



SELECTMEN'S MEETING e-Packet

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May 6, 2008

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**BOARD OF SELECTMEN
AGENDA**

Tuesday, May 6, 2008

7:00 p.m.

JSMS Broadcast Studio

SELECTMEN'S MEETING

- 1) Call to order.
- 2) Minutes of previous meeting dated April 8, 2008
- 3) New business.
 - a) Consideration of Special Town Meeting for Land Use Ordinance changes – Town Planner Hugh Coxe
 - b) Request for easement over Deep Cove Road (Manor Harbor Road) – Scott and Jane Maxwell
 - c) Policy discussion on editing external communications – Selectman Joe Bruno
 - d) School budget recommendations – Chairman Mark Gendron
 - e) Consideration of ballot clerk appointments – Town Clerk Louise Lester
 - f) Recommendations for bulky waste coupons for 2008/2009 – Town Clerk Louise Lester
 - g) Decisions on details, and signing of, Annual Town Meeting Warrant Articles – Town Clerk Louise Lester
 - h) Signing of Election Warrant – Town Clerk Louise Lester
 - i) Cumberland County Sheriff's Office law enforcement staffing discussion – Chairman Mark Gendron
 - j) Consideration of abatements – Contract Assessor Michael O'Donnell
 - k) School consolidation information update – Selectman Joe Bruno
- 4) Old (unfinished) business.
 - a) none
- 5) Town Manager Report and Communications.
 - a) DHS Firefighters Assistance Grant

The Selectmen may take items out of order at their discretion.

6) Fiscal Warrants – Payroll and Appropriation Warrants – May 6, 2008.

7) Adjournment.

The Selectmen may take items out of order at their discretion.



**BOARD OF SELECTMEN
AGENDA SUMMARY**

Tuesday, May 6, 2008

7:00 p.m.

JSMS Broadcast Studio

SELECTMEN'S MEETING

- 1) Call to order.
- 2) Minutes of previous meeting dated April 8, 2008
- 3) New business.
 - a) **Consideration of Special Town Meeting for Land Use Ordinance changes – Town Planner Hugh Coxe**

Attached to the e-packet is an email received on April 17, 2008 from Contract Planner Hugh Coxe outlining the Planning Board's decision not to place any Land Use Ordinance amendments on the regular town meeting warrant, scheduled for May 28th, 2008. This decision was made based upon the final selection of the May 28th town meeting date and the difficulty in completing the necessary work and then meeting notice requirements. The Planning Board is recommending that a special town meeting be scheduled for this summer in perhaps early to mid-June, or in the alternative, this fall. An outline of the proposed ordinance amendments follows Mr. Coxe's request.

b) Request for easement over Deep Cove Road (Manor Harbor Road) – Scott and Jane Maxwell

A request has been made by Scott and Jane Maxwell, as well as Elizabeth Wilson, for a vote to be held as a part of the May 28th, 2008 Annual Town Meeting, to consider a warrant article to grant the Maxwell's an easement over the town lot now used as a school bus turnaround. This lot was originally gifted to the town in 1972 by Don and Betty Gordon (Elizabeth Wilson). Detailed information regarding the history of this parcel is attached to the e-packet from the Maxwell's attorney, Chris Neagle, Elizabeth Wilson's attorney, David E. Currier, as well as the original request for town meeting consideration on behalf of the Wilson's from attorney John S. Campbell. Subsequent to the receipt of the original request, but prior to the most recent letters from attorney Neagle dated April 21st, 2008 and Attorney Currier, dated April 22nd, 2008, town attorney Chris Vaniotis reviewed possible town considerations related to this request. In speaking with Attorney Vaniotis on Tuesday, April 29th, I confirmed that the position he has stated in his April 18th, 2008 correspondence to me remains unchanged. I will let this document speak for itself but would offer the following for your consideration.

- 1) The proposed easement offers nothing that would improve the ownership position of the Town of Raymond, with respect to this parcel.

The Selectmen may take items out of order at their discretion.

- 2) If the town decides to put forward a warrant article, leading to an easement for the Maxwell's, the three points outlined in Attorney Vaniotis' letter should be considered and perhaps incorporated into any final resolution.
- 3) Although some level of legal expense has already been borne by the private parties seeking this easement to cover the town's cost of legal review, in my view, all town incurred legal costs related to the review and preparation of warrant articles and/or any other relevant documents should be fully reimbursed.
- 4) If the Selectmen should elect to grant the easement and/or incorporate some or all of the private parties requests to more heavily burden any easement then it would seem reasonable to consider Attorney Vaniotis' recommendation to seek compensation as the requested easement, so formed, has substantial benefit and financial value to the applicant, as well as possible negative implications for the town.
- 5) The principal reason for the town to approve an access easement would be to promote goodwill given the origin of the property as a gift from Mr. and Mrs. Gordon (now Ms. Wilson) to the town.

c) Policy discussion on editing external communications – Selectman Joe Bruno

As a consequence of a discussion between the town manager and Road Runner editor Laurie Forbes, the issue of soliciting candidate profiles and related editing of submitted profiles, was discussed. In the past varying levels of editing, with approval of the candidate, was done by Road Runner staff to improve the documents with respect to spelling, grammar, punctuation and general readability. Selectmen Joe Bruno would like to discuss an alternate policy that would leave submitted materials in the original form and voice of the candidates running for office. Since this is a change in our unwritten policy, Road Runner staff is seeking a clarification from the Board of Selectmen.

d) School budget recommendations – Chairman Mark Gendron

Chairman of the Board of Selectmen Mark Gendron will be prepared to discuss this issue with the Selectmen. The Selectmen have made recommendations on the school warrant in the past and will need to determine whether that will be the case this year as well.

e) Consideration of ballot clerk appointments – Town Clerk Louise Lester

Town Clerk Louise Lester will prepare a list of recommended ballot clerks for formal appointment by the Board of Selectmen. This list will be attached to the e-packet.

f) Recommendations for bulky waste coupons for 2008/2009 – Town Clerk Louise Lester

Please see memo attached to the e-packet from the Town Clerk, wherein she recommends changes in the current bulky waste coupon program for the upcoming 2008/2009 fiscal year. In brief, she's recommending a reduction in town subsidized bulky waste disposal, per individual household, from 1,000 pounds to 760 pounds. This would enable the printing and sale of 325 additional booklets, as compared to the 1,000 booklets distributed in the past fiscal year without exceeding the proposed budget. The total number of estimated households in Raymond is 2,680, so even if

The Selectmen may take items out of order at their discretion.

the level is raised to 1,325 booklets, not every household will be able to be served on what has been a first-come-first-served booklet issuance program.

g) Decisions on details, and signing of, Annual Town Meeting Warrant Articles – Town Clerk Louise Lester

Town Clerk Louise Lester prepared a memo outlining four outstanding issues on April 18th, 2008. This correspondence is attached to the e-packet for consideration. More than one version of the Annual Town Meeting Warrant will be distributed directly to the Selectmen on Tuesday, May 6th as we still have unresolved issues.

h) Signing of Election Warrant – Town Clerk Louise Lester

Town Clerk Louise Lester is requesting that the Selectmen sign the Warrant for the Election of Officers. A copy is attached to the e-packet for your reference.

i) Cumberland County Sheriff's Office law enforcement staffing discussion – Chairman Mark Gendron

Chairman Gendron has learned that the Cumberland County Sheriff's Office may be facing patrol deputy reductions in staff, due to the new Cumberland County budget. He would like to discuss with the Board of Selectmen the possibility of submitting a letter to County Administration objecting to this possibility, given the fact that the sheriff's patrol is the most important service provided by county government in the rural areas of Cumberland County. Raymond and many other communities of the Lakes Region rely upon county law enforcement for services. Cutbacks in this areas, given current trends in demand for services, seem ill-advised and counter to the increased need for services.

j) Consideration of abatements – Contract Assessor Michael O'Donnell

Contract Assessor Mike O'Donnell will have a group of abatements for your consideration.

k) School consolidation information update – Selectman Joe Bruno

Selectman Joe Bruno will update the Board of Selectmen and the public on the activities of the regional school consolidation committee.

4) Old (unfinished) business.

a) none

5) Town Manager Report and Communications.

a) DHS Firefighters Assistance Grant

6) Fiscal Warrants – Payroll and Appropriation Warrants – May 6, 2008.

7) Adjournment.

The Selectmen may take items out of order at their discretion.

From: hcoxe@newenglandplanning.com
Date: Thu, 17 Apr 2008 19:22:58 +0000
To: don.willard@raymondmaine.org
CC: laurie.cook@raymondmaine.org, karen.strout@raymondmaine.org, pat.clark@santec.com

Don,

At last night's Planning Board workshop the Board voted to not place the land use ordinance amendments on the warrant for the regular town meeting. The Board had set a fairly aggressive schedule to prepare the amendments, to conduct public hearings and workshops, to carry out legal review, and to meet the legal requirements for notice. That scheduled was based on the assumption that June 7th would be the date of the town meeting. Now that town meeting is scheduled for May 28th, the Board was of the opinion that the schedule for the ordinance amendments can not be met in an efficient and effective manner. Though the Board probably could have met the minimum legal requirements for notice and public hearings, to do so would have required shortening the time for legal review and limiting the time the ordinance language was available for public review and consideration.

The Board recommends that the ordinance amendments be voted on at a Special Town meeting – either the Special Town Meeting already contemplated for land use ordinance amendments in the fall, or at a Special Town Meeting this summer (perhaps as early as mid to late June) for just the nine amendments that were to be taken up at the regular town meeting. While the Board is fine with either choice, it prefers a special town meeting in June for these nine amendments in order to keep their process moving forward and to take these up while they are fresh in everyone's minds which the Board feels would hold down costs in terms of consultant time, legal review time, and volunteer Board member time.

I have attached a copy of the memo for the town report describing the nine proposed amendments. I would be happy to provide further information or answer any questions you or the Board of Selectmen may have about this. Thanks you for your consideration of this matter.

Hugh Cox
Contract Planner

Town Report Description of Proposed Ordinance Amendments (4.17.08).doc	Content-Type: application/octet-stream Content-Encoding: base64
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Proposed Ordinance Amendments

To be voted on at Raymond Special Town Meeting – Summer 2008

At a Special Town Meeting to be held this summer, the citizens of Raymond will be asked to vote on warrant articles pertaining to proposed amendments to the Land Use, Subdivision and Shoreland Zoning ordinances. Set out below is the text of the question for each article, followed by a brief description of the proposed amendment. The questions include a reference to the ordinance provision proposed for amendment.

The proposed draft amendment language is not included here but is available at the town office and on the town website (www.raymondmaine.org). The draft amendment language will be updated as changes are made in response to further review of the proposed amendments. The full text of the final proposed amendments will appear on the warrant for the Special Town Meeting.

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

ARTICLE 1: Shall Article 9, Section U of the Town of Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through August 7, 2007, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: Article 9, Section U of the Town of Raymond Land Use Ordinance sets out standards for new lots that do not require subdivision review. The section U standards include provisions for addressing stormwater management, phosphorous control, septic system design and construction, and erosion control. The proposed amendments would substantially change those particular provisions.

The proposed amendments are technical changes drafted by a consulting engineering firm to align these environmentally oriented provisions with current practices and to scale the regulation to single lot development.

The proposed amendment combines storm water management provisions and phosphorous control provisions into one unified standard. The previous storm water provisions prescribed buffers of 25 ft. to 50 ft. as the primary storm water management technique for lots subject to these provisions. The

previous phosphorous control provisions required phosphorus calculations to be based on Maine Department of Environmental Protection modeling. The proposed ordinance amendment provides options for smaller projects to 1) follow a point based system that looks at reducing existing erosion problems, minimizing impervious surfaces, and implementing best management practices or 2) provide a stormwater management plan that adheres to published DEP guidelines, with assistance from a licensed professional engineer.

The current storm water provisions of Section U apply to any lot that was not approved under subdivision regulations and is not subject to site plan review by the planning board, but is within 600 ft. of a great pond or perennial stream. The current phosphorous control provisions apply to all non-subdivision lots (including those subject to site plan review) if they are within 600 ft. of a pond or stream. The new combined provisions, will not be applicable to lots created with planning board subdivision review but will apply to any other lot within 600 ft. a great pond or 100 ft. of a perennial stream.

If a lot is subject to these proposed Section U stormwater and phosphorus control standards, and requires a site plan review, then it must meet the criteria set out in the Maine DEP phosphorous control and storm water manuals. Those lots that meet the criteria for minor site plan review, and all single lot residential development, including expansions, would have the option of using the point system or relying on the DEP manuals with the assistance of a professional engineer.

The point system awards points for certain types of management techniques (with those that provide greater storm water treatment receiving higher points) and deducts points for projects with larger areas of impervious surface or greater areas of disturbed ground cover.

Changes to the section on septic systems would require septic tank and disposal fields to meet setback distances from on-site and off-site features in conformance with the state subsurface wastewater disposal rules, rather than in accordance with the prior conflicting town standards. The proposed amendments also require submission of documentation and application materials in conformance with state standards. The proposed amendments would still allow the code enforcement officer to approve variances to

setbacks consistent with the state plumbing code but would not allow any such variance from a water body.

The erosion control measures of Section U currently are applicable to all lots within 600 ft. of a great pond or perennial stream, if they are not subject to site plan review. The proposed amendment would eliminate the requirement that the lots must be within 600 ft. of a water body thus subjecting all non-site plan review lots to this provision. The existing ordinance sets out the details of what must be included in an erosion and sedimentation control plan, whereas the proposed amendment requires that the applicant follow the Maine Erosion Control Best Management practices published by the Maine DEP.

ARTICLE 2: Shall Article 10, Sections D and E of the Town of Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through August 7, 2007, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendment would change the submission requirements for site plan review. It would require submission of phosphorus export calculations based on the Maine DEP guide for phosphorous control in lake watersheds, and for projects requiring a Maine DEP storm water permit, would require that a copy of the storm management plan be submitted. For minor developments that only require code enforcement officer review, the applicant would be required to submit documentation showing that it has met the phosphorus control "point system" provisions described in section U.5 of Article 9 of the Land Use Ordinance. The proposed amendment also makes a change to the criteria and standards pertaining to surface water drainage and specifically would require that adequate treatment be provided to mitigate potential impacts to receiving wetlands and water bodies.

ARTICLE 3: Shall Article 5, Section 2.2.10, Article 8, Section 10 and Article 9, Sections 6 & 7 of the Town of Raymond Subdivision Ordinance, as adopted May 21, 1994 and amended through May 17, 2003, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments would change the subdivision submission requirements for sewage disposal systems (septic systems) so that each subdivision lot shows a passing test pit, a 125 ft. well exclusion

zone, and a sufficient area for well and septic systems. The amendments would also revise the standard for design of the septic system to meet state rules for applications, designs, and setbacks. Generally, this amendment would bring the town rules more in line with the current state rules.

ARTICLE 4: Shall Article 5, Section 2.2.17 of the Town of Raymond Subdivision Ordinance, as adopted May 21, 1994 and amended through May 17, 2003, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments would change the subdivision submission requirements for erosion and sedimentation control plans so that the plans are in conformance with standard state requirements rather than the less specific existing town plan requirements. Generally, this amendment would bring the town rules more in line with the state rules and current practices.

ARTICLE 5: Shall Article 8, Section 15 of the Town of Raymond Subdivision Ordinance, as adopted May 21, 1994 and amended through May 17, 2003, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments would change the subdivision requirements for storm water quality and phosphorus control. Previously, the requirements treated the two separately the proposed amendment would address storm water and phosphorus control in a unified manner.

The proposed amendments recognize and piggyback on the state DEP storm water permit process. They require phosphorus calculations to be based on standard State methodology. They also would require each lot in a subdivision to meet the single lot standards of Article 9, Section U.5 of the Land Use Ordinance for storm water and phosphorus control.

ARTICLE 6: Shall Section 15. J and Section 15. R of the Town of Raymond Shoreland Zoning Provisions, as adopted May 21, 1994 and amended through May 21, 2005, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments to the shoreland zoning ordinance would add a requirement for an analysis by a licensed professional engineer of impacts of proposed development to downstream properties and receiving waters located anywhere within the shoreland zone. The amendments also

would require that erosion and sedimentation control measures for controlling disturbances within the shoreland zone be developed in accordance with state requirements set out in the Maine DEP guide rather than the existing less specific town standards.

ARTICLE 7: Shall portions of the Town of Raymond Subdivision Ordinance, as adopted May 21, 1994 and amended through May 17, 2003, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments would add descriptive headings to certain sections of the Subdivision Ordinance that currently do not have headings in order to help guide users of the ordinance. The amendments would also renumber portions of the Subdivision Ordinance to make the numbering and organization of the ordinance more consistent. None of the amendments proposed by this article would make any changes to the substantive language or meaning of the Subdivision Ordinance.

ARTICLE 8: Shall Article 2, Section A of the Town of Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through August 7, 2007, and Section 9.A, Section 13, Section 14, Section 15, and Section 17 of the Town of Raymond Shoreland Zoning Provisions, as adopted May 21, 1994 and amended through May 21, 2005, be further amended by adding the underscored language and deleting the language in strikeover type, as shown below?

Description: The proposed amendments would establish a Stream Protection District in the Land Use Ordinance and the Shoreland Zoning Ordinance. The proposed Stream Protection District would replace the LRR1 (Limited Residential/ Recreation) Districts currently surrounding streams that are subject to Shoreland Zoning.

The Stream Protection District would consist of land areas within 100 feet of the normal high water line of a stream – defined as a perennial free flowing body of water. Land Uses similar to those in the existing Resource Protection District would be permitted in the Stream Protection District. The minimum lot size standards of the underlying zoning district in which the Stream Protection and Resource Protection Districts are located would apply to land within the Stream Protection and Resource Protection Districts.

4/17/2008

ARTICLE 9: Shall the Land Use Map adopted May 16, 1992 as part of the Land Use Ordinance of the Town of Raymond, Maine be superseded and replaced by a new Land Use Regulation Map being that map entitled *Town of Raymond, Maine Official Land Use Map* prepared by New England Planning Concepts and filed in the office of the Town Clerk on May __, 2008 [date of warrant]?

Description: The proposed update to the Land Use Map would convert the old paper map to a digital map, which is more easily updated in the future and which would include the most recent parcel lines. The new Land Use Map would also incorporate changes approved at the 2004 Town Meeting, which rezoned a portion of the old Village Residential 2 (VR2) district to Village Residential (VR) and another portion Rural Residential (RR) and which also eliminated the distinction between VR1 and VR2 so that the portion on the old map that was shown as VR1 is now depicted as VR.

The proposed revisions to the Land Use Map would depict 100 ft. Stream Protection districts around mapped perennial streams and would replace the current 600 ft. Limited Residential Recreational 1 (LRR1) district around those streams. The revised map would also provide the most current information about the location of streams and would identify Resource Protection (RP) districts based on the most current mapping from the state.

The full text of the current draft ordinance amendments, and a copy of the proposed new Land Use Map, is available at the town office and on the town website.



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

Abutter Notice

**Board of Selectmen Meeting
May 6th, 2008
Jordan-Small Middle School
Broadcast Studio
7:00 p.m.**

(Agenda Enclosed)

A request has been made by Scott and Jane Maxwell for a vote to be held at the May 28th, 2008 Annual Town Meeting to consider an article to grant them an easement over a town lot now used as a school bus turnaround and originally gifted to the town in 1972 by Don and Betty Gordan.

This lot is located at *Map 61, Lot 004* on Deep Cove Road (Manor Harbor Road) and would enable the Maxwell's to access property purchased from Elizabeth Wilson, formerly known as Barbara (Betty) Gordon. The Maxwell's stated purpose of the property served by the easement would be to provide protection of views for their Sheehan's Island lot, and also to provide an alternate access point for the same lot.

Public comment will be permitted at the meeting regarding this agenda item.

BERNSTEIN SHUR

COUNSELORS AT LAW

207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Christopher L. Vaniotis
207 228-7205 direct
cvaniotis@bernsteinshur.com

April 18, 2008

Don Willard, Town Manager
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Re: Request for Easement from Jane Maxwell and J. R. J. Group, LLC, Deep Cove Road

Dear Don:

Regarding the correspondence from Attorney Christopher Neagle requesting an easement on behalf of his clients, I will reiterate my earlier counsel to the Town: the Town has no obligation to convey an easement over its land to a private property owner, and the Selectmen have no obligation to put the request on a Town Meeting warrant.

I have reviewed briefly the materials supplied by Attorney Neagle and have several preliminary observations. First, if the Town does decide to grant an easement it should do so by a quitclaim deed without covenant. The draft deed provided by Attorney Neagle is a quitclaim deed with covenant, which means the Town makes certain warranties concerning the title to the property. The Town should make no warranties of title.

Second, the draft deed provided by Attorney Neagle incorporates a utility easement. From the documents I have seen to date, it does not appear that there is currently a utility easement encumbering the Town's property. Installation of utilities has the potential to interfere with the Town's use of the property as a school bus turnaround or for other potential uses. Therefore, I would suggest extreme caution in regard to granting any utility easement.

Third, if an easement is granted, it should limit the number of households which can use the easement. The more users, the greater the opportunity for interference with the Town's use of the property.

Finally, the request does not offer any apparent benefit to the Town. However, it appears the requested easement may have substantial value to Attorney Neagle's clients. It would

April 18, 2008
Page 2 of 2

be perfectly reasonable for the Town to expect payment for the easement, should the Town be willing to grant it.

I hope this proves helpful as the Selectmen consider the request. Feel free to contact me should you have additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher L. Vaniotis". The signature is written in a cursive style with large, overlapping loops.

Christopher L. Vaniotis

CLV/lc



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

March 27, 2008

John S. Campbell
PO Box 369
Portland, ME 04112

Dear Mr. Campbell:

I am writing in reply to your letter of January 7, 2008 regarding the possibility of the consideration of a town meeting warrant article, accepting a portion of Deep Cove Shores Road previously gifted to the Town of Raymond in 1971, by Elizabeth Wilson and her deceased husband Donald Gordan.

After speaking with Chairman of the Board of Selectmen, Mark Gendron, he has requested that you obtain written releases from all abutters to the turnaround signifying their approval, and from any owners of property sold or proposed to be sold, that own land, access to which could be affected through the possible acceptance of this roadway as an approved public way. Once the town is in receipt of this material, an opportunity will be scheduled for you and/or Mrs. Wilson to make a presentation to the Board of Selectmen prior to possible inclusion of this item on the Annual Town Meeting warrant scheduled for June 7, 2008.

I hope this information is helpful to you in your planning. Please do not hesitate to contact me if I can provide any additional information or assistance.

Sincerely,

A handwritten signature in cursive script that reads "Don Willard".

Don Willard
Town Manager

cc: Raymond Board of Selectmen

CAMPBELL & ASSOCIATES, P.A.

Attorneys at Law

Sent to PBCEO
For Rec.

JOHN S. CAMPBELL

75 MARKET STREET
P.O. BOX 369
PORTLAND, MAINE 04112
TEL: (207) 775-2330
FAX: (207) 775-0599

Response
from Code
Affairs
1/11/08
JSC

January 7, 2008

Don Willard, Town Manager
401 Webb's Mill Road
Raymond, ME 04071

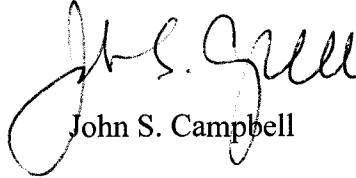
Re: Elizabeth Wilson (f/k/a Barbara Gordan)

Dear Mr. Willard:

This letter is a request to place on the agenda for the June 8, 2008 Town Meeting the issue of accepting as an approved public way the small area of land (95 feet by 35 feet) located at the end of Deep Cove Shores Road adjacent to Manor Harbor Way that is currently shown as Lot 4 on Tax Map 61. This property was given to the Town as a gift by my client and her deceased husband, Donald Gordan in 1971. The Town currently maintains and plows this area which is used as a turn-around for the school bus.

Would you please confirm to me that this matter will be on the 2008 agenda?

Very truly yours,


John S. Campbell

JSC:jw

cc: Dana DesJardins

CampbellAssoc@
maine.cc.com



401 Webbs Mills Road
Raymond, Maine 04071

Town Office 655-4742
Fax 655-3024

Assessing 655-4712
Code Enforcement 655-3066

Fire/Rescue/Dispatch
(non-emergency) 655-7851

Public Works Garage
655-2018

January 9, 2008

Selectmen:

Re: Elizabeth Wilson/ Bus turnaround issue

The Town accepted a gift of land from the Gordans to be used for a bus turnaround. When the Deep Cove Road was accepted as a Town Road, wording was not added to include the bus turnaround.

This turnaround has been used and maintained by the Town since the early 70's, and should be accepted by the Town as part of the Town Road.

Sincerely,

Code Enforcement Officer



401 Webbs Mills Road
Raymond, Maine 04071

Town Office 655-4742
Fax 655-3024

Assessing 655-4712
Code Enforcement 655-3066

Fire/Rescue/Dispatch
(non-emergency) 655-7851

Public Works Garage
655-2018

January 11, 2008

John S. Campbell
Campbell & Associates, PA.
75 Market Street
Portland, ME 04112

Re: Elizabeth Wilson (f/k/a)

Dear Mr. Campbell:

Your letter dated January 7, 2008 has been forwarded to me. This is to confirm that we have received your request to be on the 2008 Town Meeting agenda in order have the Town accept as an approved public way the small area of land (95x35) located at the end of Deep Cove Shores Road adjacent to Manor Harbor Way shown as Map 61, Lot 4.

I have recommended to the Town Manager and Selectmen that the "bus turnaround" be accepted by the Town as part of Deep Cove Shore Road. This will be done at the annual Town Meeting in June.

Sincerely,

A handwritten signature in cursive script that reads "John L. Cooper".

John L. Cooper
Code Enforcement Officer

Chris Neagle
cneagle@troubhheisler.com
PORTLAND OFFICE



Trough Heisler

ATTORNEYS AT LAW

April 21, 2008

Raymond Board of Selectmen
c/o Don Willard
Town Manager
Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071

re: Manor Harbor Road, Raymond, Maine – Town Lot (Map 61, Lot 4)

Greetings:

I am writing to you as the attorney for Scott and Jane Maxwell, who would like the May 28, 2008 Town Meeting to confirm their right to use Manor Harbor Road as it crosses the Town lot for access to their nearby properties. We would like you to place an article on the 2008 Town Meeting warrant to grant them an easement over the Town lot.

A copy of a survey plan showing an odd shaped three acre lot that Jane purchased from Elizabeth Wilson in late 2007 is enclosed, together with a section tax map 61 showing which lots currently have residences on them. The Maxwells' family limited liability company also owns Lot 19 at the south end of Sheehan Island.

The Maxwells have no current plans to develop their new 3 acre lot, but purchased it to protect their views from their Sheehan Island lot and to provide an alternative access point to their Sheehan Island lot.

Lot 4 on tax map 61 is owned by the Town of Raymond. It sits between lot 3, which is undeveloped, and lot 8, which is improved with a tennis court. The roadway on the Town lot currently serves as access to the Thomas residence on lot 1, to Sheehan Island Road and the 4 residences on Sheehan Island, and to Manor Harbor Way and Mrs. Wilson's house at the end of it on lot 5.

At the request of the Town, in 1972, lot 4 was donated by Mrs. Wilson to the Town, which wanted to be able to use the lot for a school bus turnaround. Mrs. Wilson reserved an easement to get to her house over the Town lot, as described in the 1972 deed which is enclosed.

TROUGH HEISLER

511 Congress Street
P.O. Box 9711
Portland, Maine 04104-5011
207.780.6789
Fax 207.774.2339

179 Lisbon Street
P.O. Box 7120
Lewiston, Maine 04243-7120
207.777.4600
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www.troubhheisler.com

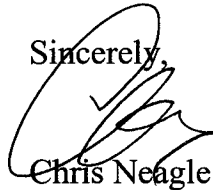
However, it is unclear whether that 1972 reserved easement can now be used by Jane Maxwell (1) for access to her new 3 acre lot, since it did not exist at the time of the 1972 easement; or (2) for access to her family land on Sheehan Island by boat or otherwise. Unfortunately, when the bridge to Sheehan Island was created, the owner of the Maxwells' lot 19 was not given any rights to use the bridge or Sheehan Island Road. When we spotted this issue before the 2007 purchase, we were initially told by Town Hall that the Town lot had been accepted as a public street and therefore could be used by the Maxwells. When no records could be found documenting this acceptance, we were told that at the 2008 Town Meeting, either the lot would be accepted as a public street or that the Maxwells' access rights could be confirmed by the grant of an easement.

At the request of the Town Manager, I have notified the three landowners with lots near the Town lot of the Maxwells' request, and these letters are enclosed for your review.

A proposed easement deed and a proposed warrant article are also enclosed for your review. These documents have been sent to the Town attorney, Chris Vaniotis, for his review.

We understand that you will consider this request at your May 6th meeting. We hope you will vote to place the article on the 2008 Town Meeting warrant, and will support the article at the Town Meeting itself. Thank you.

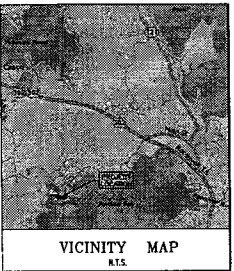
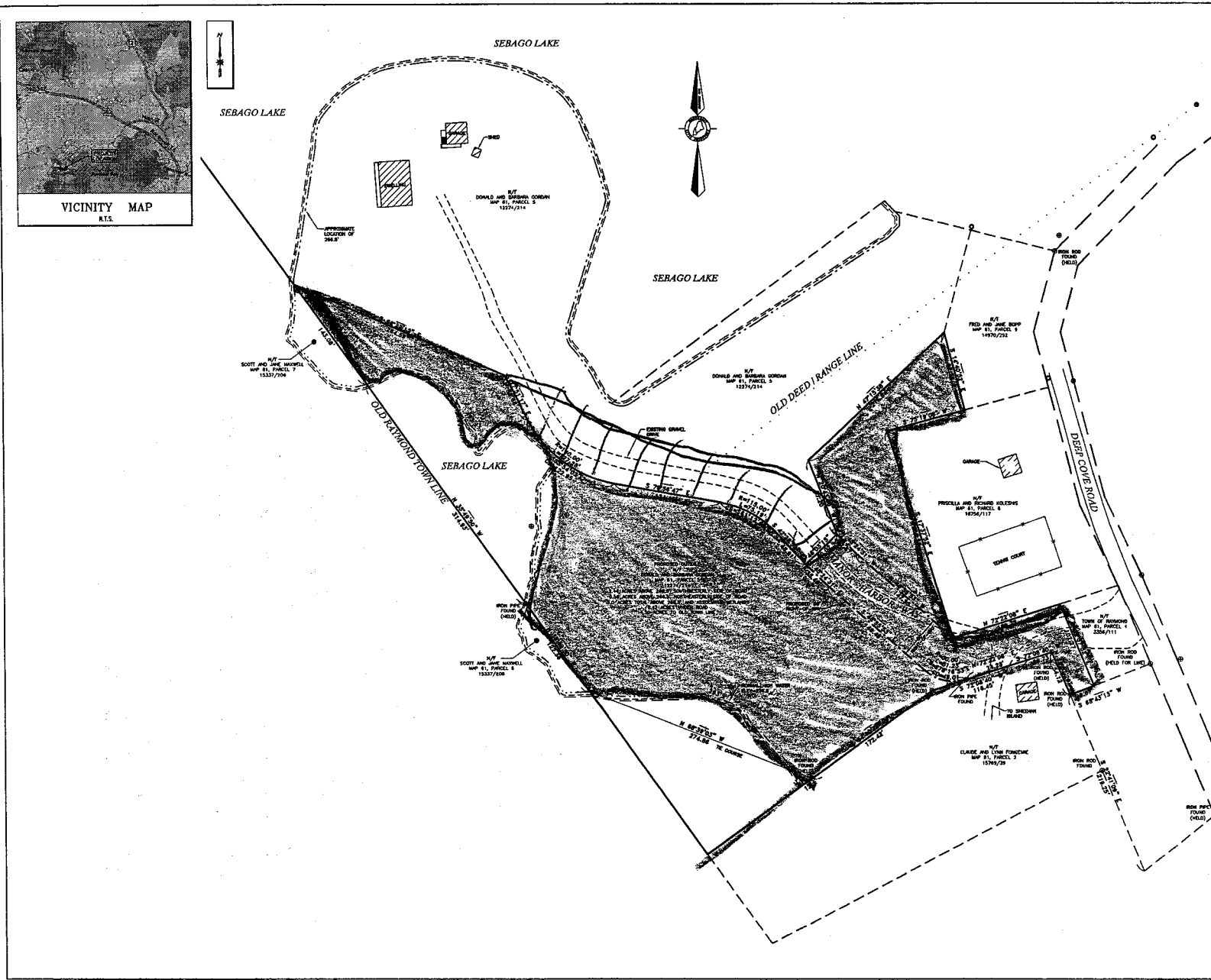
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Neagle", written over the word "Sincerely,".

Chris Neagle

CN/mld

cc Scott and Jane Maxwell
Christopher Vaniotis, Esq., Town attorney
David E. Currier, Esq., attorney for Elizabeth Wilson



LEGEND

- FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- UTILITY POLE
- DUMP WIRE ANCHOR
- BOUNDARY LINE
- EDGE OF WATER
- EDGE OF DRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ADJUTER LINE
- OVERHEAD UTILITY
- ROW OF FORMERLY OWNED BY DEED BOOK AND PAGE (CERD) THE COURSE

N/T
1234/567

- ### NOTES
1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC 1948.
 2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTER OF DEEDS.
 3. RECORD DIMENSIONS OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM DONALD AND BARBARA GORDON, DATED AUGUST 6, 1978 AND RECORDED IN DEED BOOK 12274, PAGE 214.
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF PROPERTY IN RAYMOND MAINE, BY H.I. AND E.C. JORDAN, DATED APRIL, 1970.
 - b. PLAN OF DEEP COVE AT RAYMOND MAINE, BY H.I. AND E.C. JORDAN, DATED SEPTEMBER 1948 AND RECORDED IN PLAN BOOK 23, PAGE 48.
 - c. PLAN OF PROPERTY IN RAYMOND MAINE, BY H.I. AND E.C. JORDAN, DATED DECEMBER 6, 1961.
 - d. A PLAN OF BOUNDARY IN THE COUNTY OF CUMBERLAND, BY NATHAN WHEELER AND RECORDED IN PLAN BOOK 24, PAGE 17, DAME ROAD.
 - e. A PLAN OF NEW BRIDGE TO THE SPOKESMAN ISLAND, BY DAME ROAD, DATED JANUARY 16, 1978 AND RECORDED IN PLAN BOOK 111, PAGE 36.
 - f. SKETCH OF SHANK ROAD PROPERTY FOR BETTY GORDON, BY CLIFTON SEVERANCE, DATED JULY 7, 1970.
 5. THE PARCEL SURVEYED IS SITUATED ON THE TOWN OF RAYMOND TAX ASSESSORS MAP #1, P/O PARCEL 5.
 6. THE PARCEL SURVEYED IS LOCATED IN THE LIMITED RESIDENTIAL RECREATION 1 AND THE SHORELAND ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

SHORE FRONTAGE	225'
FRONT SETBACK	30'
SIDE SETBACK	30'
REAR SETBACK	30' AND NORMAL HIGH WATER LINE 288.5'
MINIMUM ACREAGE	3 ACRES
 7. THE WIDTH AND LAYOUT OF MAJOR HARBOR WAY IS PROPOSED AND SET IN WIDTH.
 8. ELEVATIONS ARE BASED ON NVD 1929.
 9. THE DEED OF DONALD AND BARBARA GORDON DESCRIBES THE PROPERTY BEING BOUNDARY BY TUPLE TOWNS (NOW SEBAGO LAKE) ON THE NORTH AND THE OLD RAYMOND TOWN LINE ON THE WEST. PER SPANISH RIGHTS, OWNERSHIP ALONG A GREAT FORD EXTENDS TO LOW WATER. THE NORMAL WATER LEVEL OF SEBAGO LAKE IS APPROXIMATELY 12' LOWER (ELEVATION 284'-0") THAN HIGH WATER OF TOWN. SO BARRIER OWNS FLOODING RIGHTS THAT EXTEND 0.5' VERTICAL FEET ABOVE THE SPRAWLY OF THE DAM. THE SPRAWLY IS AT ELEVATION 288.85' (ONCE 1929) AND THE FLOODING RIGHTS THEN EXTEND TO ELEVATION 287.35'. THE TOWN OF RAYMOND HAS A HULL THAT LIES BELOW THE NORMAL HIGH WATER ELEVATION 286.50' WHICH CANNOT BE USED FOR MARINA LOT AREA CALCULATIONS.
 10. THE LOCUS PARCEL IS SUBJECT TO AND HAS THE BENEFIT OF VARIOUS EASEMENTS AND RIGHTS OF WAY OVER MAJOR HARBOR WAY AND SPOKESMAN ISLAND FOR THE PURPOSE OF INGRESS AND EGRESS.

Project: 29839-1	Drawing Name: 29839-1.DWG
Date: OCTOBER 11, 2007	Scale: 1"=50'
Fielded By: ADASR, P, CH	Drawn By: ADA

BOUNDARY SURVEY
22 MAJOR HARBOR WAY, RAYMOND, MAINE

By: **ELIZABETH WILSON**
22 MAJOR HARBOR WAY, RAYMOND, MAINE

For: **JRJ DEVELOPMENT**

NCS SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

TEL: 603.882.1000 FAX: 603.882.1001
800.882.2227

STAMP AND SIGNATURE

PRELIMINARY

E. Wilson
Professional Seal No. 1234

DATE: _____

IF THIS PLAN SHEET HAS BEEN FILED IN CUMBERLAND COUNTY, IT IS NOT IN FORCE UNLESS IT IS FILED IN THE OFFICE OF THE CLERK OF COURTS, RAYMOND, MAINE.

WARREN & CURRIER BUCHANAN

Limited Liability Company, P.A.

Carol Godfrey Warren
David E. Currier
Brenda M. Buchanan

April 22, 2008

Raymond Board of Selectmen
c/o Don Willard, Town Manager
Town of Raymond
401 Webb's Mills Road
Raymond, ME 04071

Re: Elizabeth Wilson (f/k/a Barbara Gordan)

Dear Mr. Gendron:

This firm represents Elizabeth Wilson, formerly known as Barbara ("Betty") Gordan. I am writing to follow up on the continuing discussions about the parcel located on Deep Cove Road that Ms. Wilson and her deceased husband donated to the Town back in 1972 (the "Town Parcel"). The Town Parcel is shown as Tax Map 61, Lot 4.

I have reviewed the recording of the most recent meeting of the Board of Selectmen and there appears to be some misunderstanding among the Selectmen about the history of this situation. I am writing to try to clarify some of the facts:

1. Back in 1972 Don and Betty Gordan gave the Town Parcel to the Town. Their deed is dated September 6, 1972, and is recorded in the Cumberland County Registry of Deeds in Book 3356, Page 111.
2. The Gordans gave the land to the Town for the simple reason that the Town needed it for a school bus turnaround. They received no money or any other benefit in return. They were simply trying to do the right thing for the Town of Raymond, where Ms. Wilson has lived for many, many years.
3. The Town acquired no rights in the Town Parcel by adverse possession or by prescription, because the Town owns the parcel.

57 Exchange Street, Portland, Maine 04101-5020
Telephone (207) 772-1262 Telecopier (207) 772-1279 E-mail: counsel@wacubu.com

4. Last year Ms. Wilson sold a portion of her remaining property to Jane Maxwell. Ms. Maxwell bought land from Ms. Wilson in large part to protect the privacy of land that the Maxwell family owns on Sheehan's Island. As part of the sale transaction, Ms. Maxwell required that Ms. Wilson also transfer the right to use Manor Harbor Way (which serves for most of its length as Ms. Wilson's driveway) to access the family's property on Sheehan's Island.

5. In order to use Manor Harbor Way to gain access to her family's property, Ms. Maxwell needed the right to pass over the Town Parcel. Accordingly, last October we contacted the Raymond Town Office to determine the status of the Town Parcel. We were told at the time that the Town Parcel was already part of the public way of Deep Cove Road. To the best of my knowledge, this view was shared by both Jack Cooper and Don Willard.

6. Unfortunately, we were unable to find any formal records showing that the Town had accepted the Town Parcel as part of the public way. After consulting with the Town attorney (Ms. Wilson paid for that consultation), the Town officials reported that the only way to correct the Town's oversight back in the 1970s would for the Town to vote to accept the Town Parcel at the Town Meeting in June 2008.

7. Ms. Wilson closed on her sale of land to Ms. Maxwell in November 2007. Because of the importance of the matter to her, Ms. Maxwell required Ms. Wilson at closing to provide a substantial escrow to ensure that Ms. Maxwell would be able to gain the right to pass across the Town Parcel.

8. Early this year, Ms. Wilson formally requested that the Selectmen put this matter on the agenda for the Town Meeting.

9. On January 9, 2008, Jack Cooper sent the Selectmen a letter stating that "the Town accepted a gift of land from the Gordans to be used for a bus turnaround. When the Deep Cove Road was accepted as a Town Road, wording was not added to include the bus turnaround. This turnaround has been used and maintained by the Town since the early 70's, and should be accepted by the Town as part of the Town Road."

10. If the Town will not grant Ms. Maxwell rights to cross the Town Parcel, either by accepting the Town Parcel as part of the Deep Cove Road or by granting Ms. Maxwell an easement, Ms. Wilson will forfeit the funds that were escrowed when she sold land to Ms. Maxwell. Ms. Wilson is not a wealthy woman and the loss of the escrow funds would be a real hardship to her.

11. A portion of Manor Harbor Way is currently located on the Town Parcel. Ms. Wilson and a number of other lot owners – including a number of lot owners on Sheehan's Island – currently use the roadway located on the Town Parcel for access to their property.

April 22, 2008

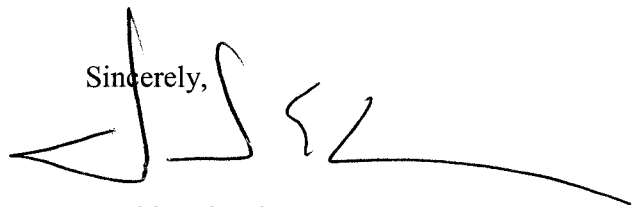
Ms. Wilson would be satisfied if the Town either accepted the Town Parcel as part of the public way or if it simply granted Ms. Maxwell an easement. But if the Town fails to act it will cost Ms. Wilson a considerable amount of money.

There is no legal requirement that the Selectmen must grant Ms. Wilson's request to put this matter on the agenda for the upcoming Town Meeting. However, I would suggest to you that in light of the facts stated above, that refusing to do so would be a very poor way of repaying Ms. Wilson's generosity.

I would hope and expect that the Selectmen would go out of their way to put this matter on the agenda for the Town Meeting *and* to advocate for passage of the measure at the meeting itself. It is a reasonable request, it will not hurt the Town in any way, and it is the right thing to do.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Currier', with a long horizontal line extending to the right.

David E. Currier

CC: Christopher L. Vaniotis, Esq.
Chris Neagle, Esq.
Elizabeth Wilson

Maxwell/Wilson

Attorney Request

EASEMENT DEED
(version 4-15-08)

The **INHABITANTS OF THE TOWN OF RAYMOND**, a Maine municipality located in the Town of Raymond, Cumberland County, Maine, ("Town") hereby grant to **JANE H. MAXWELL**, of Newton, Massachusetts, and **JRJ GROUP, LLC**, a Massachusetts limited liability company of Newton, Massachusetts, with quitclaim covenant, the following easement over a certain parcel of land on Deep Cove Road in the Town of Raymond, Cumberland County, Maine, further described as follows:

an easement for access by all means and installation, use and maintenance of utility services over a portion of the 50 foot wide private road known as Manor Harbor Way, which runs west and northwest from Deep Cove Road to land of Elizabeth J. Wilson, which portion crosses the parcel of land conveyed to the Inhabitants of the Town of Raymond by the 1972 deed from Barbara I. Jordan, now known as Elizabeth J. Wilson, et al recorded in Book 3556, Page 111. This easement is intended to be appurtenant to land on Sheehan's Island described in a 2004 deed to JRJ Group, LLC recorded in Book 21394, Page 288 and land on Manor Harbor Way described in a 2007 deed to Jane H. Maxwell recorded in Book 25646, Page 187.

The Town shall have no responsibility or obligation to maintain Manor Harbor Way as a result of this easement deed.

This easement is granted in common with similar easements held by other lot owners who use the lot conveyed to the Town in 1972 for access to their lots.

The signing of this easement deed was authorized by the Raymond Town Meeting held on June __, 2008.

Dated: _____, 2008

Inhabitants of the Town of Raymond

By: _____

Print Name: _____

Its: _____

STATE OF MAINE
COUNTY OF CUMBERLAND

_____, 2008

_____, as _____ of the Town of Raymond,
personally appeared before me and acknowledged that the signature on this document
was his/her free act and deed on behalf of the Town of Raymond.

Notary Public /Maine attorney

Print Name: _____

DRAFT

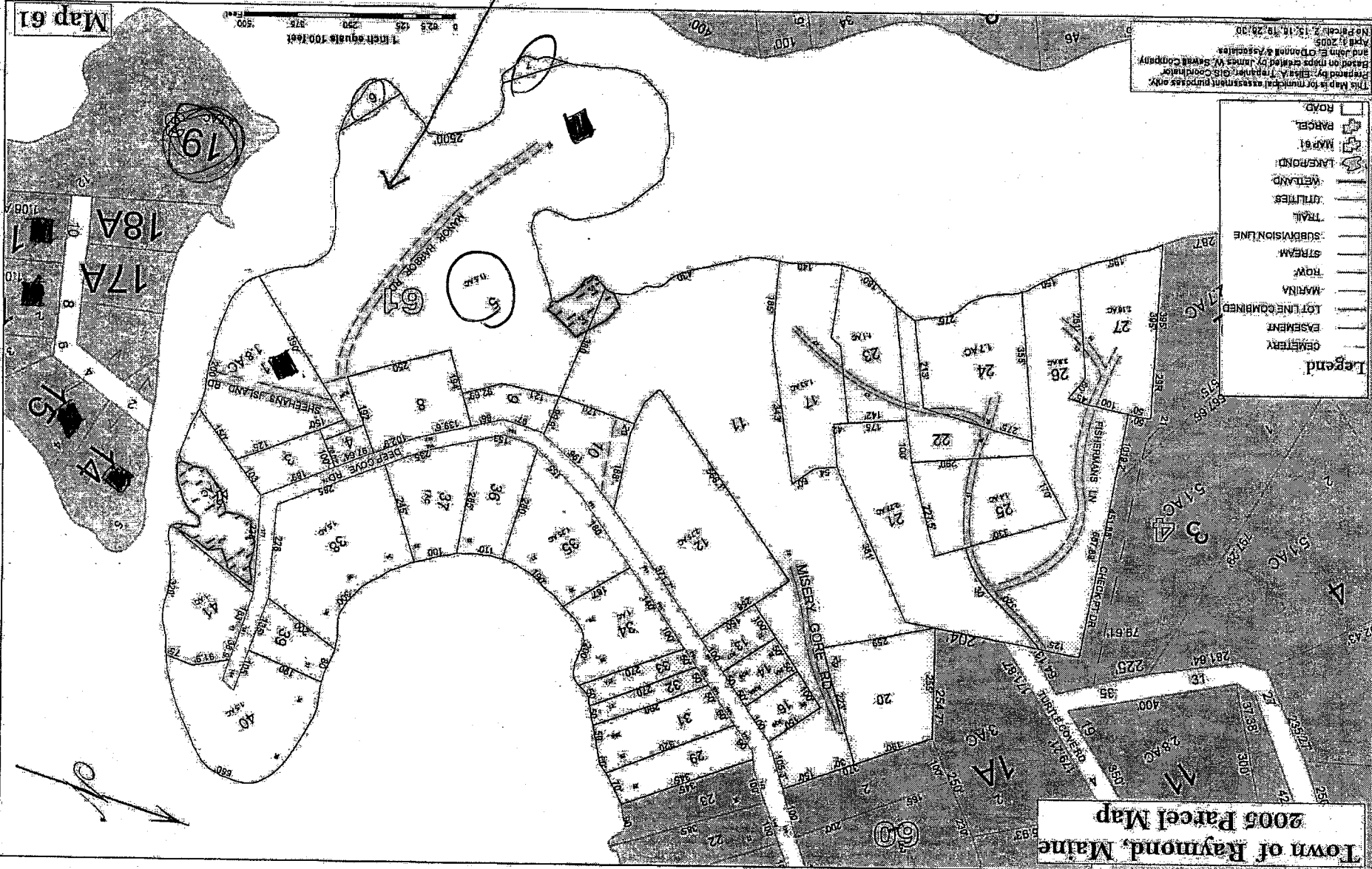
**Town of Raymond, Maine
2005 Parcel Map**

- Legend**
- CEMETERY
 - EXEMPT
 - LOT LINE COMBINED
 - MARINA
 - RQW
 - STREAM
 - SUBDIVISION LINE
 - TRAIL
 - UTILITIES
 - WETLAND
 - LAKE/POND
 - MAP 61
 - PARCEL
 - ROAD

This Map is for municipal assessment purposes only.
 Prepared by: E. Alan Tremper, GIS Coordinator
 and John E. O'Donnell & Associates
 April 3, 2005
 Map File: 2-15-18-19-28-30

1 inch equals 100 feet
 0 125 250 375 500

Map 61



Know All Men by These Presents,

3356

111

That We, DONALD F. GORDAN and BARBARA J. GORDAN, both of Raymond, County of Cumberland, and State of Maine

in consideration of one dollar and other valuable considerations

paid by INHABITANTS OF THE TOWN OF RAYMOND, a body politic situated in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Inhabitants of the Town of Raymond, its successors

as aforesaid heirs and assigns forever, a certain lot or parcel of land situated on the westerly side of Shore Road in the town of Raymond, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at the third angle on the westerly sideline of Shore Road from the terminous of said Shore Road as shown on a plan entitled Plan of Deep Cove at Raymond, Maine made for Walter Lown and recorded in Cumberland County Registry of Deeds in Plan Book 33, page 66. Said angle point also being the southeasterly corner of the parcel of land conveyed by Deep Cove Shores, Inc. to Harold S. Jones et al by deed dated January 30, 1961 and recorded in said Registry of Deeds in Book 2610, page 69; thence by land of said Jones et al on a course of N 71°54' W a distance of 70.27 feet to a point; thence through two parcels of land conveyed to the grantors by Doris H. Cowperthwaite by deed dated August 6, 1970 and recorded in said Registry of Deeds in Book 3138, page 214 and April 5, 1971 in Book 3165, page 227 on a course of S 23°06' E a distance of 102.26 feet to land conveyed by Deep Cove Shores Inc. to Bernard Zade by deed dated January 1961 and recorded in said Registry of Deeds in Book 2583, page 244; thence by land of said Zade N 68°10' E a distance of 70.02 feet to said Shore Road; thence by said Shore Road N 23°06' W a distance of 97.69 feet to the point of beginning.

The above described courses are magnetic as of the year 1946. This conveyance is made subject, however, to the right of way conveyed by Deep Cove Shores, Inc. to Fred S. Plummer by deed dated December 29, 1960 and recorded in said Registry of Deeds in Book 2529, page 278.

The grantors herein reserve to themselves, their heirs and assigns forever, a right of way over the above described parcel of land from said Shore Road to other land of the grantors.

Reference is hereby made to a deed from Doris H. Cowperthwaite to these grantors dated April 5, 1971 and recorded in said Registry in Book 3165, page 227.

3356
111
7

MU
L4

~~Grant and in full~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Inhabitants of the Town of Raymond, its successors

~~hold~~ and assigns, to them and their use and behoof forever.

And we do ~~grant~~ with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will ~~Warrant and defend~~ the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In ~~Witness Whereof~~ We the said Donald F. Gordon and Barbara J. Gordon, being husband and wife

and

~~we~~ ~~xxxxxx~~

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seal: this sixth day of September in the year of our Lord one thousand nine hundred and seventy-two.

Signed, Sealed and Delivered
in presence of

John Peters
to both

Donald F. Gordon
Barbara J. Gordon



State of Maine. Cumberland ss.

September 6, 1972 113

Personally appeared the above named

Donald F. Gordon

and acknowledged the foregoing instrument

to be his free act and deed.

Before me,

FEB 1 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2 H 11 P.M. and recorded in

BOOK 3356 PAGE 111

Justice of the Peace
John J. Peterson

Register

2223

Know All Men by These Presents, that

We, WALTER COFFIN GOLDWORTHY and ERNESTINE GERTRUDE GOLDWORTHY, of Portland, in the County of Cumberland and State of Maine.

in consideration of Eight Thousand Seven Hundred (8,700) dollars, paid by the Maine Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Maine Savings Bank, its successors and assigns forever

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Inverness Street in the City of Portland, County of Cumberland and State of Maine, being Lot No. 107 as shown on Plan of Land of Fred S. Jordan at East Deering, recorded in Cumberland County Registry of Deeds in Plan Book 10, Page 9, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to us by Frederick S. Goldworthy, et al, by deed acknowledged September 8, 1954 and recorded in said Registry of Deeds in Book 2195, Page 109.

EASEMENT DEED

ELIZABETH J. WILSON, formerly known as **Barbara J. Gordan**, of Raymond, Maine, for full value and consideration paid, hereby grants to **JRJ Group, LLC**, a Massachusetts limited liability company of Newton, Massachusetts, with warranty covenants, the following easement over the private road known as Manor Harbor Way and other land leading to Sebago Lake in the Town of Raymond, Cumberland County, Maine, further described as follows:

an easement for access by all means and installation, use and maintenance of utility services over the 50 foot wide private road known as Manor Harbor Way, running west and northwest from Deep Cove Road and the Town or Raymond parcel to other land of Elizabeth J. Wilson, and then running west and southwest over land to be conveyed to Jane H. Maxwell west of Manor Harbor Way leading to Sebago Lake and Sheehan's Island, all as shown on a Boundary Survey/Lot Split plan dated November 15, 2007, and recorded in the Registry of Deeds in Plan Book 207, Page 723.

This easement is intended to be appurtenant to land on Sheehan's Island described in a 2004 deed to JRJ Group, LLC recorded in Book 21394, Page 288.

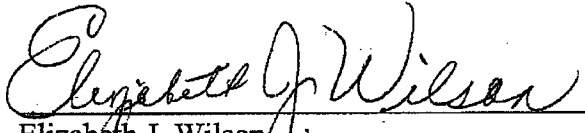
Whenever this easement area is disturbed as a result of either Grantor's or Grantee's construction activity, including without limitation the installation, repair, maintenance and replacement of any utilities, the party performing the construction work shall at its sole expense return the road to reasonably the same condition it was in prior to any such activities as soon as reasonably possible when the work is done.

Subject to the following restrictive covenant regarding the maintenance of the common private road known as Manor Harbor Way: the portion of Manor Harbor Way that is west of the entrance to the existing access road to Sheehan Island may be used by up to three residences – (1) the Grantor's residence, (2) a single residence on Sheehan's Island on the lot to which this easement is appurtenant, and (3) a residence to be constructed on the parcel conveyed by Grantor to Jane H. Maxwell by deed recorded with this deed. All reasonable costs of maintenance of the common roadway shall be shared equally by the owners who have an existing residence or a residence under construction AND who use Manor Harbor Way as their primary vehicular access to their residences. As long as Grantor is paying all costs of road maintenance, Grantor shall have sole discretion to determine, within reason, the condition to which Grantor will maintain the road. Once a second residence uses the common roadway, the parties shall jointly decide what maintenance work needs to be done. There shall be no obligation to share snow plowing services in the winter months unless the residences are occupied during the winter months. The owners of all three parcels shall have the right, but not the obligation, to make improvements, such as paving, to the existing gravel drive; provided that: (a) no owner may pave any portion of the existing gravel drive for 15 years from the date of this deed without the written consent of the other owners who have the right to use it, and (b) no owner will have to pay for any improvements that they do not consent to.

Grantor reserves the right to divide the land on which her residence currently sits without consent of Grantee and to use Manor Harbor Way for access to and utility services for any lot created by that division; provided, however, that if (a) an additional residence is constructed on any additional lot created by that division, and (b) the owner of that lot lawfully uses Manor Harbor Way as its primary vehicular access to its residence, then the owner of that lot shall share proportionately in the road maintenance costs described above.

Reference is hereby made to the following documents: 1979 deed to the Grantor recorded in Book 4548, Page 144; 2001 Divorce Decree recorded in Book 25620, Page 64; a 2004 Law Court Order recorded in Book 25620, Page 66, and an affidavit of attorney Stev Y. Parker and affidavit of personal representative Elizabeth J. Wilson to be recorded with this deed.

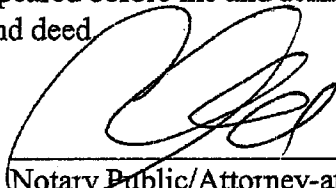
Dated: November 28, 2007.


Elizabeth J. Wilson

State of Maine
County of Cumberland

November 28, 2007

Elizabeth J. Wilson personally appeared before me and acknowledged that her signature on this deed was her free act and deed.



Notary Public/Attorney-at-Law

CARRIS NEAGLE

type or print name

SEAL

Received
Recorded Register of Deeds
Nov 28, 2007 03:16:06P
Cumberland County
Pamela E. Lovley

WARRANTY DEED

ELIZABETH J. WILSON, formerly known as **Barbara J. Gordan**, of Raymond, Maine, for full value and consideration paid, hereby grants to **JANE H. MAXWELL**, of Newton, Massachusetts, with warranty covenants, the following real estate located on the private road known as Manor Harbor Way and on Sebago Lake in the Town of Raymond, Cumberland County, Maine, further described as follows:

Beginning at the northwest corner of the parcel of land conveyed to the Town of Raymond by the 1972 deed recorded in Book 3356, Page 111 a #5 rebar set in 2007;

Thence S 22° 37' 52" E, along the land of the Town of Raymond, 102.27 feet to a #5 rebar set in 2007 at land now or formerly of Zade;

Thence S 68° 43' 13" W, along the land of Zade, 29.67 feet to an iron rod at land now or formerly of Fongemie;

Thence N 22° 57' 20" W, along the land of Fongemie, 54.12 feet to an iron rod at the north corner of the Fongemie land;

Thence S 72° 08' 40" W, along the land of Fongemie, 146.18 feet to an iron rod;

Thence S 54° 10' 11" W, along the land of Fongemie, 172.42 feet to an iron rod near Sebago Lake;

Thence continuing S 54° 10' 11" W, along the land of Fongemie, about 12 feet to the normal high water level of Sebago Lake;

Thence northwest and west along the normal high water level of Sebago Lake about 293 feet to land of Scott M. Maxwell and Jane H. Maxwell described in two 2000 deeds recorded in Book 15337, Pages 201 and 206 at a point at the normal high water level located N 68° 39' 03" W and 274.86 feet from the iron rod near Sebago Lake described above;

Thence N 35° 49' 50" W, along the land of Maxwell, 122.36 feet to an iron pipe near the normal high water level of Sebago Lake;

MAINE REAL ESTATE TAX PAID

Thence continuing N 35° 49' 50" W, along the land of Maxwell, to the normal high water level of Sebago Lake;

Thence north, northwest, southwest, northwest and west, along the normal high water level of Sebago Lake, about 493 feet to other land of Scott Maxwell and Jane Maxwell described in two 2000 deeds recorded in Book 15337, Page 201 and Page 206 at a point located N 39° 49' 50" W and 314.93 feet from the iron pipe near Sebago Lake described above;

Thence N 35° 49' 50" W, along the other land of Maxwell, 143.08 feet to a #5 rebar set in 2007 at land retained by Elizabeth J. Wilson;

Thence S 66° 27' 12" E, along the land of Wilson, 264.59 feet to a #5 rebar set in 2007 at the end of Manor Harbor Way;

Thence S 27° 51' 17" E, along Manor Harbor Way, 58.68 feet to a #5 rebar set in 2007;

Thence southeast, along Manor Harbor Way, on a tangent curve to the left having a radius of 140.00 feet with a chord bearing of S 53° 54' 02" E and 122.95 feet, an arc distance of 127.28 feet to a #5 rebar set in 2007;

Thence S 79° 56' 47" E, along Manor Harbor Way, 124.45 feet to a #5 rebar set in 2007;

Thence southeast, along Manor Harbor Way, on a tangent curve to the right having a radius of 115.00 feet with a chord bearing of S 61° 12' 53" E and 73.86 feet, an arc distance of 75.19 feet to a #5 rebar set in 2007;

Thence S 42° 28' 59" E, along Manor Harbor Way, 48.91 feet to a #5 rebar set in 2007;

Thence N 46° 03' 15" E, across Manor Harbor Way, 50.02 feet to a #5 rebar set in 2007 at its northeast side;

Thence N 20° 43' 58" W, along retained land of Elizabeth J. Wilson, 91.20 feet to a #5 rebar set in 2007;

Thence N 47° 15' 38" E, along retained land of Elizabeth J. Wilson, 215.84 feet to a #5 rebar set in 2007 at land now or formerly of Bopp;

Thence S 14° 40' 52" E, along the land of Bopp, 92.35 feet to a #5 rebar set in 2007 at land now or formerly of Koleshis;

Thence S 75° 19' 08" W, along the land of Koleshis, 94.11 feet to a #5 rebar set in 2007;

Thence S 17° 37' 52" E, along the land of Koleshis, 250.58 feet to a #5 rebar set in 2007 at Manor Harbor Way;

Thence N 72° 22' 08" E, along the land of Koleshis and Manor Harbor Way, 129.73 feet to the a #5 rebar set in 2007 at the point of beginning;

Containing 3.42 acres as shown on a Boundary Survey/Lot Split plan by Northeast Civil Solutions dated November 15, 2007, and recorded in Plan Book 207, Page 723 of the Registry of Deeds ("2007 Plan"), including 3.0 acres outside of the private road known as Manor Harbor Way.

Together with all right, title and interest in the two areas lying southwest of the 3.42 acre parcel described above and northeast of the Old Raymond Town Line as shown on the 2007 Plan. The first area is bounded entirely by the 3.42 parcel described above and the Old Raymond Town Line. The second area is bounded by the 3.42 parcel conveyed above, the Old Raymond Town Line, and land now or formerly of Fongemie.

Together with a 50 foot wide easement for access by all means, including improvement and maintenance of a roadway, and for installation, use and maintenance of utility services, in the section of Manor Harbor Way that is northeast of the parcel described above, as shown on the 2007 Plan; provided, however, that Grantor may install, maintain and replace a gate in the gravel road to provide privacy to her residence; provided that if the gate is ever locked, the Grantor will provide the Grantee with a key, combination or other method to unlock the gate at any time. Whenever this easement area is disturbed as a result of Grantee's construction activity, including without limitation the installation, repair, maintenance and replacement of any utilities, Grantee shall at its sole expense return the road to reasonably the same condition it was in prior to any such activities as

soon as reasonably possible when the work is done. The easement created by this paragraph shall be appurtenant to the 3.42 acre parcel conveyed by this deed but to no other land.

Reserving to the Grantor, an easement for access by all means, including improvement and maintenance of a roadway, and for installation, use and maintenance of utility services, in that section of Manor Harbor Way that is on the parcel described above, as shown on the 2007 Plan, which shall be appurtenant to Grantor's remaining land. Whenever this easement area is disturbed as a result of Grantor's construction activity, including without limitation the installation, repair, maintenance and replacement of any utilities, Grantor shall at its sole expense return the road to reasonably the same condition it was in prior to any such activities as soon as reasonably possible when the work is done. The easement created by this paragraph shall be appurtenant to the remaining land of the Grantor on Manor Harbor Way but to no other land.

Subject to the following restrictive covenant regarding the maintenance of the common private road known as Manor Harbor Way: the portion of Manor Harbor Way that is west of the entrance to the existing access road to Sheehan's Island may be used by up to three residences – (1) the Grantor's residence, (2) the Maxwell residence on Sheehan's Island, and (3) any residence to be constructed on the 3.42 parcel described above. All reasonable costs of maintenance of the common roadway shall be shared equally by the owners who have an existing residence or a residence under construction AND who use Manor Harbor Way as their primary vehicular access to their residences. As long as Grantor is paying all costs of road maintenance, Grantor shall have sole discretion to to determine, within reason, the condition to which Grantor will maintain the road. Once a second residence uses the common roadway, the parties shall jointly decide what maintenance work needs to be done. There shall be no obligation to share snow plowing

services in the winter months unless the residences are occupied during the winter months. The owners of all three parcels shall have the right, but not the obligation, to make improvements, such as paving, to the existing gravel drive; provided that: (a) no owner may pave any portion of the existing gravel drive for 15 years from the date of this deed without the written consent of the other owners who have the right to use it, and (b) no owner will have to pay for any improvements that they do not consent to.

Subject to the following restrictive covenant for the benefit of remaining land of Grantor: No clear cutting of any mature trees to create large openings in the existing woods may occur within 25 feet of the 264.59 foot long common boundary line near the dwelling on the remaining land of Grantor, or within 25 feet of the southwest side of Manor Harbor Way; provided, however, that the Grantee may cut trees for driveways and other access onto Manor Harbor Way, and the Grantee may conduct cutting and trimming in accordance with accepted forestry practices designed to preserve a mature stand of trees.

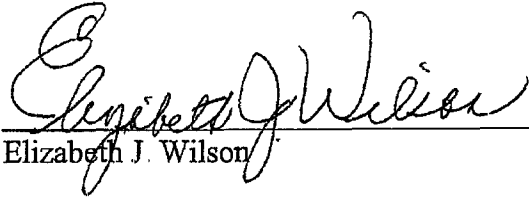
Grantor reserves the right to divide the land on which her residence currently sits without consent of Grantee and to use Manor Harbor Way for access to and utility services for any lot created by that division; provided, however, that if (a) an additional residence is constructed on any additional lot created by that division, and (b) the owner of that lot lawfully uses Manor Harbor Way as its primary vehicular access to its residence, then the owner of that lot shall share proportionately in the road maintenance costs described above.

Subject to the following easement rights held by third parties:

1. the portion of Manor Harbor Way that is south of the Koleshis parcel is subject to easement rights of landowners on Sheehan's Island as described in the 1979 agreement recorded in Book 4548, Page 137 and 4548, Page 144.
2. the 200 foot long access easement conveyed to Doris H. Cowperthwaite by the 1971 deed recorded in Book 3165, Page 228.
3. the portion of the parcel that is northeast of Manor Harbor Way may be subject to an easement over a pathway granted to Fred S. Plummer created by a 1961 deed recorded in Book 2589, Page 278.
4. the easement created by the deed of Deep Cove Shores, Inc. to Bernard Zade and Beatrice E. Zade, which deed is dated August 16, 1960, and recorded in Book 2563, Page 133.
5. the 2007 easement deed to JRJ Group, LLC for access to a Sheehans Island lot to be recorded with this deed.

Reference is hereby made to the following documents: 1979 deed to Grantor recorded in Book 4548, Page 144; 2001 Divorce Decree recorded in Book 25620, Page 64; a 2004 Law Court Order recorded in Book 25620, Page 66, and an affidavit of attorney Stev Y. Parker and affidavit of personal representative Elizabeth J. Wilson to be recorded with this deed.


Dated: November 28, 2007.

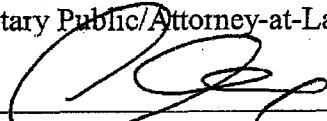

Elizabeth J. Wilson

State of Maine
County of Cumberland

November 28, 2007

Elizabeth J. Wilson personally appeared before me and acknowledged that her signature on this deed was her free act and deed.


Notary Public/Attorney-at-Law


type or print name

SEAL

Received
Recorded Register of Deeds
Nov 28, 2007 03:17:26P
Cumberland County
Pamela E. Lovley

Citizen Comment

Subject: FW: Maxwell request for easement to be discussed at Selectmen's meeting May 6
From: "Jack Cooper" <jack.cooper@raymondmaine.org>
Date: Tue, 29 Apr 2008 10:21:27 -0500
To: "Laurie Cook" <laurie.cook@raymondmaine.org>

-----Original Message-----

From: Penny Thomas [mailto:penthom@comcast.net]
Sent: Monday, April 28, 2008 3:49 PM
To: mark.gendron@raymondmaine.org; mikereyn@maine.rr.com; ltaylor@ids.tc;
dana.desjardins@raymondmaine.org; joe.bruno@raymondmaine.org
Cc: jack.cooper@raymondmaine.org
Subject: Maxwell request for easement to be discussed at Selectmen's meeting May 6

Gentlemen:

We have received information about the request for easement of Scott and Jane Maxwell who have recently bought land abutting our property at One Sheehan's Island Road. We would have liked to attend the May 6 meeting when this easement will be discussed, but we did not receive enough notice of this meeting to get to Raymond.

We have some concerns about the effect that the requested easement would have on our property and the enjoyment of our property, which we would like to share with you in the hope that any easement the town might grant would have contingencies connected to it which would protect us and others who use the cove for boating and fishing. Our concerns with this easement have nothing to do with their access to their new property as a residence. We agree that they should have an easement to get to their house, should they choose to build on that lot. Rather, our concerns revolve around their stated intention to use their new property as a passageway to their property on Sheehan's Island. They are as follows:

1. As you can see, the boundary to the property which the Maxwells have bought is very close to our property, which already has one access road to Sheehan's Island running through it. If they chose to place their access road to Sheehan's Island near our end of their property, our house would then become a traffic island with noise, headlight glare and danger to children and pets on both sides of us as people drove by to get to the Island. We would hope that any easement the town gives to the Maxwells would specify that the access road to the dock which would take them to Sheehan's Island not be immediately adjacent to our property.
2. Our second concern is with any dock(s) they would build to create more access to the Sheehan's Island property than it had when they bought it. As anyone who knows that cove can tell you, the cove becomes very shallow in late summer, sometimes drying out completely. Last September there was only one route into the cove with enough water to support boat traffic of any kind, even a kayak or canoe. The Maxwells might be able to place a dock on the mainland which would not block cove access in the late summer, but any dock built on the cove side of their property on Sheehan's Island would block boat traffic in and out of the cove at that time, thereby blocking our access to and use of the lake. We request that you add a contingency to any easement you give them which would prevent them from building another dock on their Sheehan's Island property facing on the cove. As you probably know, their Sheehan's Island property already has one dock which does not block cove traffic.

Thank you for your attention to this matter.

Sincerely, Robert L. and Rosalie P. Thomas
1 Sheehan's Island Road

Party	Avail	First Name	Name	Address	City/Zip	email #1	phone
D	works	Susan	Accardi	P O Box 928	Raymond, Me 04071		655-2330
D		Rachel A.	Akins	82 Myron Hall Rd	Raymond, Me 04071	rteach4@maine.rr.com	627-6013
D		Robert	Akins	82 Myron Hall Rd	Raymond, Me 04071	bakins1@maine.rr.com	627-6013
R		Linda	Alexander	1 Pine Lane	Raymond, Me 04071	dalexan1@maine.rr.com	655-4640
U		Elizabeth	Algeo	518 Webbs Mills Rd	Raymond, Me 04071		655-6965
D	works	Faye	Bailey	3 Clare Lane	Raymond, Me 04071	Tuesday & Thursday only	655-3040
D		Abel	Bates	1 Cape Rd	Raymond, Me 04071	abates@maine.rr.com	655-3559
D		Alice	Bredenberg	13 Sandlake Dr.	Raymond, Me 04071	abredenb@maine.rr.com	655-2910
R	works	Suzanne	Brockelbank	3 Mill Street	Raymond, Me 04071		655-4915
R	works	Joseph	Bruno	4 Christina Court	Raymond, Me 04071		627-4979
R		Suzanne	Bruno	4 Christina Court	Raymond, Me 04071		627-4979
D		Maureen	Burns	19 Farm Rd	Raymond, Me 04071	mburns1@maine.rr.com	655-7034
D		Nancy	Buzzell	PO Box 483	Raymond, Me 04071		655-4378
D		Bruce	Champniss	3 Glen Rd	Raymond, Me 04071	bchampni@maine.rr.com	655-7929
D		Melanie	Champniss	3 Glen Road	Raymond, Me 04071	Bchampni@maine.rr.com	655-7929
R		Marie	Connolly	10 Dot's Ave	Raymond, Me 04071	mconnoll@maine.rr.com	655-2844
R		Louise	Doyle	2 Dolimont Rd	Raymond, Me 04071	Louise.Doyle@comcast.net	fries1 655-4581

D		Deborah	Eastman	PO Box 129	Raymond, Me 04071	none	655-4454
D		Barbara	Estes	43 Tower Rd	Raymond, Me 04071		655-7289
D		Amy	Farmer	383 North Raymond Rd	Raymond, Me 04071	amyv@maine.rr.com	998-5022
R	works	Laurie	Forbes	17 Webbs Mills Rd	Raymond, Me 04071		655-4107
D		Deborah G.	Gideon	179 Raymond Hill Rd	Raymond, Me 04071		655-2585
U		Susan	Grondin	P O Box 869	Raymond, Me 04071	rgrondi2@maine.rr.com	655-7047 831-8877
D	works	Susan	Hamilton	PO Box 845	Raymond, Me 04071		655-3254
R	PT works	Tacy	Hartley	PO Box 1034 46 Northern Pines Rd.	Raymond, Me 04071	tacyhartley@aol.com	655-2447
D		Robert	Hartman	21 Hidden Cove Rd	Raymond, Me 04071	robhart62@hotmail.com	655-2724
D		Dorothy	Hartman	21 Hidden Cove Rd	Raymond, Me 04071	dhart703@hotmail.com	655-2724
D	works	Rowena	Hawkes	162 Egypt Rd	Raymond, Me 04071		655-7073 &school
D	works	Sarah	Heck	15 Cranberry Pond Rd #1	Raymond, Me 04071		743-6351 work
D		Susan	Hirsch	123 Spring Valley Rd	Raymond, Me 04071	shirsch@maine.rr.com	655-2581
R		Anita	Holmquist	P O Box 354	Raymond, Me 04071	wholmqui@maine.rr.com	655-7672
U		Jane	Hubbell	5 Kristin Lane	Raymond, Me 04071		655-5354
D		Ellen	Huber	PO Box 209	Raymond, Me 04071	none	655-2204
R	works	Charlotte	Jewell	17 Hartley Lane	Raymond, Me 04071	ban_zus@yahoo.com	655-4221
D		Jane	Jordan	75 Main Street	Raymond, Me 04071		655-4412

D		Ray	Kelso	48 Valley Rd	Raymond, Me 04071		655-4177
D		Desiree	Kessel	82 Cape Rd	Raymond, Me 04071	ysayy1@fairpoint.net	655-2705
D		Dacia	Klinkerch	143 Spiller Hill Rd	Raymond, Me 04071	daciak@maine.rr.com	
D		Elisabeth	Lachance	20 Long Dr	Raymond, Me 04071	none	655-3782
U	works	Susan	Lawler	19 Medawisla Ln	Raymond, Me 04071		998-5425
R		Louise	Lester	P O Box 346	Raymond, Me 04071	louise1@maine.rr.com	655-4224
D		Catherine	Lipton-McKenna	382 North Raymond Rd	Raymond, Me 04071	catherine@planetsoccer.com	998-3317
U	works	Sue	Lowberg	9 Elizabeth Ave	Raymond, Me 04071	suebparsons@msm.com susan_b_lowberg@keybank.com	655-3311
D	works	Cheryl	Lunde	43 Turtle Cove Rd	Raymond, Me 04071		655-3614
U	works	Cindy	Merriman	4 Vogel Rd	Raymond, Me 04071		655-3487
R		Irene	Morris	6 Kings Grant	Raymond, Me 04071	rtht@fairpoint.net	655-4711
D		Martha	Morrison	718 Webbs Mills Rd	Raymond, Me 04071	marpo@prexar.com	627-3351
D		Christopher	Mulvihill	63 Gore Rd	Raymond, Me 04071	justrex@maine.rr.com	655-7649
D		Louise	Murray	P O Box 227	Raymond, Me 04071		655-7162
R	works	Robert	Murray	5 Damon Rd	Raymond, Me 04071		655-7482
R	works	Deborrah	Murray	5 Damon Rd	Raymond, Me 04071		655-7482
D		Arthur	Napolitano	180 Meadow Rd	Raymond, Me 04071		655-4955
R		Sandy	Napolitano	81 Webbs Mills Rd	Raymond, Me 04071		655-4955

R	works	Lisa	Nunley	1 Brook Road	Raymond, Me 04071	rnunley2@maine.rr.com	655-3333
D		Barbara	O'Neill	67 Spring Valley Rd	Raymond, Me 04071	theoneills@fairpoint.net	655-4376
D		Nancy	Pagurko	2 East Dr	Raymond, Me 04071		655-3397
D		Bernard	Pagurko	2 East Dr	Raymond, Me 04071		655-3397
D		Nancy	Pagurko	PO Box 279, 2 East Dr.	Raymond, Me 04071		655-3397
R		Ginny	Parker	PO Box 103	South Casco, Me 04077		655-3271
D		Barbara	Plummer	154 Raymond Hill Rd	Raymond, Me 04071		655-4833
D		Bernard J.	Pagurko	PO Box 279, 2 East Dr.	Raymond, Me 04071		655-3397
D	works	Lori	Rand	20 Dryad Woods Rd	Raymond, Me 04071		655-4277
D		Susan	Rehm	23 Kings Grant	Raymond, Me 04071	srehm@maine.rr.com	655-1010
D		Anne	Richards	40 Daggett Dr	Raymond, Me 04071	arichardsg@gmail.com	655-7014
U		Alice	Richards	15 Oakledge Hills	Raymond, Me 04071		655-2309
R	works	Teresa	Sadak	207 Webbs Mills Rd	Raymond, Me 04071	tsadak1@maine.rr.com	655-5411
D		Karen	Sanford	222 Mountain Rd	Raymond, Me 04071	att2d@fairpoint.net	627-6049
D		Lee	Street	PO Box 70	Raymond, Me 04071	drleefitz@anxisty solutions.net	655-2737
U		Kim	Tees	PO Box 388 42 Blueberry Point Rd	Raymond, Me 04071		655-2122
R		Loretta	Toder	PO Box 317	Raymond, Me 04071	wtoder1@maine.rr.com	655-3607
D		Faith M.	Towle	12 Woodland Road	Raymond, Me 04071	towle@maine.rr.com	655-5116

G	works	Elisa	Trepanier	5 Salmon Run	Raymond, Me 04071	elisa_maps@yahoo.com	221-3251 318-4368
U		Charles	Turner	32 Maple St	Raymond, Me 04071		655-4841
D		Mary Jane	Vandersluis	148 Spiller Hill Rd	Raymond, Me 04071	maryjane@maine.rr.com	998-5576
U	works	Mary Ann	VanHassell	PO Box 428	Raymond, Me 04071		655-4840
D	works	Laurie	Wallace	36 Pulpit Rock Rd	Raymond, Me 040712	rwallac2@maine.rr.com	655-2222
R		Kathryn	Wallace	33 Kings Grant	Raymond, Me 04071	adlib@maine.rr.com	655-3969
D		Steve	Warshaw	16 Plummer Dr	Raymond, Me 04071		655-6771
U		Debbi	Webber	136 Mountain Rd	Raymond, Me 04071		655-1057
D		Calla	Wells	148 Spiller Hill Rd	Raymond, Me 04071	calla@maine.rr.com	998-5576



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742
655-3024 (Fax)

MEMO

To: Board of Selectmen

Date: April 15, 2008

From: Louise Lester, Town Clerk

Subject: Bulky Waste Coupons
2008-2009

We will once again have \$50,000 in the bulky waste budget for 2008-2009. In the past we have offered each residence coupons in 20 pound increments totaling 1,000 pounds. This year we ran out of coupon booklets in October. I would like to recommend that we print our booklets for 760 pounds (20 pound increments) which would allow 1,325 booklets available. Last year we printed 1,000 booklets with a value of 1,000 pounds. I think that we need to spread the tonnage further.



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742
655-3024 (Fax)

To: Board of Selectmen

Date: April 18, 2008

From: Louise H. Lester, Town Clerk

Subject: Town Meeting
Warrant Article

It has come to my attention that there are a few decisions which need to be made concerning the Annual Town Meeting Warrant. I would appreciate your allowing them on your meeting agenda for May 6, 2008.

1. I've been asked to see whether it would be possible for the Selectmen to add a note or comment to the secret ballot for the School Department budget. I've called MMA legal but haven't received a return call as yet. Hopefully I'll hear from him very soon. My question to him was whether this was permissible because my understanding was that the school referendum question was determined by statute.
2. Will the Selectmen want to have a note or comment on the town's budget secret ballot for June 10th?
3. Will the Selectmen be adding their recommendation to the open town meeting warrant questions for the School Department budget?
4. Do the Selectmen feel that there will be a warrant article concerning the bus turnaround at the end of Deep Cove Road?

Subject: Selectmen's agenda for 5/6
From: "Louise Lester" <louise.lester@raymondmaine.org>
Date: Tue, 22 Apr 2008 16:13:41 -0400
To: "Don Willard" <don.willard@raymondmaine.org>, "Laurie Cook" <laurie.cook@raymondmaine.org>

I will attach the Election Warrant which the Selectmen need to sign. Hopefully there will be a Town Meeting Warrant as well after the Budget Meeting on Monday, 5/5.

Louise H. Lester, Town Clerk
Town of Raymond
401 Webbs Mills Rd
Raymond, Maine 04071
207-655-4742 ext. 21
louise.lester@raymondmaine.org

2008 Election Warrant.doc	Content-Type: application/msword Content-Encoding: base64
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**TOWN OF RAYMOND
WARRANT FOR THE ELECTION OF OFFICERS**

Tuesday, June 10, 2008

To: John Cooper, Resident of Raymond, or Town Constable in the County of Cumberland and 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 Raymond, qualified by law to vote in Town affairs to meet at Jordan-Small Middle School gymnasium in said Town on Tuesday the tenth day of June A.D. 2008 at 7:00 am then and there to act on the following articles:

ARTICLE 1 To elect a moderator to preside at said meeting.

ARTICLE 2 To elect all necessary Town Officers by secret ballot.

The polls for voting on Article 2 will open at 7:00 AM and close at 8:00 PM.

The Registrar of Voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list, to accept the registration of any person who is not registered as a voter. A person who is not registered as a voter may not vote in any election.

Given under our hands this 6th day of May A.D. 2008.

_____ Joseph Bruno

_____ Dana Desjardins

_____ Mark Gendron

_____ Michael Reynolds

_____ Lawrence Taylor

SELECTMEN OF RAYMOND

TOWN OF RAYMOND Assessing Office

401 Webbs Mills Road Raymond, Maine 04071
Phone 207.655.4742 x51 Fax 207.655.3024
assessor@raymondmaine.org

The following 1 abatements have been decided by the Raymond Board of Assessors.

#	Acct#	Map	Lot	Sub	Type	Owner	Reason	Year	Taxed Value	Abated Value	Abated Tax
46	M3018R	008	058	B00	000	Morton, David & Anna	homestead exemption omitted for three years				386.10

Voted by the Raymond Assessors on: _____



April 30, 2008

W. Ross Ashley, Assistant Administrator DHS/FEMA/Grant
Programs Directorate Assistance to Firefighters Grant Program
Tech World Bldg - South Tower 5th Floor
500 C St SW
Washington, DC 20472

Dear Mr. Ashley:

I am writing to encourage your attention to a grant that the Raymond Fire Department has submitted for consideration. A grant award for this new equipment would enable our fire department to replace 12 year-old inventory, which is quickly reaching the end of its expected service life. We are currently compliant with the very outdated 1997 NFPA standard. The current standard was released in 2007.

The equipment that would be purchased with the grant meets and exceeds the 2007 NFPA 1981/82 standard for self-contained breathing apparatus. Some of the features include an integrated personal alert safety system (PASS) device, a tracking device in case of an emergency with a downed firefighter, and heads-up-display to monitor available air. These packs are also approved for CRBN (chemical, biological, radiological, and nuclear) incident response.

Not only would we be better able to serve our own community, but the surrounding towns as well. Upgrading our airpacks means we will be able to integrate resources and equipment seamlessly with the Towns of Gray, Casco, Windham, and Naples, all of which are immediate mutual aid communities. We would also be able to train together, and be proactive about regional equipment compatibility.

Thank you for considering our request.

Sincerely,

Don Willard
Town Manager

The County of Cumberland is committed to providing quality services to all citizens equitably, in a responsive and caring manner.

COMMISSIONERS' MEETING

MINUTES

April 16, 2008

The Board of Cumberland County Commissioners, Richard J. Feeney, and Malory Shaughnessy convened a meeting at the Cumberland County Courthouse in the Peter J. Feeney conference room. Chairperson Clenott was unable to attend.

Acting Chairperson Feeney called the meeting to order at 5:00 PM and the following business was conducted.

Minutes of the Cumberland County Commissioners Regular Meeting for March 31, 2008, were read and were approved unanimously.

Comments from the County Manager:

Peter Crichton, County Manager, was on vacation. Acting County Manager Bill Whitten reported on 3 topics: 1) Regarding the Jail issue, kudos are due to a number of people who have helped make that process work, the county managers, the commissioners, and specifically Sheriff Mark Dion for the time he spent in the negotiation process. He helped to make the whole complicated issue come together which we believe will save the taxpayers a lot of money over the next 20 years plus provide better services for the State prison jail system as a whole. 2) There will be a meeting this week regarding the tax assessing group and the County assessors to talk about a potential county-wide tax assessing program. This is the next step to introduce this to the town managers and the town councilors around the county to see if this is a viable opportunity now that a study has been completed by a consultant we have hired. 3) Regarding the Brunswick Naval Air Station, the county manager and assistant county manager are both on committees that are involved with the redevelopment of the Brunswick Naval Air Station. An important fact to keep in mind with regard to the redevelopment is there are 3 squadrons that will leave Brunswick. The first squadron leaves to go overseas in a few months and they will return to Jacksonville, not the Brunswick Naval Air Station. The families of the first squadron will be moving after the school year ends to Jacksonville. The next two squadrons leave in 2009. So effectively by 2010, the 3 squadrons will be gone. The latest estimates by the State and other groups indicated there will be a net loss of 7,000 jobs which will affect the greater southern coast region of Maine and even more areas with a \$320 million in payroll lost per year. On the plus side, there are a number of committees and groups such as the Regional Development Authority that are doing a lot of good things with wonderful plans and grant money coming in for potential

opportunities. This is something that will require a lot of private and public cooperation from the Greater Portland Regions and the Mid-coast to get on board to help with the development to work as an entity.

Comments from the Commissioners:

Commissioner Shaughnessy:

Commissioner Shaughnessy expressed congratulations to the Town of Pownal who is celebrating its 200 Year Bicentennial. There will be a dedication ceremony on May 26th. In regard to the jail issue, it was passed by the Senate, the House, and Appropriations. In doing so, the legislation caps the property tax that is assessed to cover the jail. We should see a dramatic change over the next five years that will benefit everybody in Cumberland County.

Commissioner Feeney:

Commissioner Feeney reported on 2 topics: 1) Regarding the jail issue being passed, he has spoken with a number of town/city managers and they support it firmly. 2) He read a letter addressed to Lt. Scott Jordan from the Facilities Director Andrew Madura of the Lake Region School District expressing gratitude for all the hard work that was completed by the OUI program in his District. Mr. Madura indicated on behalf of SAD #61, they would truly appreciate hosting further upcoming details.

Chairperson Clenott:

Chairperson Clenott was unable to attend the meeting.

Informational Item

Acting Chairperson Feeney indicated the Commissioners will hear the Public Hearing of the Cumberland County, Community Development Block Grant (CDBG) 2008 Annual Action Plan after the Agenda items.

Action Items

Acting Chairperson Feeney asked that a Motion be made in order to hear a new item which will be 08-062 Approval of the Official Proclamation for National County Government Week.

Commissioner Shaughnessy made a Motion to put Item 08-062 on the Agenda and Commissioner Feeney seconded the Motion. All voted unanimously.

Acting Chairperson Feeney asked Commissioner Shaughnessy to read the proclamation.

08 – 062 **Approval, Official Proclamation for National County
Government Week**

Commissioner Shaughnessy read the following proclamation into the Minutes:

***Cumberland County, Maine
OFFICIAL PROCLAMATION***

**National County Government Week
“Protecting Our Children and Communities”**

WHEREAS, the nation’s 3,066 counties provide a variety of essential public services to communities serving 300 million Americans; and

WHEREAS, the National Association of Counties first celebrated National County Government Week in 1991 to raise public awareness and understanding about the roles and responsibilities of the nation’s counties to meet the needs of the community; and

WHEREAS, counties take seriously their responsibility to protect and enhance the health, welfare and safety of their residents in sensible and cost-effective ways; and

WHEREAS, in recognition of the leadership, innovation and valuable service provided by the nation’s counties, especially in protection of our children and communities; and

WHEREAS, the County of Cumberland has been providing essential community services since 1760; and

WHEREAS, the 270,000 citizens of Cumberland County are receiving a number of regional services from Cumberland County Government today, including:

- safer streets and communities as a result of the work performed by the Cumberland County District Attorney’s Office, the Cumberland County Jail, the Cumberland County Sheriff’s Patrol, and the Cumberland County Regional Communications Center, and;
- the many beneficial ways in which the Cumberland County Registry of Probate Office helps individuals and families with adoptions, guardianships, and the disposition of estates, and;
- funding assistance for many human service agencies to help these agencies meet the mental health, public health, substance abuse, child care, and other social service needs of our communities, and;

- the preservation of a variety of important documents by the Registry of Deeds Office, such as mortgages, deeds, and liens, and;
- the activities of the Cumberland County Emergency Management Agency in providing coordination for public sector resources when responding to natural disasters and critical incidents in the region, and;
- financial help for organizations like the Cooperative Extension Service, the Soil & Water Conservation District, the Southern Maine Emergency Medical Services, the Portland Public Library, as well as the Cumberland County Civic Center;

THEREFORE, we, the Cumberland County Board of Commissioners, do hereby recognize the week of April 6 - 12 as National County Government Week, with a special emphasis on protecting our children;

FURTHER, we, the Cumberland County Board of Commissioners, wish to express our sincere appreciation to the more than 350 County employees who through their different roles and responsibilities provide an important contribution to our communities and the region.

The signatures of the Commissioners have been added to the bottom of the proclamation.

Acting Chairperson Feeney asked that a Motion be made in order for this proclamation to be officially part of the record, so moved. Commissioner Shaughnessy seconded the Motion. All voted unanimously.

Acting Chairperson Feeney indicated Agenda Item 08 – 056 will be moved to the end of the meeting when both parties are in attendance for their presentation. He asked for the next Agenda Item.

08 – 057 Approval, Cumberland Emergency Management Agency – HVAC Installation & Upgrades

Acting Chairperson Feeney indicated the County Manager concurs with the recommendation and asked Acting County Manager Whitten for comments. He indicated this is a continuation of improving the work environment of the Emergency Management Agency (EMA), also known as the “Bunker”. The “Bunker” was originally built in the 1950’s as an air raid shelter and is now the office of the EMA. Facilities Manager Bruce Tarbox has been in the process of bringing the “Bunker” up to date with the latest systems and has done a good job. .He concurs with the recommendation and asked Facilities Manager Bruce Tarbox to present the item.

Manager Tarbox reported he needs to install and upgrade the HVAC system at the Emergency Operations Center. The work to be completed is based upon finances secured in the CIP to provide better air circulation and temperature. The total cost of the HVAC work is determined by this balance of money, after other projects such as fire alarms, carpets, painting, etc. has been completed. To provide adequate temperature control and air quality in the Emergency Operations Center, this is a multi-phase approach to the upgrade of the current

HVAC system with a considerable improvement. Future CIP's will automate energy control systems.

There were four bidders: Portland Air Conditioning @ \$19,411; Mechanical Services, Inc. @ \$15,804; New England Electric/C&R Caron, Co. @ \$13,255; and W. H. Demmons, Inc. @ \$12,030. He is recommending W.H. Demmons, Inc. in the amount of \$12,030. They met all specifications and have done work for us in the past. He has allocated \$20,000 in CIP Account number 71-701-7010 to cover the cost of this project. A discussion followed.

Commissioner Shaughnessy made a Motion that the Commissioners accept the recommendation to use W.H. Demmons, Inc. in the amount of \$12,030 out of the CIP account 71-701-7010 for the cost of this project to install an upgrade to the HVAC system at the Emergency Operations Center. Acting Chairperson Feeney seconded the Motion. All voted unanimously.

08 – 058 Approval, Regional Forensic Lab Interlocal Agreement

Acting Chairperson Feeney indicated the County Manager concurs and we have been working with the Metro Coalition from various municipalities of Portland, South Portland, Scarborough, Westbrook, Falmouth, Cape Elizabeth, Yarmouth, Windham and the County of Cumberland. It will be to the advantage of all parties and the State of Maine to provide a regional crime lab which will result in a more effective use of the State Police Crime Lab resources. It will also be to the advantage of these towns and the State of Maine to provide a regional crime lab in the City of Portland, at a convenient location at 109 Middle Street on the third floor of the Portland Public Safety Building. These services will improve its law enforcement services for the public and to relieve and supplement the State Police Crime Lab. A workshop has been held to discuss this with the Greater Portland Council of Government and it has the recommendation of the County Manager. A discussion followed.

Acting Chairperson Feeney asked for a Motion.

Commissioner Shaughnessy made a Motion that the Commissioners approve the signing of the Interlocal Agreement which will be signed when the final document's signature page is received and in accordance with the approximate cost of \$30,000 to \$32,000 in the first year. Acting Chairperson Feeney seconded the Motion. All voted unanimously.

08 – 047 Approval, Cumberland County Sheriff's Office – Harpswell Law Enforcement Services Contract for Marine Patrol – Vote to Remove the Postponement

Acting Chairperson Feeney asked that this agenda item be voted on to remove from postponement.

Commissioner Shaughnessy made a Motion to remove the agenda item from postponement and Acting Chairperson Feeney seconded the Motion. All voted unanimously.

Acting Chairperson Feeney indicated the County Manager concurs with the recommendation and asked Captain Jeff Davis to present the item. Captain Davis indicated this is an annual contract due for renewal as of April 1, 2008. The terms of this contract were approved at this year's Harpswell Town Meeting and represent the needs of the town of marine patrol. Capital improvements included in this contract are a replacement 4X4 vehicle, mobile radio, rifle and replacement computer. The total contract payable to Cumberland County is \$209,773.67 for the time period of April 1, 2008 through March 31, 2009. A discussion followed.

Commissioner Shaughnessy made a Motion that the Commissioners approve the Harpswell Marine Patrol Agreement for the period of April 1, 2008 through March 31, 2009 and authorize the Acting Chairperson to sign the same in the amount of \$209,773.67. Commissioner Feeney seconded the Motion. All voted unanimously.

08 – 059 Approval, Cumberland County Sheriff's Office Purchase of the 2008 Harpswell Marine Patrol Truck 4 X 4.

Acting Chairperson Feeney indicated the County Manager concurs with the recommendation and asked Captain Davis to present the item.

Captain Davis reported the Town of Harpswell approved the purchase of a Marine Patrol 4 X 4 vehicle to replace one of the two currently in service. We currently are in a 5-year rotation cycle and one of the two Marine Patrol Trucks are due to be replaced. The old vehicle will be decommissioned (stripped and de-lettered) and turned back over to the Town. An RFP was placed by the purchase officer for the County with a deadline of April 4th. Only one bid was received by the Quirk dealership for a 4 wheel drive, ½ ton 4-door pick-up truck with a short bed, for \$26,384.00. The contract budget reflects \$30,500 which will cover the purchase of the truck and the cost of replacing the needed emergency equipment and the set-up from account #21-216-00-7345. A discussion followed.

Commissioner Shaughnessy made a Motion that the Commissioners award the bid to Quirk for \$26,384 from account #21-216-00-7345 for the purchase of a 4 wheel drive, ½ ton pick up truck with a short bed. Acting Chairperson Feeney seconded the Motion. All voted unanimously.

08 – 060 Approval, Cumberland County Sheriff's Office – OUI Enforcement Grant Application (Bureau of Highway Safety)

Acting Chairperson Feeney indicated the County Manager concurs with the recommendation and asked Captain Davis to present the item.

Captain Davis reported the Cumberland County Sheriff's Office has received notice from the Bureau of Highway Safety announcing that there are funds available for OUI enforcement during the summer of 2008. The Bureau of Highway Safety is offering up to \$5,000 to law enforcement agencies throughout Maine to identify and arrest impaired drivers. The funding will allow the Cumberland County Sheriff's Office to conduct approximately 10 enforcement details consisting of sobriety checkpoints and directed patrol initiatives between April 2008 and September 2008. As a result, the Sheriff's Office would like to apply for this grant funding in

order to continue our efforts in trying to make the roadways of Cumberland County safer. There is no fiscal impact or matching funds required for this grant. A discussion followed.

Commissioner Shaughnessy made a Motion that the Commissioners accept to apply for funding under this grant program \$5,000 to identify and arrest impaired drivers. Acting Chairperson Feeney seconded the Motion. All voted unanimously.

08 – 061 Approval, Cumberland County Sheriff’s Office – Seatbelt Enforcement (Bureau of Highway Safety)

Acting Chairperson Feeney indicated the County Manager concurs with the recommendation and asked Captain Davis to present the item.

Captain Davis indicated the Cumberland County Sheriff’s Office has received notice from the Bureau of Highway Safety announcing that there are funds available for seatbelt enforcement during the summer of 2008. The Bureau of Highway Safety is offering up to \$2,000 to law enforcement agencies throughout Maine to enforce Maine’s new seatbelt law. The funding will allow the Cumberland County Sheriff’s Office to conduct approximately 6 enforcement details consisting of safety checkpoints and directed patrol initiatives between April 2008 and September 2008. As a result, the Sheriff’s Office would like to apply for this grant funding in order to continue our efforts in trying to make the roadways of Cumberland County safer. There is no financial impact or matching funds required for this grant. A discussion followed.

Commissioner Shaughnessy made a Motion that the Commissioners accept to apply for funding under this grant program to allow the Sheriff’s office to receive the funding to conduct the seatbelt and enforcement details in the amount of \$2,000. Acting Chairperson Feeney seconded the Motion. All voted unanimously.

Brief Recess Until 6:00 PM – Waiting for the presenters of Agenda Item 08 – 056 Approval, Proclamation “A Day of Remembrance for the Forgotten Heroes of the Cold War”, May 1, 2008 Presentation.

and

Public Hearing: Cumberland County, Community Development Block Grant (CDBG) 2008 Annual Action Plan.

Meeting Reopened at 6:00 PM

Acting Chairperson Feeney asked for the next agenda item.

08 – 056 Approval, Proclamation “A Day of Remembrance for the Forgotten Heroes of the Cold War”, May 1, 2008 Presentation.

Acting Chairperson Feeney indicated this proclamation will be read throughout the State on May 1, 2008. He asked Mr. Jerald Terwilliger and Al Lepine to present the proclamation.

Mr. Terwilliger, National Treasurer of the American Cold War Veterans Association located in South Portland reported they are a Veterans Service Organization dedicated to preserving memories of the Cold War, educating the public about the reasons for the Cold War so that it does not happen again and reaching out to all veterans to offer any assistance they can offer to them. He indicated one of their goals is to have Congress declare May 1st as a National Day of Remembrance For the Forgotten Heroes of the Cold War and is asking Congress to authorize and direct the Department of Defense to issue a Cold War medal. Mr. Al Lepine, a 24 year Army retiree just recently joined the association. He stated he was very surprised that the majority of veterans of the Cold War have not been recognized. They are starting at the local level asking the towns to agree to share the proclamation that is stated below:

Commissioner Shaughnessy read the Proclamation into the Minutes.

**"A Day of Remembrance for the Forgotten Heroes of the Cold War."
May 1, 2008**

WHEREAS, the Cold War was a long and arduous struggle for freedom between the forces of democratic nations, led by the United States, and the tyranny and brutality of the Union of the Soviet bloc; and

WHEREAS, the Cold War began after World War II with a new threat to world security posed by the Soviet bloc which lasted until Dec. 1991; and

WHEREAS, The Cold War was marked by periodic confrontations between the West and the East, including international crises such as the Berlin Airlift in 1948. The Korean War, 1950-1953, the Cuban Missile Crisis of 1962, and the Vietnam War, 1960-1975; and

WHEREAS, FOREIGN policy for US Presidents from Harry S. Truman to George H. W. Bush was dominated by the constant struggle against the communist foe, in what became the longest undeclared war in the United States' history; and

WHEREAS, many lives were lost in missions so secret the losses were reported as training accidents and families did not learn the truth for many years, with some personnel still listed as missing in action and unaccounted for; and

WHEREAS, standing side by side with our devoted Armed forces were many agencies that contributed to our proud victory, including our own defense contractors at Bath Iron Works, Portsmouth Naval Shipyard, Naval Air Station Brunswick, and other sites around the state; and

WHEREAS, due to the collaborative efforts with our allies, the demise of communism began with the fall of the Berlin Wall in November, 1989, and culminated with the collapse of the Soviet Union in December, 1991; and

WHEREAS, the County of Cumberland, in the State of Maine thanks all who contributed to the West's victory over Communism, and salutes all who represented our nation, especially those who paid the ultimate sacrifice, in the eventual victory that ended imminent threat of nuclear war;

Therefore, we, the Board of Commissioners of Cumberland County of the State of Maine, do hereby proclaim May 1, 2008, and every year thereafter,

A DAY OF REMEMBRANCE FOR THE FORGOTTEN HEROES OF THE COLD WAR

Acting Chairperson Feeney thanked Mr. Terwilliger and Mr. Lepine for bringing this to the attention of the Commissioners and for serving our country.

Public Hearing: Cumberland County, Community Development Block Grant (CDBG) 2008 Annual Action Plan

Acting Chairperson Feeney asked Aaron Shapiro, Director of the Community Development Block Grant, to present the 2008 Annual Action Plan.

Director Shapiro reported this is one of two public hearings for the 2008 Annual Action Plan for our Community Development Block Grant Program, our HUD funds we receive every year. There will be a second Public Hearing on April 28th at the Commissioners meeting. The official 30 day public comments period closes May 4, 2008 and at the Commissioners meeting on May 12th, the Commissioners will take the final vote and action on the submittal of the Annual Action Plan to HUD.

Director Shapiro presented the following Action Plan.

Federal Fiscal Year 2008 Annual Action Plan

Introduction

The Community Development Block Grant (CDBG) program will enable Cumberland County to channel \$1.2 million into public facilities and improvements, housing, and social services to benefit low and moderate-income communities and residents.

In 2008 Cumberland County plans to expend 42% for Public Improvements/Infrastructure; 20% for Housing Activities; 13% for Social/Public Services; 7% for Downtown Improvements; 2% for Planning Activities; and 16% for Program Administration.

Federal Funding Program	2008 Anticipated Allocation
Fiscal Year 2008 CDBG Funds	\$1,458,560

Funding for this program is provided through the U.S. Department of Housing and Urban Development (HUD). Cumberland County has completed a five-year Consolidated Plan governing the use of federal funds for 2007-2011. HUD also requires Cumberland County to prepare an "Annual Action Plan" to describe how federal funds will be expended each year to accomplish the goals stated in the Consolidated Plan.

The purpose of Cumberland County's 2008 Annual Action Plan is to clearly present projects, programs and initiatives intended to be funded during FFY'08 to accomplish

goals identified in the Consolidated Plan. The County Commissioners welcome and encourage public comment on the 2008 Annual Action Plan

The Cumberland County Entitlement Jurisdiction (CCEJ) for the 2008 Annual Action Plan includes the Towns of Baldwin, Bridgton, Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, Harpswell, Harrison, Long Island, Naples, New Gloucester, North Yarmouth, Pownal, Raymond, Scarborough, Sebago, Standish, Windham, Yarmouth and the City of South Portland.

Total Funds - \$1,458,560

County Program Administration - \$134,032

\$116,217 for 2nd year admin; \$17,801 for reimbursement of ¼, pre-award development costs

County Program Grants - \$621,000

Regional Projects	\$350,000
Community Projects	\$271,000

Funding by project type:

Housing Rehabilitation	\$260,000
Public Improvements	\$125,000
Downtown Revitalization	\$106,000
Social Service	\$115,000
Planning	\$ 15,000

Project & Funding Recommendations

Freeport Housing Rehabilitation/Replacement Program \$40,000

This project would continue work begun in 2007 to rehabilitate and replace aged, sub-standard mobile homes, most at a mobile home park owned by the Freeport Housing Trust. It is anticipated that four projects will be completed.

Regional Housing Rehabilitation – PROP \$180,000

This would continue the Regional Housing Rehabilitation program PROP currently operates. It is projected that between 12 and 15 homes would be improved. Level funded from 2007.

Regional Homeless Services – PROP/Preble Street \$115,000

This grant would continue the case management services program for homeless persons and those on the brink of homelessness. The program serves residents within

and from the 23 communities of the Cumberland County community development program. Increase of \$9,000 from 2007 funding level.

Regional Housing Planning – GPCOG \$15,000

The proposed planning study would develop an affordable housing strategy for the region.

Steep Falls Library Renovations – Standish \$31,000

Critical improvements to the historic Steep Falls Library will include repairing the slate roof, electrical upgrades, repair to the front granite stairs and reconstruction of two chimneys.

Community Center – Naples \$50,000

Essential renovations and improvements to the historic Grange Hall in Naples Village, now owned by the Town will include: installation of sprinkler system, handicap access ramp, foundation repairs, new heating system, new fire-proof doors, water filtration system, and kitchen upgrades. Without these improvements the facility will continue to remain unusable.

Food Pantry Building – Gorham \$44,000

This project will establish a permanent home for the Gorham Ecumenical Food Pantry. The Town is providing the building, a 24'X60" portable classroom type structure. Grant funds will pay for building renovations, slab foundation and electrical & plumbing hook-ups.

Regional Handicap Access Ramp Program – Alpha I \$40,000

The program will provide ramps for handicap adults to facilitate access to their homes. A similar program is currently operated by Alpha I with funds provided by the State CDBG program, but that program is not available to residents participating in Cumberland County's community development program. The City of Portland will also be funding a similar activity.

Downtown Revitalization – Gray \$106,000

This is a multi-faceted program to inaugurate a comprehensive downtown revitalization effort in Gray. The project includes building façade improvements, new sidewalks, streetlights and development of a small park. The MOC recommends the project receive between \$85,000 and \$135,000 depending on the availability of funds. The community applied for \$150,000.

III. Bridgton & South Portland Programs

The programs and activities conducted in the two set-aside communities of Bridgton and South Portland are integral components of the Cumberland County Community Development program. While not participants in the application competition, their projects, activities, funds, planning, administration and regulatory compliance are all part of the County's program.

Town of Bridgton \$218,336

Wayside Sewer Leach Field Reconstruction \$192,468

The reconstruction and expansion of the Wayside Sewer Leach Field is a critical component of Bridgton's ongoing Downtown Revitalization initiative. The septic field has deteriorated extensively and must be reconstructed to retain sanitary sewer service in the downtown neighborhood. The Wayside Field serves the low/moderate income downtown community development target area. This is Phase I of a multi-year plan to improve sanitary sewer service in Bridgton's Downtown. No construction occurred during 2007. With two years of funds now saved for the project, construction will begin this summer.

Program Administration \$25,868

Building and sustaining administrative capacity in Bridgton is an important component of their long-term Downtown Revitalization and Community Development program.

City of South Portland \$485,192

The City of South Portland and its new Community Development Director Erik Carson continue to operate their CDBG program, much as they did prior to relinquishing HUD Entitlement status. Coordination between South Portland and the County, particularly on administrative matters occurs on a regular and on-going basis.

Housing Programs \$36,597

The City operates a housing rehabilitation program projecting to complete 3 projects this year.

Public Facilities/Infrastructure \$299,100

South Portland will complete 10 facilities/infrastructure projects including: Ferry Village sidewalks; Waterman Drive improvements; Mill Creek crosswalks, Mill Creek gazebo, Knightville bus shelter, City Hall accessibility improvements.

Public Services \$72,719

Funds will be provided to five programs funded in 2007 – recreation scholarships; Boys & Girls Club; Center for Therapeutic Recreation; English as a second language (ESL) program and; fuel assistance. Three new programs are added this year – bus passes; home energy efficiency and PROP's Senior Companion program.

Program Administration \$61,776

The funds pay salaries, benefits and basic office supplies, phone and technology required for the activities of South Portland's Community Development Office.

Planning \$15,000

The City will conduct two planning studies, one for the Redbank neighborhood and one for Mill Creek Park.

Acting Chairperson Feeney asked if there were any comments from the public. Director Shapiro asked Kaki Dimock, Vice President of Community Initiatives at PROP to present comments. The CDBG program provided \$109,000 in funds this year and next year they will receive \$115,000. She expressed gratitude for the funding. The structure of this project is in collaboration with Preble Streets' incredible history and expertise in working with the homeless population and to connect with PROP's expertise and history in working in the County is a fantastic advantage. A discussion followed.

The following public comments were heard:

Brad Strauss of Alpha I, which is the Center of Independent Living for people with disabilities, spoke. He expressed his gratitude for the opportunity to bring this program to Cumberland County which has been around for 25 years. He introduced a new type of ramp system that can be installed and removed easily if the person should move. This ramp system provides instant mobility to disabled people to enter and exit their homes. A discussion followed.

Deborah Cabana, Town Manager of the Town of Gray, accompanied by Tracy Sheckel, Town Councilor and Council Liaison to the Community Economic Development Committee, and Jeanne Adams, who is the former Chairperson of the Village Master Plan Advisory Committee of the Town of Gray. She expressed gratitude that Gray has been chosen to be a recipient of the CDBG program. Tracy Sheckel expressed her pleasure towards Cumberland County for making it possible to make improvements to the downtown of Gray. A discussion followed.

Roger Bondeson, Vice President of Housing for PROP, expressed his gratitude on behalf of their clients who have received assistance from the CDBG program and look forward to working further with Cumberland County.

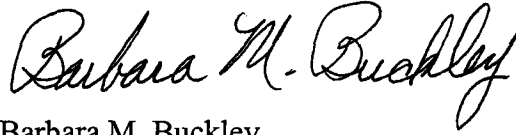
Acting Chairperson Feeney indicated last year he was so glad he attended a day long workshop in South Portland regarding economic development and the revitalization of downtowns. He came away from the meeting with a better understanding of what programs like the CDBG program can do for revitalization.

Commissioner Shaughnessy remarked from her experiences with revitalizing downtowns it really recreates the heart of the town.

Acting County Manager Whitten expressed kudos to County Manager Peter Crichton for getting this program started and for Aaron Shapiro and Elizabeth Trice, Special Grants and Projects Coordinator's creative abilities in making this a success.

There being no further business Commissioner Shaughnessy made a MOTION to adjourn the meeting at 6:45 PM. Acting Chairperson Feeney seconded the MOTION. All voted unanimously.

ATTEST:



Barbara M. Buckley
Deputy Clerk

The next regular Commissioners meeting will be held at 5:30 PM on Monday, April 28, 2008 at the Cumberland County Courthouse in the Peter J. Feeney Conference Room.