Review Procedures:** The applicant shall prepare and submit a Site Plan Review application, including a development plan and supporting documentation meeting the submission requirements set forth below. This material shall be submitted to the Code Enforcement Office (CEO).
- ~~3. The applicant shall notify by certified mail all property owners within 500 feet of the parcel on which a proposed development is located at least 14 days prior to the meeting at which the application is to be considered. The applicant shall submit evidence of such notification. The notice shall include an accurate description of the project and the availability of the application for review.~~
- ~~6. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may begin review of the site plan application or decide to schedule a public hearing is necessary. **A public hearing shall be required for all applications for a Conditional Use.** The hearing shall be held within 30 days of finding the application complete, or at the next regularly scheduled Board meeting, after the Board's determination it has received a complete application. The Board shall require that the applicant publish the notice of the date, time and place of the hearing in a newspaper of general circulation in the town at least 2 times, the date of the first publication to be at least 14 days prior to the hearing. The CEO shall specify the newspaper of general circulation. The applicant shall provide a copy of the published notice in the newspaper. The Planning Board shall require that the applicant give written notice of the date, time, and place of the hearing to all persons who received the notice in Subsection B.1, above.~~
5. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may decide a public hearing is necessary. The hearing shall be held within thirty (30) days of finding the application complete, or at the next regularly scheduled Board meeting, after the Board's determination it has received a complete application, whichever occurs first. The CEO will publish the notice of the date, time, and place of the hearing in a newspaper of general circulation in the town & town website, the date of the publication to be at least seven (7) days prior to the hearing. The applicant shall notify all property owners within five hundred (500) ft of the parcel on which a proposed development is located at least fourteen (14) days prior to the meeting at which the application is to be considered. The notice shall include an accurate description of the project, date, time & location of the public hearing and the availability of the application for review via certified mail. The Applicant must contact the CEO for a butter list thirty (30) days prior to the meeting. Evidence of mailing shall be submitted to the CEO prior to the hearing; provided, however that the failure of any abutting property owner to receive a notice of public hearing shall not necessitate another hearing, nor shall it invalidate any decision of the Planning Board with regard to that particular application.

6. If the applicant wishes to submit additional information, the supplemental information must be submitted to the CEO at least ~~2 weeks~~ fourteen (14) days prior to the Planning Board meeting where it is to be considered, otherwise the supplemental information will not be considered at that meeting.

E. Submission Requirements:

3. **All Other Applications for Site Plan Review and/or Conditional Use Approval**, other than a single family dwelling, accessory apartment or home occupation, must contain the following information:
 3. A fully executed and signed copy of the application for site plan review, plus ten (10) copies of the same or as requested by the CEO.
 - c. ~~11 Ten (10)~~ ten (10) copies of written materials plus ~~11 Ten (10)~~ ten (10) sets of maps or drawings containing the information listed below. The written materials must be contained in a bound report. The original maps or drawings must be at a scale sufficient to allow review of the items listed under the approval standards and criteria, but in no case shall be more than 100 feet to the inch for that portion of the tract of land being proposed for development. ~~Copies may be reduced to a size of 8½ by 11 inches or~~ Map sets may be reduced to a size of 11 by 17 inches.

G. Amendments: [Amended 06/16/12]

Any alteration to a site which is inconsistent with the approved site plan shall require an amendment to the site plan. Any alteration other than alterations approved by the ~~Code Enforcement Officer~~ CEO pursuant to Section 4.4 (F) shall require Planning Board approval prior to the alteration. The applicant may request that changes to an approved site plan that are not subject to approval under Section 4.4 (F) be placed on the Planning Board Agenda .

Prior to placement on the Agenda, the applicant shall meet with the Code Enforcement Officer to review the proposed changes and shall provide ~~eleven (11)~~ ten (10) copies of the revised site plan to the ~~Code Enforcement Officer~~ CEO at least fourteen (14) days prior to the next regular Planning Board meeting together with such other materials, which the ~~Code Enforcement Officer~~ CEO may limit, to address the scope of the proposed change to the site plan. The Board, at its discretion, may limit their review to the proposed amendments and other related elements.

Warrant Article 6 (Pages: 16-19)

V. SUBDIVISION REVIEW PROCEDURES AND CRITERIA

SECTION 5.5 MINOR SUBDIVISION [AMENDED 6/19/21]

A. **General:** The Planning Board may require, where it deems necessary to make a determination regarding the criteria for approval from Title 30-A M.R.S. §4404 (See Section 5.12 Subdivision Review Criteria), or the standards of this Ordinance, that a Minor Subdivision comply with some or all of the submission requirements for a Major Subdivision.

B. **Procedure:**

1. Within (6) months after the site visit by the Planning Board, the applicant shall submit an application to the ~~Code Enforcement Officer (CEO)~~ CEO for approval of a final plan at least thirty (30) days prior to a scheduled meeting of the Planning Board. Failure to submit the application within six (6) months shall require resubmission of the sketch plan to the Planning Board. The final plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Planning Board. [Amended 6/12/10]

4. The applicant, or his duly authorized representative, shall attend the meeting of the Planning Board to present the final plan. At the meeting at which an application for final plan approval of a minor subdivision is initially presented, the Planning Board shall issue a dated receipt to the applicant.

~~a. Issue a dated receipt to the applicant.~~

~~b. Require that the applicant notify in writing all owners of abutting property that an application for subdivision approval has been submitted, specifying the location of the proposed subdivision and including a general description of the project, and provide evidence that such notification was mailed.~~

~~7. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may decide a public hearing is necessary. The hearing shall be held within thirty (30) days, or at the next regularly scheduled Planning Board meeting, after the Planning Board's determination that it has received a complete application. The Planning Board shall require that the applicant publish the notice of the date, time and place of the hearing in a newspaper of general circulation in the town at least two (2) times, the date of the first publication to be at least seven (7) days prior to the hearing. The CEO shall specify the newspaper of general circulation. The applicant shall provide a copy of the published notice in the newspaper. A copy of the notice shall also be mailed to the abutters.~~

Warrant Article 6

6. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may decide a public hearing is necessary. The hearing shall be held within thirty (30) days of finding the application complete, or at the next regularly scheduled Board meeting, after the Board's determination it has received a complete application, whichever occurs first. The CEO will publish the notice of the date, time, and place of the hearing in a newspaper of general circulation in the town & town website, the date of the- publication to be at least seven (7) days prior to the hearing. The applicant shall notify all property owners within five hundred (500) ft of the parcel on which a proposed development is located at least fourteen (14) days prior to the meeting at which the application is to be considered. The notice shall include an accurate description of the project, date, time & location of the public hearing and the availability of the application for review via certified mail. The Applicant must contact the CEO for abutter list thirty (30) days prior to the meeting. Evidence of mailing shall be submitted to the CEO prior to the hearing; provided, however that the failure of any abutting property owner to receive a notice of public hearing shall not necessitate another hearing, nor shall it invalidate any decision of the Planning Board with regard to that particular application.

SECTION 5.6 PRELIMINARY PLAN FOR MAJOR SUBDIVISION [AMENDED 6/19/21]

A. **Procedure:**

5. At the meeting at which an application for preliminary plan approval of a major subdivision is initially presented, the Planning Board shall issue a dated receipt to the applicant.
 - ~~a. Issue a dated receipt to the applicant.~~
 - ~~b. Require that the applicant notify in writing all owners of abutting property that an application for subdivision approval has been submitted, specifying the location of the proposed subdivision and including a general description of the project, and provide evidence that such notification was mailed~~
- ~~8. **Public Hearing:** Upon determination that a complete application has been submitted for review, the Planning Board shall notify the applicant in writing of its determination. The Planning Board shall determine whether to require a public hearing on the preliminary plan application.~~
- ~~9. If the Planning Board decides a public hearing is necessary, the hearing shall be held within 30 days, or at the next regularly scheduled Planning Board meeting, after the Board's determination that it has received a complete application. The Planning Board shall require that the applicant publish the notice of the date, time and place of the hearing in a newspaper of general circulation in the town at least 2 times, the date of the first publication to be at least seven (7) days prior to the hearing. The CEO shall specify the newspaper of general circulation. The applicant shall provide a copy of the published notice in the newspaper. A copy of the notice shall also be mailed to the abutters.~~

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8. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may decide a public hearing is necessary. The hearing shall be held within thirty (30) days of finding the application complete, or at the next regularly scheduled Board meeting, after the Board's determination it has received a complete application, whichever occurs first. The CEO will publish the notice of the date, time, and place of the hearing in a newspaper of general circulation in the town & town website, the date of the publication to be at least seven (7) days prior to the hearing. The applicant shall notify all property owners within five hundred (500) ft of the parcel on which a proposed development is located at least fourteen (14) days prior to the meeting at which the application is to be considered. The notice shall include an accurate description of the project, date, time & location of the public hearing and the availability of the application for review via certified mail. The Applicant must contact the CEO for abutter list thirty (30) days prior to the meeting. Evidence of mailing shall be submitted to the CEO prior to the hearing; provided, however that the failure of any abutting property owner to receive a notice of public hearing shall not necessitate another hearing, nor shall it invalidate any decision of the Planning Board with regard to that particular application.

B. **Submissions:** The preliminary plan application shall consist of the following items:

3. **Preliminary Plan:** The preliminary plan shall be submitted in ~~eight (8)~~ ten (10) copies of one or more maps or drawings, which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than one hundred (100) feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than two hundred (200) feet to the inch provided all necessary detail can easily be read. A copy of the subdivision plan(s) shall be eleven (11) by seventeen (17) inches. The CEO shall provide a copy of the reduced plan(s) plus all accompanying information shall be mailed to each Planning Board member no less than seven (7) days prior to the meeting. If any part of the subdivision is located within the Groundwater Protection Overlay District, a reduced copy of the plan and all accompanying material shall be provided to the Yarmouth Water District no less than seven (7) days prior to the meeting. A reduced copy of the plan and all accompanying material shall also be provided to other committees and/or conservation organizations as determined by the Planning Board, CEO or town planning office no less than seven (7) days prior to the meeting.

SECTION 5.7 FINAL PLAN FOR MAJOR SUBDIVISION [amended 6/19/21]

A. **Procedure.**

~~6. **Public Hearing:** Upon determination that a complete application has been submitted for review, the Planning Board shall issue a dated receipt to the applicant. The Planning Board shall determine whether to require a public hearing on the final plan application.~~

~~7. If the Planning Board decides a public hearing is necessary, the hearing shall be held within thirty (30) days, or at the next regularly scheduled Planning Board meeting, after the Board's determination that it has received a complete application. The Planning Board shall require that the applicant publish a notice of the date, time and place of the hearing in a newspaper of local circulation at least two (2) times, the date of the first publication to be at least seven (7) days before the hearing. The applicant shall provide a copy of the published notice in the newspaper. In addition, the applicant shall post the notice of the hearing in at least three (3) prominent places within the municipality at least seven (7) days prior to the hearing. The CEO will specify the newspaper and three (3) prominent places for posting. A copy of the notice shall also be mailed to the abutters.~~

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6. **Public Hearing:** Upon a determination that a complete application has been submitted for review, the Planning Board may decide a public hearing is necessary. The hearing shall be held within thirty (30) days of finding the application complete, or at the next regularly scheduled Board meeting, after the Board's determination it has received a complete application, whichever occurs first. The CEO will publish the notice of the date, time, and place of the hearing in a newspaper of general circulation in the town & town website, the date of the publication to be at least seven (7) days prior to the hearing. The applicant shall notify all property owners within five hundred (500) ft of the parcel on which a proposed development is located at least fourteen (14) days prior to the meeting at which the application is to be considered. The notice shall include an accurate description of the project, date, time & location of the public hearing and the availability of the application for review via certified mail. The Applicant must contact the CEO for abutter list thirty (30) days prior to the meeting. Evidence of mailing shall be submitted to the CEO prior to the hearing; provided, however that the failure of any abutting property owner to receive a notice of public hearing shall not necessitate another hearing, nor shall it invalidate any decision of the Planning Board with regard to that particular application.

- B. **Submissions:** The final plan shall consist of one or more maps or drawings drawn to a scale of not more than one hundred (100) feet to the inch. Plans for subdivisions containing more than one hundred (100) acres may be drawn at a scale of not more than two hundred (200) feet to the inch provided all necessary detail can easily be read. Plans shall be no larger than twenty-four (24) by thirty-six (36) inches in size, and shall have a margin of two (2) inches outside of the borderline on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved on the plan for endorsement by the Planning Board. The final plan submission shall consist of one reproducible, stable-based transparency to be recorded at the Cumberland County Registry of Deeds, and a paper copy for review by the Planning Board. Following approval of the Final Plan by the Planning Board, the applicant shall submit a copy of the Final Plan as recorded at the Cumberland County Registry of Deeds, to include all recording information and Planning Board signatures.

In addition, the applicant shall submit ~~eight (8)~~ ten (10) copies of the final plan reduced to a size of eleven (11) by seventeen (17) inches, and all accompanying information. A copy of the final plan(s) and all accompanying information shall be provided to each Planning Board member no less than seven (7) days prior to the meeting. If any portion of the subdivision is located within the Groundwater Protection Overlay District a reduced copy of the final plan and all accompanying information shall also be provided to the Yarmouth Water District.

SECTION 5.9 REVISIONS TO APPROVED PLANS FOR MINOR AND MAJOR SUBDIVISIONS

- A. **Procedure:** An applicant for a revision to a previously approved plan shall, at least ~~fourteen (14)~~ thirty (30) days prior to a scheduled meeting of the Planning Board, request to be placed on the Planning Board's agenda. If the revision involves abandonment of the subdivision or the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. [Amended 6/18/11]
- B. **Submissions:** The applicant shall submit a copy of the approved plan as well as ~~eight (8)~~ ten (10) copies of the proposed revisions. The application shall also include enough supporting information to allow the Planning Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The Planning Board is authorized to decide whether it has received adequate supporting information to make this decision. The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the title of the subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Cumberland County Registry of Deeds.

Warrant Article 7 (Pages: 20-28)

VII. ZONING DISTRICT REGULATIONS

TABLE 7.1 LAND USES BY ZONING DISTRICT [AMENDED 5/17/08 ¹ 6/19/21]							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review) CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES ^{***}	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Residential Uses							
Single-family detached dwelling ²	P	P	P	N	P	SPR	P
Duplex	P	P	P	N	P	N	P
Manufactured housing - individual lot ⁴	P	P	P	N	P	SPR	P
Conversions - seasonal to year-round residences	P	P	P	N	P	SPR	P
Mobile Home Park	CU/SPR	SPR	N	N	N	N	N
Multiple Residential units in a permitted Building Type ⁹	SPR	N	N	N	N	N	SPR
Accessory Apartment ⁵ [Amended 5/17/08]	P	P	P	N	N	N	P
Accessory use – Home Occupation ⁶	P	P	P	N	SPR	SPR	SPR
Home heating fuel tanks & fuel storage (greater than 660 gallons of liquid fuel ⁷ per parcel of land)	SPR	SPR	SPR	N	N	N	N
Accessory use – Home Based Occupation ⁸ [Amended 5/30/09]	P	P	P	N	N	SPR	SPR
Commercial and Industrial Uses							
Beauty salons	SPR	CU/SPR	N	N	N	N	CU/SPR
Bed and breakfast	SPR	SPR	SPR**	N	N	N	SPR
Boat builders and refinishers	SPR	N	N	N	N	N	N
Business/professional office less than 2,000 sq ft gross floor area	SPR	SPR	CU/SPR* *	N	N	N	SPR
Business/professional office, 2,000 to 10,000 sq ft gross floor area	SPR	N	N	N	N	N	SPR
Retail sales/services, less than 2,000 sq ft gross floor area	SPR	SPR	N	N	N	N	SPR
Retail sales/services, 2,000 to 10,000 sq ft gross floor area	SPR	N	N	N	N	N	CU/SPR
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch. **Can only be conversions of buildings in existence as of June 14, 2005 *** For all Use definitions please refer to Section XII							

¹ Tables were also reformatted to include blank lines for future amendments.

² Includes "community living arrangements" for 8 or fewer persons with disabilities as defined in 30-A M.R.S. Section 4357-A

³ Single-family residential structures may be allowed by special exception only according to the provisions of Section 7-5. Special Exceptions. Two-family residential structures are prohibited.

⁴ Shall meet the requirements of Section 11-5. Manufactured Housing On Individual Lots

⁵ Shall meet the requirements of Section 11-1. Accessory Apartments

⁶ Shall meet the requirements of Section 11-4. Home Occupations

⁷ Propane tanks, or other tanks with liquefied gaseous fuels are allowed. Home heating fuel tanks and fuel storage of 660 gallons or less is allowed with all residential uses.

⁸ Signs, exterior displays and any other indications of a home-based occupation in a residential zone require conditional use approval from the Planning Board [Amended 5/30/09]

⁹ See Section X Section 10.4 for permitted Building Types.

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Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7.1 LAND USES BY ZONING DISTRICT (continued from prior page)							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review) CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES***	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Commercial and Industrial Uses (continued)							
Retail sales/services with 10,000 sq ft gross floor area, or more	N	N	N	N	N	N	N
Restaurants with less than 2,000 sq ft gross floor area	SPR	SPR	CU/SPR **	N	N	N	SPR
Restaurants with 2,000 sq ft gross floor area, or more	SPR	SPR	CU/SPR**	N	N	N	CU/SPR
<u>Tavern</u>	<u>CU/SPR</u>	<u>CU/SPR</u>	<u>CU/SPR</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU/SPR</u>
<u>Small Brewery, Small Winery, or Small Distillery</u>	<u>CU/SPR</u>	<u>CU/SPR</u>	<u>CU/SPR</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU/SPR</u>
Takeout eating place	SPR	SPR	N	N	N	N	SPR
Drive-through eating place	N	N	N	N	N	N	N
Redemption center less than 2,000 sq ft gross floor area	SPR	N	N	N	N	N	N
Commercial food processors, other than those where food is raised on the premises (see Natural Resource Based Uses)	SPR	SPR	SPR	N	N	N	N
Financial institution	SPR	N	N	N	N	N	SPR
Financial institution with drive through	CU/SPR	N	N	N	N	N	CU/SPR
Laundromat	SPR	N	N	N	N	N	SPR ¹
Dry cleaners' drop-off, no dry cleaning - processing	SPR	SPR	N	N	N	N	SPR
Dry cleaners - processing	N	N	N	N	N	N	N
Printers and photo processors	SPR	CU/SPR	N	N	N	N	CU/SPR
Motor vehicle services/repairs and body shops/sales [limited to small operations; 10 or fewer vehicles on site at a time]	SPR	CU/SPR	CU/SPR	N	N	N	N
Gas and/or service stations, sale of gas accessory to retail	SPR	CU/SPR	N	N	N	N	N
Petroleum/petroleum product storage for retail/wholesale sales, including fuel oil distributors	N	N	N	N	N	N	N
Petroleum/petroleum product use/storage for business use; more than 660 gallons of liquid fuel per parcel	SPR	SPR	SPR	N	N	N	N
Petroleum/petroleum product use/storage for business use; 660 gallons or less of liquid fuel ¹ per parcel	P	P	P	N	N	N	CU/SPR
Auto washing facilities	SPR	N	N	N	N	N	SPR ¹
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch. **Can only be conversions of buildings in existence as of June 14, 2005 *** <u>For all Use definitions please refer to Section XII</u>							

Warrant Article 7

Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7.1 LAND USES BY ZONING DISTRICT (continued from prior page)

**A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review)
CU = Conditional Use (Planning Board Review); N = Prohibited Use**

USES ****	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Commercial and Industrial Uses (continued)							
Discharge of commercial or industrial Nondomestic wastewater or wash water to an onsite septic disposal system	N	N	N	N	N	N	N
Light manufacturing, Warehousing & Storage, and Trucking & Distribution less than 5,000 sq ft gross floor area	SPR	SPR	SPR	N	N	N	CU/SPR***
Light manufacturing, 5,000 sq ft to 20,000 sq ft gross floor area	SPR	SPR	SPR	N	N	N	N
Warehousing & storage, 5,000 to 20,000 sq ft gross floor area	SPR	N	CU/SPR	N	N	N	N
Trucking & distribution facility, 5,000 to 20,000 sq ft gross floor area	SPR	N	CU/SPR	N	N	N	N
Wholesale business, research & development, light manufacturing, warehousing & storage, or trucking & distribution facility, 20,000 sq ft gross floor area or more	N	N	N	N	N	N	N
Excavating contractors and general contractors	SPR	SPR	SPR	N	N	N	SPR
Funeral homes	CU/SPR	CU/SPR	N	N	N	N	SPR
Commercial/industrial Nondomestic solid waste disposal, transfer station and/or recycling facility	N	N	N	N	N	N	N
Junkyard/auto graveyard/auto recycling	N	N	N	N	N	N	N

Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch.

**Can only be conversions of buildings in existence as of June 14, 2005.

***Except that the Planning Board may substitute "sq. ft. of Building Footprint" for "sq. ft. gross floor area", as long as the applicant shows that the additional square footage will not impact the site as far as standards of review such as parking, # of employees, and impervious surface restrictions, and any other requirements of review. [Amended 5/13/06]

**** [For all Use definitions please refer to Section XII](#)

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Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7.1 LAND USES BY ZONING DISTRICT (continued from prior page)							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review) CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES***	Village Center	Village Residential	Farm and Forest	Resource Protection ¹	Residential Shoreland ¹	Royal River Overlay*	Groundwater Overlay*
Utility Uses							
Essential services, excepting the following (a. and b.) ² [Amended 5/17/08]	P	P	P	SPR	SPR	P	CU/SPR
a. Roadside distribution lines (34.5kV and lower)	P	P	P	P	P	P	P
b. non-roadside or cross-country distribution lines	P	P	P	SPR	SPR	SPR	P
<u>Large scale ground mount solar energy system</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SPR</u>
Service drops, as defined, to allowed uses ³	A	A	A	P	A	P	A
Public utility buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Oil pipelines	CU/SPR	CU/SPR	CU/SPR	CU/SPR	CU/SPR	CU/SPR	N
Telecommunications towers	SPR	CU/SPR	SPR	N	SPR	N	SPR
Institutional Uses							
Public and private schools	SPR	SPR	CU/SPR	N	N	N	SPR
Public and private schools over 50,000 sq ft	CU/SPR	N	N	N	N	N	CU/SPR
Day care and nursery schools	SPR	SPR	CU/SPR	N	N	N	SPR
Church including accessory residence	SPR	SPR	N	N	N	N	SPR
Cemetery ⁵	SPR	SPR	P	N	N	N	N
Library and museum	SPR	SPR	N	N	N	N	SPR
Fraternal and social institutions	SPR	CU/SPR	CU/SPR	N	N	N	CU/SPR
Municipal and other governmental buildings	SPR	SPR	SPR	N	N	N	SPR
New municipal transfer stations	SPR	SPR	SPR	N	N	N	N
Municipal recycling facility	SPR	SPR	N	N	N	N	SPR
Nursing home/congregate care	SPR	CU/SPR	N	N	N	N	SPR ⁴
Small non-residential facilities less than 5,000 sq.ft gross floor area for educational, scientific, or nature interpretation purposes	SPR	SPR	SPR	N	SPR	N	SPR
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch. *** <u>For all Use definitions please refer to Section XII</u>							

¹ See restrictions Section 9-1. Residential Shoreland District and Resource Protection District Standards.

² Utilities (gas, water, power lines etc.) excluding service drops and buildings, as defined in Section XII. Definitions.

³ Electric and/or telephone utility line extensions, see restrictions in Section 9-1. Residential Shoreland District and Resource Protection District Standards.

⁴ Must be served by sewer or advanced wastewater treatment systems for on-site sewage disposal.

⁵ See Family Burial Ground

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Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7-1. LAND USES BY ZONING DISTRICT (continued from prior page)							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review)							
CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES***	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Recreational Uses							
Campground	N	N	SPR	N	SPR	CU/SPR	N
Individual campsite	P	P	P	P	P	P	P
Golf course including club house	SPR	SPR	SPR	CU/SPR ¹	SPR	N	N
Fully enclosed places of recreation	SPR	CU/SPR	N	N	N	N	SPR
Piers/Docks/Wharfs/Bridges – Permanent	P	P	P	SPR ²	SPR ²	SPR	SPR
Piers/Docks/Wharfs/Bridges – Temporary	P	P	P	P ²	P ²	P	P
Marinas/Sheds/Boating facilities	-	-	-	N	SPR	N	N
Non-intensive recreational uses not requiring structures, roads or parking facilities, such as hunting, fishing, hiking	A	A	A	A	A	A	A
Government and non-profit parks and outdoor recreation	P	P	P	CU/SPR	SPR	SPR	SPR
Public and private recreational areas involving no structural development; recreational trails	A	A	A	SPR	SPR	SPR	A
Natural Resource Based Uses							
Aquaculture	A	A	A	SPR	SPR	SPR	N
Agriculture ³	A	A	A	SPR	A	A	SPR
Commercial processing of vegetables/crops raised on premises	P	P	P	N	SPR	N	SPR
Commercial processing of poultry and/or livestock raised on the premises (meat packer, slaughterhouse)	SPR	SPR	SPR	N	N	N	N
Storage, handling, processing, disposal and/or utilization of sludge/ash	N	N	N	N	N	N	N
Forest management activities, except timber harvesting	A	A	A	A	A	A	A
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch.							
*** For all Use definitions please refer to Section XII							

¹ Clubhouse prohibited in Resource Protection District.

² Excluding bridges and other crossings not involving earth work, in which case no permit is required. [Adopted 5/17/08]

³ Agriculture: The production, boarding, keeping or maintenance for sale or lease of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; Christmas trees; and ornamental and green house products. Agriculture does not include forest management and timber harvesting activities. Agricultural activities for personal use only, do not require a Permit from the Planning Board.

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Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7-1. LAND USES BY ZONING DISTRICT (continued from prior page)							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review)							
CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES***	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Natural Resource Based Uses (continued)							
Timber harvesting	A	A	A	P	A	A	SPR ¹
Mineral exploration	N	N	P	N	P	A	N
Mineral extraction (including sand & gravel) 100 cubic yards to 999 cubic yards within any 12-month period	A	A	A	N	CU/SPR	N	CU/SPR
Commercial mineral extraction (including sand & gravel) 1,000 cubic yards or more within any 12-month period	N	N	SPR	N	N	N	N
Lumber yards including milling, distribution of wood products, wholesale/retail sales of building materials	SPR	SPR	CU/SPR	N	N	N	SPR
Commercial processing of wood including cutting, sawing, splitting, and chipping	SPR	SPR	SPR	N	N	N	SPR
Landscaping business, nursery, garden center	SPR	SPR	SPR	N	N	N	N
Soil and water conservation practices	A	A	A	A	A	A	A
Surveying and resource analysis	A	A	A	A	A	A	A
Wildlife management practices	A	A	A	A	A	A	A
Municipal and Public Safety Signs	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch.							
*** For all Use definitions please refer to Section XII							

¹ Permit required when timber harvest consists of more than 5 acres (this includes transportation or utility corridors).

Warrant Article 7

Proposed changed to LU table Town of North Yarmouth Land Use Ordinance

TABLE 7-1. LAND USES BY ZONING DISTRICT (continued from prior page)

**A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review)
CU = Conditional Use (Planning Board Review); N = Prohibited Use**

USES***	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Other Uses							
Abandoned wells	N	N	N	N	N	N	N ¹
Private airstrip	P	P	P	N	CU/SPR	N	CU/SPR ²
Commercial airport: fueling area or maintenance area	N	N	CU/SPR	N	N	N	N
Clearing or removal of vegetation for activities other than timber harvesting [Amended 5/17/08]	A	A	A	SPR	A	SPR	A
Demolition	P	P	P	P	P	P	P
Family Burial Ground [Amended 4/28/18]	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Filling and earth moving of less than 10 cubic yards	A	A	A	P	A	A	A
Filling and earth moving of 10 cubic yards or more	A	A	A	SPR	P	P	P
Emergency operations and fire prevention activities	A	A	A	A	A	A	A
Land reclamation	P	P	P	SPR	P	SPR	SPR
Storage of chemicals, including herbicides, pesticides or fertilizers <u>other than</u> amounts normally associated with individual households or farms	SPR	SPR	SPR	N	N	N	N
Subsurface waste disposal and sewage systems	P	P	P	P	P	P	P
Advanced wastewater treatment systems	P	P	P	P	P	P	SPR
Storm water impoundments	SPR	SPR	SPR	N	N	N	SPR
Wastewater impoundments	N	N	N	N	N	N	N
Industrial waste disposal	N	N	N	N	N	N	N

Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch.

*** For all Use definitions please refer to Section XII

¹ Must be filled with inert material; see Section 9-2. Groundwater Protection Overlay District: Best Management Standards.

² No more than 660 gallons of liquid fuel per parcel of land may be stored on-site.

Warrant Article 7

Proposed changed to LUO Town of North Yarmouth Land Use Ordinance

TABLE 7-1. LAND USES BY ZONING DISTRICT (continued from prior page)							
A = Allowed Use; P = Permitted Use (CEO Review); SPR = Site Plan Review (Planning Board Review) CU = Conditional Use (Planning Board Review); N = Prohibited Use							
USES***	Village Center	Village Residential	Farm and Forest	Resource Protection	Residential Shoreland	Royal River Overlay*	Groundwater Overlay*
Other Uses (continued)							
Parking associated with single family and two-family dwellings, and non-commercial farmsteads	A	A	A	N ¹	SPR	SPR	A
Parking associated with uses other than single family and two-family dwellings, and non-commercial farmsteads	SPR	SPR	SPR	N	SPR	SPR	SPR
Road, driveway construction	P	P	P	N ²	SPR	SPR	P
New or expanded driveway/entrance onto public road	P	P	P	N	SPR	SPR	P
Overnight storage or parking of vehicles and equipment containing over 50 gallons of fuel, excluding municipal storage and parking of vehicles	A	A	A	N	N	N	P
Covered sand and salt piles	P	P	P	N	N	N	SPR
Snow dumps	SPR	SPR	SPR	N	N	N	N
Railroad stations and railroad yards	CU/SPR	SPR	SPR	N	N	N	N
Underground fuel storage tanks, other than propane	P	P	P	N	N	N	N
Signs	P	P	P	P	P	SPR	P
Notes: *Overlay Districts are regulations and standards in addition to those of the underlying district. Where there is a discrepancy, the more restrictive provision applies. All uses, including "Allowed Uses" must comply with the Overlay District Performance Standards. The Royal River Corridor Overlay District includes the Royal River, Chandler Brook and the East Branch. *** For all Use definitions please refer to Section XII							

¹ See Section 9-1. Residential Shoreland District and Resource Protection District Performance Standards

² Except as provided in Section IX. Section 9-1.L. [Amended 5/17/08]

Warrant Article 7

Proposed changed to LUO Town of North Yarmouth Land Use Ordinance

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS [AMENDED 6/19/21]

District	Minimum Lot Size (Acres)	Maximum Residential Density ¹ (Acres)	Maximum Lot Coverage (%)	Street Frontage (feet)	Structure Setback From Property Lines(Feet) ⁶			Maximum Structure Height (Feet)
					Front	Side	Rear	
Village Center ²	1 acre ⁴	N/A	70%	18' – 100'	20' MAX	25' MAX <i>on one side</i>	5' MIN	3 stories, no higher than 50 feet
Village Residential	1 acre	1 Residential unit per acre; Subdivisions – 1 residential unit per net residential acre	30%	Routes 9, 115 and 231 – Min 200 feet; Other streets – Min 100 feet	20' Min	10' MIN	10' MIN	2.5 stories, no higher than 35 feet
Farm and Forest ⁵	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	2.5 stories, no higher than 35 feet
Residential Shoreland	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'
Resource Protection	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'

Table Continued on Next Page

¹ See Subsection C. for calculation of “net residential acreage”, which is only applicable to subdivisions

² See Subsection D. for Pocket Neighborhood Standards.

³ Not applicable to wireless communications towers, windmills, antennas, barn silos and structures having no floor area

⁴ Minimum Lot Size:

- a. The minimum lot size can be reduced in the VC to 20,000 square feet when the lot is served by an advanced wastewater treatment system, or the existing system is retrofitted with an advanced wastewater system that meets or exceeds the state definition providing 50percent or more reduction in nitrates, and has demonstrated that water quality will not be degraded.
- b. The minimum lot size can be further reduced below 20,000 sf when that lot treats its wastewater on a separate lot that complies with Maine Subsurface Wastewater Disposal criteria.
- c. GPD or gallon per day design flows may be utilized when presented and proven to not exceed the assumed 4 bedroom or 360 gpdflows of a typical residential home per lot, this type of development requires Planning Board approval.
- d. Pocket Neighborhoods allow for the use of reduced lot size below 20,000 sf (as described in b. above) and can use gallons per day design flow(as described in c. above), if designed to comply with the standards of Subsection D.

⁵ Open space or clustered subdivisions are mandatory and at least 50 percent of the total parcel must be preserved in open space pursuant toSection 11-3. Cluster Housing Development and Open Space Development.

⁶ In the Village Center District, Civic Buildings (institutional uses) are exempt from maximum setback requirements. The recommended maximum front yard setback for Civic Buildings (institutional uses) is 60'.

Warrant Article 8 (Pages: 29-30)

Proposed changed to LUO Town of North Yarmouth Land Use Ordinance

X. PERFORMANCE AND DESIGN STANDARDS FOR SITE PLAN REVIEW AND SUBDIVISION REVIEW

SECTION 10.17 SEWAGE DISPOSAL

2. No on-site sewage treatment and disposal system greater than two thousand (2,000) gallon-per-day capacity shall be approved until the applicant has conducted a hydrogeologic assessment pursuant to Section 10.25 Water Quality, Subsection D. that demonstrates the following:
 - f. In the case of a brewery, winery, or distillery the Planning Board may require:
 1. The applicant to escrow funds for a third-party engineer to review the design of the wastewater disposal system and its safe containment system in order to prevent potential contamination to the area water supply.
 2. A document from the State of Maine verifying the wastewater disposal standards have been met.

SECTION 10.23 RECREATION AND OPEN SPACE LAND ~~IN DEVELOPMENTS~~ [AMENDED 6/19/21]

B. Retention of Useable Open Space and Recreation Land ~~in Residential Developments:~~

3. At least seventy five percent (75%) of the common open space shall be contiguous to other common open space area within the parcel being developed. Areas shall be considered contiguous if they are within one hundred (100) ft of each other and there are no impediments to access between areas.
4. No area of common open space shall be less than fifty (50) ft in its smallest dimension and less than ten thousand (10,000) sq ft in total, unless the proposed open space is sufficient to satisfy the requirements of this Section 10.23. Open space not meeting this standard may be permitted but must be for enhancement of the project and will not be counted toward the required common open space requirements.
5. The boundaries of any parcel of open space shall be marked by natural features wherever possible, such as hedgerows, stone walls, edges of woodlands, streams, or individual large trees. Where no such existing demarcations are present, additional plantings, fences, or other landscape features shall be added to enable residents or the public, if applicable, to distinguish where the open space ends and private lot areas begin. Where structural demarcations, such as fences are used, they shall be limited to the extend necessary to accomplish this objective.

Warrant Article 8

Proposed changed to LUO Town of North Yarmouth Land Use Ordinance

D. Ownership and Maintenance of Common Open Space and/or Recreation Land:

4. The following items must be submitted with the subdivision application:
 - a. A description of all common open space and any other lands and facilities proposed to be owned by the Town, a conservation organization, or a homeowner's association, or that will be permanently protected by conservation easements. This description shall include a map indicating the approximate location of these lands and facilities.
 - b. A description of proposed ownership arrangements for the parcels identified in Section 10.23.D.1.
 - c. A description of the proposed conservation restrictions that will permanently protect these parcels.
 - d. A description of proposed arrangements and the responsible party for the long-term stewardship of the common open space including management objectives and techniques for each parcel or area.

Warrant Article 9

Proposed changed to LUO Town of North Yarmouth Land Use Ordinance

XII. DEFINITIONS [AMENDED 6/19/21]

Commercial Wastewater: Any wastewater from non-domestic sources, such as beauty salons or auto body repair shops, for example. This wastewater may contain hazardous materials and requires special treatment or disposal.

Domestic Wastewater: Any wastewater produced by ordinary living uses, including liquid waste containing animal or vegetable matter in suspension or solution, or the water-carried waste from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers, or other source of water-carried wastes of human origin. This definition includes wastewater from commercial, industrial, or residential sources which is of a similar quality (constituents and strength) to that produced by these same ordinary living uses.

Non-Domestic Wastewater: Any wastewater from commercial, industrial, or residential sources which has constituents unlike that of or of significantly higher strength than that of domestic wastewater.

Restaurant: A business establishment where food and drink are prepared, served, and consumed primarily within the principal building. Providing food to patrons shall clearly be the primary use and the serving of alcoholic beverages shall be ancillary (see Tavern).

Small Brewery: "Small brewery" means a facility that brews, lagers and kegs, bottles or packages its own malt liquor, not to exceed thirty thousand (30,000) barrels per year.

Small Distillery: "Small distillery" means a distiller that produces spirits in an amount that does not exceed fifty thousand (50,000) gallons per year.

Small Winery: "Small winery" means a facility that ferments, ages, and bottles:
A. Up to fifty thousand (50,000) gallons per year of its own wine that is not hard cider and
B. Up to three thousand (3,000) barrels per year of its own wine that is hard cider.

Tavern: A business establishment, serving either the public or a private party, where beverages and/or food are prepared, served, and consumed predominantly within the principal building. Serving beverages shall clearly be the primary use and providing food shall be ancillary (see Restaurant).

Large Scale Solar System: Ground Mount solar-electric system greater than five thousand (5,000) sq ft of air space.

Open Space: The portion of a lot or site which is maintained in its natural state or planted with grass, shrubs, trees or other vegetation and which is not occupied by buildings, structures or other impervious surfaces. A significant portion of the open space should include high value open space areas as identified in the Comprehensive Plan.'s ~~Open Space Plan~~.

Open Space Development: A subdivision with a very low residential density, less than one (1) residential unit on ten (10) acres, designed to preserve open space, and to permanently preserve high value openspace as defined in the Comprehensive Plan.'s ~~Open Space Plan~~.

Town of North Yarmouth

July 1, 2022 - June 30, 2023

ANNUAL TOWN MEETING BUDGET RECOMMENDATION

APRIL 30, 2022

BUDGET SUMMARY

<u>Municipal Department</u>	<u>FY2022</u>	<u>FY2023</u>	<u>Difference</u>
110 - MUNICIPAL ADMINISTRATION	\$ 513,042	\$ 633,623	\$ 120,581
Percent Increase : 24 %			
120 - COMMUNITY SERVICES	\$ 168,174	\$ 218,337	\$ 50,163
Percent Increase : 30 %			
125 - COMMUNITY CENTER	\$ 61,521	\$ 121,806	\$ 60,285
Percent Increase : 98 %			
130 - PUBLIC SAFETY	\$ 492,332	\$ 494,746	\$ 2,414
Percent Increase : 0.49 %			
140 - PUBLIC WORKS	\$ 471,802	\$ 653,784	\$ 181,982
Percent Increase : 39 %			
145 - BUILDINGS & GROUNDS	\$ 128,796	\$ 146,651	\$ 17,855
Percent Increase : 14 %			
150 - SOLID WASTE / RECYCLING	\$ 222,821	\$ 245,806	\$ 22,985
Percent Increase : 10 %			
160 - FIXED EXPENSES	\$ 1,059,636	\$ 1,024,341	\$ (35,295)
Percent Increase : -3 %			
220 - CAPITAL RESERVES	\$ 744,613	\$ 197,289	\$ (547,324)
Percent Increase : -74 %			

All Municipal Expenses

(County Tax and School Assesment Not Included)

	<u>FY2022</u>	<u>FY2023</u>	<u>Difference</u>
Town Meeting Appropriations	\$ 3,862,737	\$ 3,736,383	\$ (126,354)

Warrant Article 10

WARRANT ARTICLE 10 FY23 BUDGET SUMMARY MUNICIPAL ADMINISTRATION - Dept. 110

Operations - Division 01	FY22 Approved	FY23 Proposed	Difference
5100 FT Wages	\$ 277,434	\$ 356,063	\$ 78,629
5110 Other Wages	\$ 6,500	\$ 6,500	\$ -
5120 Overtime Wages	\$ 3,000	\$ 5,000	\$ 2,000
5130 Allowances	\$ 3,130	\$ 3,290	\$ 160
5140 Training	\$ 1,855	\$ 1,855	\$ -
5143 Safety Fines	\$ 500	\$ 500	\$ -
5150 Dues/Memberships/Licenses	\$ 14,718	\$ 8,478	\$ (6,240)
5210 Postage	\$ 7,290	\$ 7,640	\$ 350
5212 Registry of Deeds	\$ 2,500	\$ 900	\$ (1,600)
5214 Advertising	\$ 1,500	\$ 1,500	\$ -
5216 Software	\$ 30,204	\$ 41,708	\$ 11,504
5218 Printing	\$ 10,320	\$ 13,890	\$ 3,570
5220 Bank Fees	\$ 100	\$ 100	\$ -
5222 Special Events	\$ 2,750	\$ 2,750	\$ -
5224 Office Supplies	\$ 13,500	\$ 12,000	\$ (1,500)
5226 Office Equipment	\$ 5,165	\$ 5,165	\$ -
5228 Elections/Registrar	\$ 6,350	\$ 8,000	\$ 1,650
Sub-Total	\$ 386,816	\$ 475,339	\$ 88,523
Contracted Services / Professional Services - Division 02			
5310 Auditor	\$ 17,000	\$ 15,750	\$ (1,250)
5312 Assessor	\$ 52,598	\$ 54,702	\$ 2,104
5316 Legal	\$ 20,000	\$ 20,000	\$ -
5318 Website	\$ 4,568	\$ 4,670	\$ 102
5322 Technology	\$ 32,060	\$ 41,540	\$ 9,480
Sub-Total	\$ 126,226	\$ 136,662	\$ 10,436
Tax Increment Financing			
NEW Town Manager, Executive Assistant, Assessor, Deputy Clerk	\$ 33,434	\$ 51,008	\$ 17,573
NEW Greater Portland Council of Governments Dues	\$ -	\$ 7,737	\$ 7,737
Sub-Total	\$ 33,434	\$ 58,745	\$ 25,310
Capital Reserves			
NEW Technology Reserve	\$ -	\$ 13,885	\$ 13,885
Sub-Total	\$ -	\$ 13,885	\$ 13,885
TAX INCREMENT FINANCING	N/A	\$ 58,745	\$ 58,745
CAPITAL RESERVES	N/A	\$ 13,885	\$ 13,885
DIVISION TOTALS	\$ 513,042	\$ 560,993	\$ 47,951
MUNICIPAL ADMINISTRATION TOTAL	\$ 513,042	\$ 633,623	\$ 120,581

Warrant Article 11

WARRANT ARTICLE 11 FY23 BUDGET SUMMARY

COMMUNITY SERVICES - Dept. 120

Code Enforcement Operations - Division 01		FY22 Approved	FY23 Proposed	Difference
5100	Full Time Wages	\$ 109,798	\$ 123,200	\$ 13,402
5130	Allowances	\$ 2,181	\$ 1,920	\$ (261)
5140	Training	\$ 1,400	\$ 2,000	\$ 600
5150	Dues/Subscr/Licenses	\$ 750	\$ 700	\$ (50)
5600	Peer Review	\$ 5,000	\$ 5,000	\$ -
5610	Planning Board	\$ 22,200	\$ 20,500	\$ (1,700)
Sub-Total		\$ 141,329	\$ 153,320	\$ 11,991
Planning & Development - Division 02				
5620	Planning & Development	\$ 500	\$ -	\$ (500)
Sub-Total		\$ 500	\$ -	\$ (500)
Parks & Recreation - Division 03				
5150	Dues/Memberships	\$ 3,200	\$ 3,200	\$ -
5630	Snowmobile Clubs	\$ 1,000	\$ -	\$ (1,000)
5635	Park Maintenance	\$ 8,400	\$ 4,000	\$ (4,400)
5640	Parks & Rec Committee	\$ 2,100	\$ 100	\$ (2,000)
Sub-Total		\$ 14,700	\$ 7,300	\$ (7,400)
General Assistance - Division 04				
5645	Out Source Services	\$ 3,288	\$ 1,650	\$ (1,638)
5650	Assistance	\$ 1,400	\$ 1,000	\$ (400)
Sub-Total		\$ 4,688	\$ 2,650	\$ (2,038)
Social Service Agencies - Division 05				
5414	NY Veteran's Memorial Corp.	\$ 892	\$ -	\$ (892)
5601	Regional Transportation	\$ 500	\$ 500	\$ -
5603	Northern Lights Health (formerly VNA)	\$ 500	\$ 500	\$ -
5604	Maine Health Care at Home	\$ 500	\$ 500	\$ -
5605	Lifeflight	\$ 500	\$ 892	\$ 392
5606	So. Maine Agency of Aging	\$ 1,000	\$ 1,000	\$ -
NEW	Maine Public Radio	\$ -	\$ 100	
NEW	Opportunity Alliance	\$ -	\$ 2,000	
NEW	Through These Doors	\$ -	\$ 2,000	
Sub-Total		\$ 3,892	\$ 7,492	\$ 3,600
Cemeteries - Division 06				
Operations				
5130	Allowances	\$ 250	\$ 250	\$ -
5140	Training	\$ 230	\$ 230	\$ -
5525	Maintenance Supplies	\$ 1,135	\$ 5,080	\$ 3,945
Sub-Total		\$ 1,615	\$ 5,560	\$ 3,945
Living Well - Division 07				
Operations				
5625	Printing, Programs, First Greeter & Misc.	\$ 1,450	\$ 1,200	\$ (250)
Sub-Total		\$ 1,450	\$ 1,200	\$ (250)
Recycling Advisory - Division 08				
Operations				
NEW	Committee Events & Supplies	\$ -	\$ 1,500	\$ 1,500
Sub-Total		\$ -	\$ 1,500	\$ 1,500

Warrant Article 11

WARRANT ARTICLE 11
FY23 BUDGET SUMMARY
COMMUNITY SERVICES - Dept. 120

Tax Increment Financing

NEW Administrative Costs	\$	10,661	\$	29,542	\$	18,882
NEW Economic Development Committee Expenses	\$	25,000	\$	5,000	\$	(20,000)
NEW Recreation Trails (Transfer from TIF)	\$	5,500	\$	17,815	\$	12,315
NEW Professional Services (Transfer from TIF)	\$	-	\$	1,500	\$	1,500
Sub-Total	\$	41,161	\$	53,857	\$	(1,118)
TAX INCREMENT FINANCING		N/A		\$	53,857	N/A
DIVISION TOTALS		\$	168,174	\$	164,480	\$ (3,694)
COMMUNITY SERVICES TOTAL		\$	168,174	\$	218,337	\$ 50,163

Warrant Article 12

WARRANT ARTICLE 12
FY23 BUDGET SUMMARY
COMMUNITY CENTER - Dept. 125

Community Center - Division 01	<u>FY22 Approved</u>	<u>FY23 Proposed</u>	<u>Difference</u>
5100 FT Wages	\$ 55,731	\$ 98,539	\$ 42,808
5130 Allowances	\$ 740	\$ 740	\$ -
5140 Training/Participation Fees	\$ 2,000	\$ 1,500	\$ (500)
5150 Dues/Memberships/Licenses	\$ 50	\$ 45	\$ (5)
5240 Center Contracted Services	\$ 1,000	\$ 920	\$ (80)
5242 Marketing/Printing/Advertising	\$ 1,000	\$ 1,000	\$ -
5244 Program Supplies	\$ 1,000	\$ 2,500	\$ 1,500
NEW Special Events	\$ -	\$ 16,562	\$ -
COMMUNITY CENTER TOTAL	\$ 61,521	\$ 121,806	\$ 60,285

Warrant Article 13

WARRANT ARTICLE 13 FY23 BUDGET SUMMARY

PUBLIC SAFETY - Dept. 130

Fire Rescue Department - Division 01	FY22 Approved	FY23 Proposed	Difference
5100 Full Time Wages	\$ 64,328	\$ 72,047	\$ 7,719
5110 Other Wages	\$ 152,988	\$ 146,587	\$ (6,401)
5130 Allowances	\$ 3,811	\$ 4,311	\$ 500
5140 Training /Education	\$ 12,125	\$ 13,775	\$ 1,650
5145 Physicals	\$ 9,030	\$ 7,140	\$ (1,890)
5150 Dues/Membership/Licenses	\$ 3,220	\$ 3,220	\$ -
Sub-Total	\$ 245,502	\$ 247,080	\$ 1,578
Operating Expenses			\$ -
5522 Equipment Maintenance / Repairs	\$ 33,465	\$ 34,743	\$ 1,278
5524 Vehicle Maintenance	\$ 26,500	\$ 25,550	\$ (950)
5526 Gas / Diesel	\$ 8,470	\$ 8,450	\$ (20)
Sub-Total	\$ 68,435	\$ 68,743	\$ 308
Contracted / Professional Services			\$ -
5528 Lifepack 15	\$ 1,710	\$ 1,710	\$ -
5530 Paramedic Services	\$ 15,900	\$ 15,900	\$ -
Sub-Total	\$ 17,610	\$ 17,610	\$ -
Operating Supplies			\$ -
5531 Medical Reimbursements	\$ 5,000	\$ 5,000	\$ -
5532 Medical Supplies	\$ 15,000	\$ 15,000	\$ -
5534 Protective Equipment	\$ 13,482	\$ 14,833	\$ 1,351
5535 Warming Shelter - EMA Emergencies	\$ 1,000	\$ 1,000	\$ -
Sub-Total	\$ 34,482	\$ 35,833	\$ 1,351
NYFRD Total	\$ 366,029	\$ 369,266	\$ 3,237
Professional / Contracted Services - Division 02			
5324 Dispatch Service	\$ 28,407	\$ 29,207	\$ 800
5326 Animal Control Services	\$ 25,544	\$ 27,205	\$ 1,661
5330 Hydrants	\$ 67,760	\$ 65,000	\$ (2,760)
5334 Speed Patrols	\$ 1,568	\$ 1,568	\$ -
5355 Streetlights	\$ 3,024	\$ 2,500	\$ (524)
Sub-Total	\$ 126,303	\$ 125,480	\$ (823)
PUBLIC SAFETY TOTAL	\$ 492,332	\$ 494,746	\$ 2,414

Warrant Article 14

WARRANT ARTICLE 14 FY23 BUDGET SUMMARY

PUBLIC WORKS DEPARTMENT - Dept. 140

Public Works Department - Division 01

	FY22 Approved	FY23 Proposed	Difference
5100 Full Time Wages	\$ 251,517	\$ 263,346	\$ 11,829
5110 Other Wages	\$ 10,813	\$ 12,931	\$ 2,118
5120 Overtime	\$ 10,000	\$ 25,000	\$ 15,000
5130 Allowances	\$ 4,722	\$ 3,115	\$ (1,607)
5140 Training	\$ 500	\$ 500	\$ -
5145 Physicals/shots	\$ 500	\$ 500	\$ -
5150 Dues/Memberships	\$ 300	\$ 300	\$ -
5160 Drug Testing	\$ 450	\$ 450	\$ -
5522 Small Equipment Repairs	\$ 5,000	\$ 5,500	\$ 500
5524 Vehicle / HE Maintenance	\$ 25,000	\$ 30,000	\$ 5,000
5526 Gas / Diesel	\$ 25,000	\$ 30,000	\$ 5,000
5534 Personal Protective Equipment	\$ 3,658	\$ 2,920	\$ (738)
5540 Radio Repairs	\$ 1,500	\$ 2,500	\$ 1,000
5542 Equipment Rentals	\$ 1,800	\$ 2,220	\$ 420
5544 Supplies	\$ 7,774	\$ 12,000	\$ 4,226
5548 Lubricants	\$ 5,045	\$ 4,420	\$ (625)
5550 Tires	\$ 5,344	\$ 10,650	\$ 5,306
5552 Signs	\$ 5,500	\$ 7,500	\$ 2,000
5554 Culverts	\$ 6,800	\$ 7,410	\$ 610
5556 Cold Patch	\$ 1,000	\$ 1,500	\$ 500
5557 Cold Mix	\$ -	\$ -	\$ -
5558 Crack Sealing	\$ 3,750	\$ 4,125	\$ 375
5560 Striping	\$ 15,550	\$ 14,900	\$ (650)
5562 Sweeping/Catch Basins	\$ 3,500	\$ 2,055	\$ (1,445)
5564 Tree Cutting	\$ 3,500	\$ 3,500	\$ -
5566 Erosion Control	\$ 3,000	\$ 4,950	\$ 1,950
5568 Gravel Pit Operations	\$ 500	\$ 500	\$ -
5570 Cutting Edges	\$ 8,500	\$ 13,050	\$ 4,550
5572 Salt	\$ 50,554	\$ 56,761	\$ 6,207
5574 Liquid De-Icer	\$ 8,700	\$ 6,200	\$ (2,500)
5578 Required Safety Inspections	\$ 2,025	\$ 2,025	\$ -
NEW Browntail Moth Spraying	\$ -	\$ -	\$ -
Sub-Total	\$ 471,802	\$ 519,880	\$ 48,078
Capital Reserves			
NEW Roadway Reserve Use	\$ 333,889	\$ 80,977	\$ 80,977
NEW Heavy Equipment Reserve	\$ 228,662	\$ 32,480	\$ (196,182)
Sub-Total	\$ 562,551	\$ 113,457	\$ (115,205)
Tax Increment Financing			
NEW Administrative Costs	\$ 20,905	\$ 10,947	\$ (9,958)
NEW Street Safety (Revenue from TIF)	\$ 100,000	\$ 9,500	\$ 9,500
Sub-Total	\$ 120,905	\$ 20,447	\$ (100,458)
TAX INCREMENT FINANCING	N/A	\$ 20,447	\$ 20,447
CAPITAL RESERVES	N/A	\$ 113,457	\$ 113,457
DIVISION TOTALS	\$ 471,802	\$ 519,880	\$ 48,078
PUBLIC WORKS TOTAL	\$ 471,802	\$ 653,784	\$ 181,982

Warrant Article 15

WARRANT ARTICLE 15 FY23 BUDGET SUMMARY BUILDINGS & GROUNDS - Dept. 145

Operations - Division 01	FY22 Approved	FY23 Proposed	Difference
5110 FT Wages	\$ 38,534	\$ 36,400	\$ (2,134)
5130 Allowances	\$ 680	\$ 880	\$ 200
5516 Custodial Maintenance Supplies	\$ 5,600	\$ 6,100	\$ 500
Sub-Total	\$ 44,814	\$ 43,380	\$ (1,434)
<hr/>			
Utilities - Division 02			
5410 Phone	\$ 5,300	\$ 5,450	\$ 150
5412 Internet	\$ 9,438	\$ 8,440	\$ (998)
5414 Electricity	\$ 5,700	\$ 16,700	\$ 11,000
5415 Solar	\$ 13,100	\$ 17,700	\$ 4,600
5416 Heat	\$ 4,000	\$ 5,000	\$ 1,000
5418 Propane	\$ 4,000	\$ 3,000	\$ (1,000)
5420 Water	\$ 4,813	\$ 4,694	\$ (119)
Sub-Total	\$ 46,351	\$ 60,984	\$ 14,633
<hr/>			
Facility Maintenance - Division 03			
5510 Alarms	\$ 3,988	\$ 4,088	\$ 100
5512 Pest Control	\$ 2,060	\$ 2,060	\$ -
5514 Floor Mats	\$ 4,427	\$ 4,000	\$ (427)
5518 Land Fill Cover	\$ 325	\$ 325	\$ -
5520 General Repairs & Maintenance	\$ 13,400	\$ 15,200	\$ 1,800
5522 Equipment Maintenance	\$ 13,431	\$ 10,505	\$ (2,926)
Sub-Total	\$ 37,631	\$ 36,178	\$ (1,453)
<hr/>			
Capital Reserves			
NEW Municipal Reserves	N/A	\$ 4,109	\$ 4,109
NEW Contingency Reserve	N/A	\$ 2,000	\$ 2,000
Sub-Total	\$ -	\$ 6,109	\$ 6,109
<hr/>			
CAPITAL RESERVES	N/A	\$ 6,109	\$ 6,109
DIVISION TOTALS	\$ 128,796	\$ 140,542	\$ 11,746
BUILDINGS & GROUNDS TOTAL	\$ 128,796	\$ 146,651	\$ 17,855

Warrant Article 16

WARRANT ARTICLE 16

FY23 BUDGET SUMMARY

SOLID WASTE / RECYCLING - Dept. 150

Professional/Contracted Services - Division 01	FY22 Approved	FY23 Proposed	Difference
5655 MSW Disposal	\$ 68,200	\$ 72,299	\$ 4,099
5660 Recyclables Collection	\$ 68,200	\$ 72,299	\$ 4,099
5665 MSW Collection Surcharge	\$ 300	\$ 300	\$ -
5670 Ecomaine Tonage	\$ 73,121	\$ 87,908	\$ 14,787
5680 PAYT Disposal Bags	\$ -	\$ -	\$ -
5685 HHW Collection / Clean Up Day	\$ 8,000	\$ 10,000	\$ 2,000
5688 Garbage to Garden Composting	\$ 3,500	\$ 3,000	\$ (500)
5690 Compost & Recycling Containers	\$ -	\$ -	\$ -
NEW Recycling & Trash Informational Fair	\$ 1,500	\$ -	\$ (1,500)
SOLID WASTE/RECYCLING TOTAL	\$ 222,821	\$ 245,806	\$ 22,985

Warrant Article 17

WARRANT ARTICLE 17 FY23 BUDGET SUMMARY FIXED EXPENSES - Dept. 160

	<u>FY22 Approved</u>	<u>FY23 Proposed</u>	<u>Difference</u>
Debt Service - Division 01			
5700 Debt Service	\$ 275,400	\$ 270,150	\$ (5,250)
Sub-Total	\$ 275,400	\$ 270,150	\$ (5,250)
Employee Benefits - Division 02			
5705 Employee Wage Benefits	\$ 15,000	\$ -	\$ (15,000)
5710 Health & Life Insurance	\$ 225,755	\$ 228,876	\$ 3,121
5720 Dental Insurance	\$ 14,038	\$ 16,745	\$ 2,707
5730 ICMA Retirement	\$ 42,831	\$ 49,654	\$ 6,823
5740 FICA	\$ 71,809	\$ 84,976	\$ 13,167
5750 Workman's Compensation	\$ 35,633	\$ 39,196	\$ 3,563
5760 Unemployment	\$ 6,819	\$ 9,984	\$ 3,165
5765 Earned Pay Leave	\$ 4,426	\$ 4,986	\$ 560
5770 Educational Incentive	\$ 500	\$ 500	\$ -
Sub-Total	\$ 416,811	\$ 434,917	\$ 18,106
Municipal Insurance - Division 03			
5780 Supplemental Insurance (FF's & Volunteers)	\$ 1,949	\$ 2,046	\$ 97
5790 Property & Casualty	\$ 43,825	\$ 46,016	\$ 2,191
Sub-Total	\$ 45,774	\$ 48,063	\$ 2,289
Shared Services NY/Cumberland - Division 05			
5800 Prince Memorial Library	\$ 192,435	\$ 190,155	\$ (2,280)
5810 Recreation	\$ 129,216	\$ 81,056	\$ (48,160)
Sub-Total	\$ 321,651	\$ 271,211	\$ (50,440)
FIXED EXPENSES TOTAL	\$ 1,059,636	\$ 1,024,341	\$ (35,295)

Warrant Article 16 is a vote to accept a total of **\$ 1,024,341** of Municipal Fixed Expenses for FY23. The Education Tax and County Tax, as published by the School District and Cumberland County, respectively, are shown below. Those budgets are approved at separate elections from the Town of North Yarmouth's Annual Town Meeting.

	<u>FY22 Approved</u>	<u>FY23 Proposed</u>	<u>Difference</u>
Proposed Education Tax	\$ 8,230,390	\$ 8,818,445	\$ 588,055
Approved County Tax	\$ 395,947	\$ 376,893	\$ (19,054)

Warrant Article 18

WARRANT ARTICLE 18
FY23 BUDGET SUMMARY
CAPITAL RESERVES - Dept. 220

	FY22 Appropriation	FY23 Appropriated	Difference
Heavy Equipment Reserve	\$ 170,000.00	\$ -	\$ (170,000)
Technology/Communications Reserve	\$ 5,000.00	\$ -	\$ (5,000)
Future Land Reserve	\$ 10,000.00	\$ 10,000	\$ -
Parks and Recreation Reserve	\$ 5,000.00	\$ -	\$ (5,000)
Municipal Facilities & Reserve	\$ 205,000.00	\$ 37,566	\$ (167,434)
Contingency Reserve	\$ 5,000.00	\$ 20,000	\$ 15,000
Roadway Reserve	\$ 335,000.00	\$ 124,723	\$ (210,277)
Records Preserve Reserve	\$ 9,613.00	\$ 5,000	\$ (4,613)
CAPITAL RESERVE TOTAL	\$ 744,613	\$ 197,289	\$ (547,324)

Warrant Article 19

Revenue Summary & FY23 Anticipated Revenues				
Acct #	REVENUE ACCOUNT	FY22 Approved	FY22 Actual July - March	FY23 Projected Revenues
4010	AGENT FEES	\$ 13,000	\$ 11,812	\$ 12,000
4020	RESCUE FEES	\$ 50,000	\$ 56,971	\$ 60,000
4030	APPEALS	\$ 50	\$ -	\$ 50
4040	BETE REIMBURSEMENT	\$ 53,685	\$ 61,609	N/A
4050	BOAT EXCISE	\$ 5,500	\$ 2,771	\$ 4,200
4060	BUILDING PERMITS	\$ 62,000	\$ 111,875	\$ 75,000
4067	BURN PERMITS - ONLINE	\$ 200	\$ 80	\$ 200
4080	CATV FRANCHISE FEES	\$ 30,000	\$ 28,675	\$ 30,000
4090	CELL TOWER RENTAL	\$ 42,000	\$ 38,016	\$ 45,000
4100	CEO FINES	\$ -	\$ -	\$ 500
4110	CEO MISC PERMITS	\$ 4,750	\$ 450	\$ 500
4115	CEO ADMIN FEES	\$ 7,500	\$ 7,326	\$ 13,725
4120	CEO POWNAL SERVICE	\$ -	\$ -	N/A
4130	CLERK FEES	\$ 700	\$ 551	\$ 500
4140	CUSTOMER SVC FEES	\$ 350	\$ 435	\$ 350
4150	DOG LICENSES/FEES	\$ 1,550	\$ -	\$ -
4157	PARK USE PERMITS/DOGS	\$ 500	\$ 150	\$ 500
4160	ELECTRICAL PERMITS	\$ 11,000	\$ 21,576	\$ 20,000
4190	FOAA FEES	\$ -	\$ 222	\$ 200
4200	GENEOLOGY SEARCH	\$ -	\$ -	\$ 50
4210	GENERAL ASST REIMBMT	\$ 700	\$ -	\$ 700
4220	HOMESTEAD EXEMPT	\$ 323,222	\$ 323,353	N/A
4240	INSURANCE CLAIMS	\$ -	\$ -	\$ -
4255	EMA REIMBURSEMENTS	\$ 8,000	\$ -	\$ -
4257	CARES ACT - COVID19	\$ -	\$ -	\$ -
4260	LOCAL ROAD ASSIST	\$ 25,000	\$ -	\$ 25,000
4265	PROPERTY&CASUALTY	\$ 5,000	\$ 4,982	\$ 5,000
4270	MSAD ELECTIONS	\$ 1,700	\$ -	\$ 1,700
4280	MISC REVENUES	\$ 1,200	\$ 569	\$ 1,200
4290	MOTOR VEHICLE EXCISE	\$ 950,000	\$ 776,753	\$ 950,000
4310	PEER REVIEW	\$ 1,000	\$ -	\$ -
4320	PLANNING BOARD	\$ 1,200	\$ 525	\$ 2,400
4330	PLUMBING PERMITS	\$ 10,000	\$ 13,245	\$ 18,300

Warrant Article 19

Revenue Summary & FY23 Anticipated Revenues				
Acct #	REVENUE ACCOUNT	FY22 Approved	FY22 Actual July - March	FY23 Projected Revenues
4335	PRIVATE ROAD SIGNS	\$ 300	\$ 122	\$ 300
4340	RENTAL FEES	\$ 10,200	\$ 8,075	\$ 10,200
4342	ROAD ORD. PERMITS	\$ -	\$ 250	\$ 500
4345	WH&CC FEES	\$ 51,400	\$ 21,468	\$ 77,305
TBD	TRANS. IN WH PROCEEDS	N/A	N/A	\$ 23,928
4350	REVENUE SHARING	\$ 423,770	\$ 410,156	\$ 696,729
4360	SALE OF ASSETS	\$ 2,700	\$ 984	\$ 1,000
4370	SITE PLAN REVIEW	\$ 750	\$ 500	\$ 1,500
4380	SNOW CLUB REIMBMT	\$ 1,000	\$ 1,132	\$ -
4390	SW & RECYCLING	\$ 170,000	\$ 157,319	\$ 170,000
4400	SW HAULER PERMIT	\$ 75	\$ 25	\$ 75
4420	TAX INTEREST	\$ 12,000	\$ 14,274	\$ 10,000
4430	TAX PENALTY	\$ 3,000	\$ 1,152	\$ -
4450	TIMBER HARVEST	\$ -	\$ -	\$ -
TBD	TRANSFERS IN (TIF)	N/A	N/A	\$ 133,049
TBD	TRANSFERS IN (UFB)	N/A	N/A	\$ -
TBD	TRANSFERS IN CAPITAL	N/A	N/A	\$ 133,451
TBD	WH&NYCC DONATIONS	\$ -	\$ -	\$ 15,000
4480	TREE GROWTH EXEMP	\$ 2,500	\$ 3,568	\$ 2,500
4485	CONSOLIDATED LEASE	\$ 6,000	\$ -	\$ 6,000
4500	VETERAN'S EXEMP	\$ 2,200	\$ 2,099	\$ 2,200
4510	VITAL STATISTICS	\$ 2,600	\$ 2,018	\$ 2,000
	Totals	\$ 2,298,302	\$ 2,085,088	\$ 2,552,812

Warrant Article 20

WARRANT ARTICLE 20
FY23 BUDGET SUMMARY
AMERICAN RESCUE PLAN FUNDING
FY22

	<u>Appropriation</u>		<u>FY23 Appropriated</u>		<u>Difference</u>
Sweester Road Culvert Project	\$ -		\$ 200,000	\$	200,000
AV Furnishings & Installations	\$ -		\$ 172,000	\$	172,000
AMERICAN RESCUE PLAN TOTAL:	\$ -		\$ 372,000	\$	372,000