

**Town of North Yarmouth
SPECIAL TOWN MEETING
SATURDAY, OCTOBER 3, 2020
9:00 AM**

AGENDA

- 1. OPENING OF MEETING/PLEDGE OF ALLEGIANCE** - Town Clerk
- 2. ANNOUNCEMENTS (If any)**
- 3. ARTICLE I** - Election of Moderator - Town Clerk
- 4. ARTICLE II** - Adoption of Maine Moderator's Manual - Moderator
- 5. THE TOWN MEETING PROCESS AND PROTOCOL** - Moderator

- A. COVID-19:** Under the Governor's Executive Order, six (6) foot distancing and face coverings are required to participate in this meeting. The venue only allows for 50 individuals in the Wescustogo Hall and 50 in the gymnasium. If, for any reason, more than 100 individuals are present, a motion to recess to a time certain or motion to adjourn will be considered and voted on. Individuals will be able to speak from either room once recognized by the Moderator.
- B. VISITORS:** All visitors must check-in at the Registrar's table. Visitors cannot vote but can speak with a 2/3rds vote of registered North Yarmouth voters. It is recommended that a motion is considered to allow all visitors to speak under a consent agenda – meaning that all visitors would be allowed to speak if so voted unless anyone would like to exclude a particular speaker from that authorization.
- C. VOTING:** Votes shall be counted based on the **Voter Voucher** voters received at check-in unless otherwise noted within the warrant article. Please make sure that you have checked in with the Registrar and have received your voting voucher. Use this voucher each time a vote is called and keep it for the entire meeting.
- D. LAYOUT OF THE ARTICLES:** The meeting addresses only business articles.
- E. MAKING A MOTION:** When making a motion, please make it using **affirmative** language. It helps to clarify that a "yes" vote means yes, and a "no" vote will mean no.
- F. AMENDING A MOTION:** During the discussion, a voter may amend the motion. The amendment must be seconded, and there must be an opportunity to discuss the amendment before voting on it. If the amendment passes, then the motion, as amended, is voted on. If the amendment does not pass, and there are no further amendments, the original motion is then voted.
- G. SPEAKING:** All individuals wishing to speak should raise their hands and await recognition by the Moderator. You then need to come up to the microphone, state your name and street address for the record, and then ask your question. **All questions must be directed to the Moderator.** Floor conversations between individuals are not permitted.
- H. RECONSIDERATIONS** - A two-step process:
 1. First, a vote is taken on whether to reconsider the question.
 2. Then a vote is taken on the reconsidered article itself.

Regulations:

1. Reconsideration can only be requested by someone who voted on the prevailing side of the article in question.
2. The voter must notify the Moderator **before** the vote being taken on how they are going to cast their vote on the article. On a **written ballot**, the voter must show their ballot to the Moderator before the votes are counted.

3. If the voter ends up on the prevailing side, the request to reconsider the article can be recognized.
4. The request for reconsideration **must** be before the start of the second article following the article to be reconsidered.

Example: The voter has notified the Moderator of their voting intentions and then casts their vote on the prevailing side of Article 3. The voter may now request a reconsideration of Article 3 upon the conclusion of the Article 3 vote or during the discussion of Article 4 only. No reconsideration will be recognized upon the beginning of Article 5.

7. **ANY QUESTIONS:** Moderator

8. **MEETING COMMENCES:** Beginning with Article 3. - Moderator



Town of North Yarmouth, Maine Special Town Meeting Warrant

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 3rd day of October A.D. 2020, at nine (9) o'clock in the forenoon, then and there to act upon Articles 1 through 5 as set out below, to wit:

The Registrar of Voters gives notice that citizens will be able to register to vote October 3, 2020, from 8:30 AM to close of the meeting.

ARTICLE 1: To elect a Moderator by written ballot to preside over 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, or see what action the Town will take.

Note: The Maine Moderator's Manual is the current guideline used by the Moderator presiding at North Yarmouth's Annual Town Meetings. Article 2 is a housekeeping matter to ensure the procedural process.

ARTICLE 3: Shall the Town vote to authorize the municipal officers to accept a gift of 0.5 acres a specific section of property tax Map 10, Lot 86, and to execute any documents related to the acceptance of said gift pertaining to the transfer of ownership of the property.

Explanation: Seedex, Inc. owns the property. The property is located on Delwin Drive. The owner would like to donate the property to the Town and is prepared to pay the costs relating to the transfer of ownership. The Road Commissioner endorses accepting the donation.

Select Board recommends approval.

ARTICLE 4: Shall the Town vote to authorize the municipal officers to lease a portion of the town-owned property known as the Village Green, located at 475 Walnut Hill Road, Map 7, Lot 65, to the North Yarmouth Fire Company, a separate agency, for the construction of a storage building, for the sum of one dollar (\$1.00) and to execute any necessary documents relating to the matter.

Explanation: The North Yarmouth Fire Company would like to construct on the premises closest to the existing Fire Rescue Station, a building for purposes of storing the Town's first fire truck and other items of memorabilia as well as for modern-day storage purposes.

Select Board recommends approval.

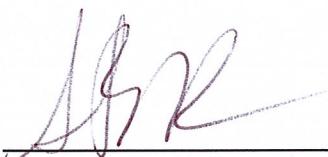
ARTICLE 5: Shall the Town vote to accept the following monetary donations in accordance with MRS Title 30-A, Chapter 223 Municipal Finances § 5654 Conditional Gifts to reduce the debt service for the construction of the Wescustogo Hall & North Yarmouth Community Center, and to accept the condition of the room naming assignments of rooms one, two and three located in the Wescustogo Hall wing of the facility.

The Anderson Family	\$25,000	Anderson Room	(Room 1)
The Grover Family	\$25,000	Grover Room	(Room 2)
The Merrill Family	\$25,000	Merrill Room	(Room 3)

Explanation: Friends of Wescustogo, a committee established by the Select Board and charged with raising funds for the construction of the facility, sought out donors for this specific purpose. Donations are to be made in increments of \$5,000.00 for five (5) years. The first contribution from each donor has been received and accepted by the Select Board.

Select Board recommends approval.

Given unto our hands this 15th day of September 2020 at North Yarmouth, Maine.



Steve Berry, Chairperson

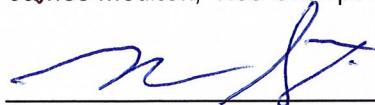
Select Board



James Moulton, Vice Chairperson



Paul Napolitano



Brian Sites



Austin Harrell

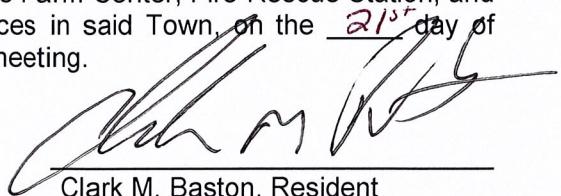
A true copy of the warrant,

Attest:  Debbie Allen Grover, Town Clerk

RETURN OF THE WARRANT

North Yarmouth, Maine September 15, 2020

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, Ames Farm Center, Fire Rescue Station, and Toddy Brook Café in said Town, being public and conspicuous places in said Town, on the 21st day of September 2020, being at least seven days before the meeting.



Clark M. Baston, Resident

North Yarmouth
5:21 PM

**RE Account 681 Detail
as of 01/17/2020**

ARTICLE 3

01/17/2020
Page 1

Name: SEEDEX, INC,
Location: 0 DELWIN DR
Acreage: 0.5 Map/Lot: 010-086
Book Page:
2020-1 Period Due:
3) 28.67
4) 28.67

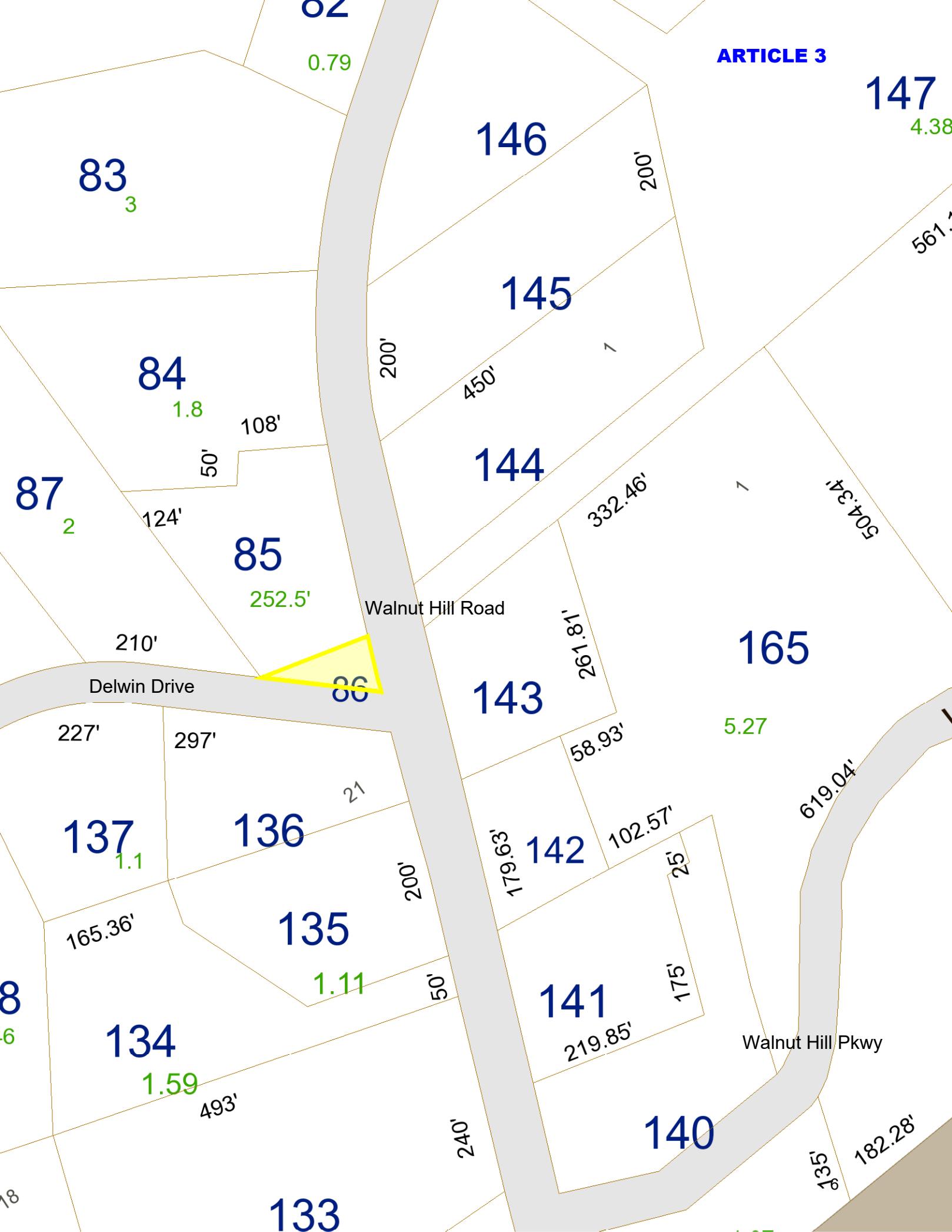
Land: 6,900
Building: 0
Exempt 0

Total: 6,900

Ref1: NOTES: Small triangular
Mailing 260 PLEASANT ST
Address: YARMOUTH ME 04096

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2020-1 R				57.34	0.00	0.00	57.34
2019-1 R				0.00	0.00	0.00	0.00
2018-1 R				0.00	0.00	0.00	0.00
2017-1 R				0.00	0.00	0.00	0.00
2016-1 R				0.00	0.00	0.00	0.00
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
Account Totals as of 01/17/2020				57.34	0.00	0.00	57.34

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

ARTICLE 3

ARTICLE 4

Proposed Fire Company Storage Building

**FUTURE HOME OF HISTORICAL
SOCIETY & OLD TOWN HALL**

Gazebo

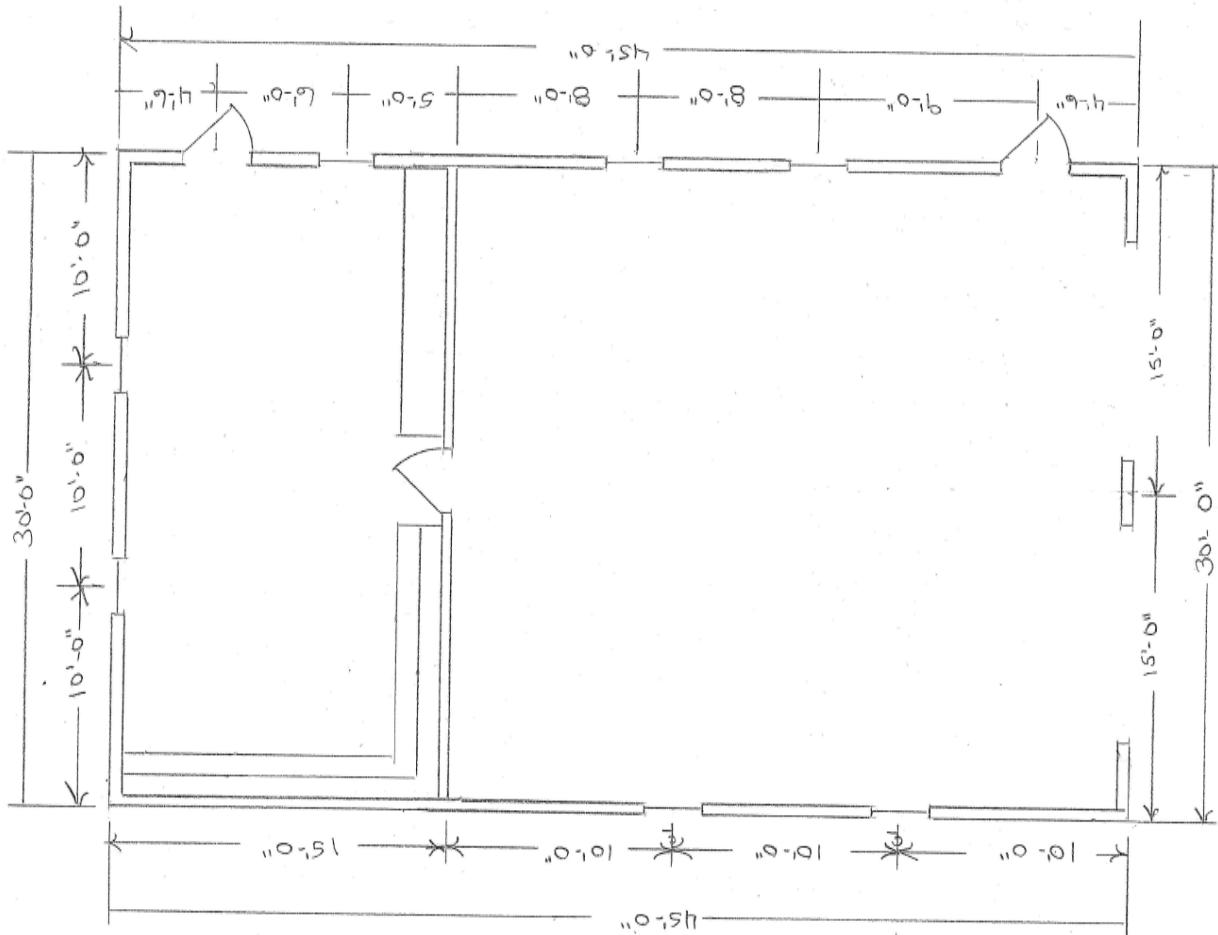
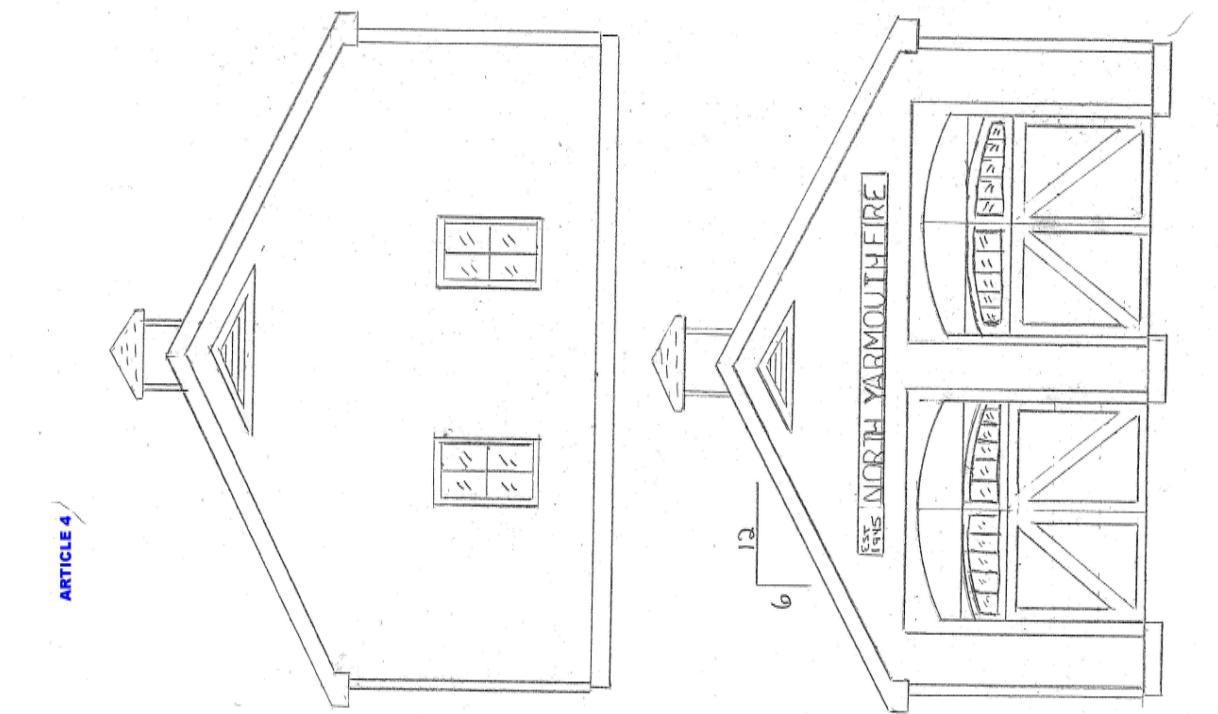
Fire Rescue Station

OLD TOWN HOUSE
NORTH YARREMOUTH
MAINE

SITE PLAN

SD-1

ARTICLE 4



WINDOWS - 7 BRASCO Boston Style
SINGLE GLASS Panel w/ WOOD Grilles
FRONT OPENING - 2'-6" x 4'-1"
SIDE LOAD DOOR - 3'-0" x 6'-8" Ponderosa
DOOR - MODEL # P-71133

VINTAGE FIRE House NUMBER
APPROVED BY: [Signature]
SCALE: 1/4" = 1'
DATE: 10-8-94
DRAWN BY: GAO
REVISED

DRAWING NUMBER
FF

ARTICLE 5**FOR OFFICE USE ONLY**Accepted via Phone Email In-PersonAccepted by: *Darla P. Hamlin* Date: 12/18/19

Email: _____

Phone: _____

(DW)

REQUEST FOR NAMING – PLEDGE FORM

I/we wish to make a gift to the Town of North Yarmouth, Friends of Wescustogo in exchange for the opportunity to name a room or feature of the new Wescustogo Hall and Community Center.

I/we understand that our gift will be considered a substantial contribution towards the construction costs of the Wescustogo Hall and Community Center project. Based on the condition of having naming rights, we acknowledge that our gift must be submitted to the voters for acceptance or rejection. (30-A M.R.S. § 5654) and that payment is due on acceptance by the voters of my/our gift, approval of the naming recommendation, but no later than completion of the above-named project. EXCEPTION: By their acceptance of this pledge, the town agrees to accept payment of this pledge in five annual payments of \$5,000 each beginning with one check on December 3, 2019 with final payment no later than December 3, 2024.

I/we understand that our donation must adhere to the Town of North Yarmouth's Charitable Fundraising Policy (Adopted November 7, 2018 and Amended February 19, 2019) except whereas we are seeking an exception to Item 5, Page 3 of 5. A copy of the policy and its' addendum is attached to and is a formal part of this request.

For my/our contribution of \$25,000, we wish to name ROOM # 3 of Wescustogo Hall MERRILL Room *

*Rooms named for an individual or family generally will be termed "XXX Room"

DONOR INFORMATIONName(s) Lincoln J. Jr. & Kim A. MERRILLPrimary Phone 837-1380 cell line Alternate Phone 847-181 - Lai weekAddress: 1592 NORTH ROADCity NORTH YARMOUTH State MAINE Zip 04097Email Metricnic@aol.comSignature of Benefactor [Signature] Date 12/2/2019**ACCEPTED BY:**Friends of Wescustogo, Chair Darla P. Hamlin Date 12-3-2019

Town Manager _____ Date _____

Select Board, Chair _____ Date _____

ARTICAL 5**FOR OFFICE USE ONLY**

Accepted via Phone Email In-Person
 Accepted by: *Karen Anderson* Date: 12/13/19
 Email: _____
 Phone: _____

REQUEST FOR NAMING – PLEDGE FORM

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For my/our contribution of \$25,000, we wish to name ROOM # 1 of Wescustogo Hall Anderson *

*Rooms named for an individual or family generally will be termed "XXX Room"

DONOR INFORMATION

Name(s) Robert + Karen Anderson
 Primary Phone 207-415-3919 Alternate Phone 207-415-5442
 Address: 397 Memorial Highway
 City North Yarmouth State Maine Zip 04097
 Email Robert @ Anderson landscapeconstruction.com
 Signature of Benefactor R. H. Anderson Date 12/13/19

ACCEPTED BY:

Friends of Wescustogo, Chair	Date _____
Town Manager	Date _____
Select Board, Chair	Date _____
Approved by Town Vote	Date _____

"Gifts to a municipality are tax exempt in accordance with Internal Revenue Code, 26 U.S.C. §§ 115 and 170(c)(1). It is the same status for State income tax by virtue of 36 M.R.S.A. § 5102."

ARTICLE 5



FOR OFFICE USE ONLY

Accepted via Phone Email In-Person Date: 12/19/19
Accepted by Rosemary Day Email: _____
Phone: _____
DW

REQUEST FOR NAMING – PLEDGE FORM

I/we wish to make a gift to the Town of North Yarmouth, Friends of Wescustogo in exchange for the opportunity to name a room or feature of the new Wescustogo Hall and Community Center.

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For my/our contribution of \$25,000, we wish to name Room 2 of Wescustogo Hall Grover *

*Rooms named for an individual or family generally will be termed "XXX Room"

DONOR INFORMATION

Name(s) Benjamin Grover
Primary Phone 207-233-6463 Alternate Phone 207-829-3373
Address: P. O. Box 307
City Cumberland State ME Zip 04021
Email ben@ahgrover.com
Signature of Benefactor Benjamin C. Grover Date 12/18/19

ACCEPTED BY:

Friends of Wescustogo, Chair _____ Date _____
Town Manager _____ Date _____
Select Board, Chair _____ Date _____
Approved by Town Vote _____ Date _____

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