SPECIMEN BALLOT
MUNICIPAL REFERENDUM ELECTION
TOWN OF HARPSWELL, MAINE
TUESDAY, JUNE 8, 2021

Instructions to Voters

- TO VOTE, completely fill in the oval to the left of your choice like this: ●
- To have your vote count, do not erase or cross out your choice.
- If you make a mistake, ask for a new ballot.

○ Yes
○ No

Art. 2 - Referendum Question

To see if the Town will vote to raise and appropriate the sum of $4,723,103 for:
(1) General Government (Selectmen and Elected Officials, General Administration including Legal and Risk Management, Memberships, Assessing Office, Tax Collector's Office, Town Clerk's Office, Treasurer's Office, Code Enforcement Office, Planning Office, Employee Benefits, Board & Committees, Cemeteries, Facilities, Vehicles, Properties and Mitchell Field Operations);
(2) Public Works (Recycling Center and Transfer Station, Road Maintenance including Snow Removal);
(3) Protection & Safety (Law Enforcement, Marine Patrol, Municipal Firefighters, Emergency Management, Fire & Rescue Companies, Animal Control including Midcoast Humane, Harbor Management and Marine Administration, Street Lighting);
(4) Health & Welfare (General Assistance, Health & Welfare Agencies);
(5) Cultural & Recreational (Recreation Department and Programs, Libraries including Curtis Memorial, Harpswell Community Television, Historical Societies and Other Entities); AND
(6) Special Projects (Equipment Warranty and Property Tax Assistance).
($4,603,618 approved in 2020, including $150,834 for Curtis Memorial Library)

Recommended by Selectmen

○ Yes
○ No

Art. 3 - Referendum Question

To see if the Town will vote to raise and appropriate the sum of $310,000 for short- and long- term principal and interest payments. ($365,000 approved in 2020)

Recommended by Selectmen

○ Yes
○ No

Art. 4 - Referendum Question

To see if the Town will vote to raise and appropriate the sum of $260,000 for the purchase of emergency services vehicles, as determined by the Board of Selectmen, such vehicles to be owned by the Town, and leased to the local Fire Departments that have an Emergency Services Agreement with the Town on such lease terms and conditions as the Board of Selectmen deems to be in the best interests of the Town, with such funds to be held in the Emergency Vehicles Capital Account (an interest-bearing dedicated reserve account) until vehicle purchase. ($262,648 currently in reserve)

Note: This appropriation and current reserve funds are expected to fund an emergency vehicle for use primarily by the Orr's-Bailey Fire Department.

Recommended by Selectmen

○ Yes
○ No

Art. 5 - Referendum Question

To see if the Town will vote to authorize the issuance of up to $650,000 in general obligation bonds or notes for the capital improvement of roads, including, without limitation, drainage improvements, utility relocations, engineering, survey and other related costs, all as determined to be appropriate by the Board of Selectmen, with the dates, maturities, denominations, interest rate(s) and other details of the bonds or notes to be determined by the Board of Selectmen.

Recommended by Selectmen

Financial Statement for Referendum Article 5 – Town of Harpswell:

The issuance of bonds by the Town of Harpswell (the "Town") is one of the ways in which the Town borrows money for certain purposes. The following is a summary of the bonded indebtedness of the Town as of the date of this Town Meeting:

Total estimated debt service of the bond issue is $689,696 of which principal is $650,000 and estimated variable interest rate from 0.55% to 1.52% over 10 years is $39,696.

Bonds Now Outstanding and Unpaid	$ 4,570,000
Interest to be Repaid on Outstanding Bonds	$ 1,097,394
Total to be Repaid on Bonds Issued	$ 5,667,394
Additional Bonds Authorized But Not Yet Issued	$ 350,000
Potential New Interest on Bonds Not Yet Issued	$ 22,820
Total bonds authorized but not yet issued and estimated interest	$ 372,820
Additional Bonds to be Issued if Approved by Voters:	$ 650,000
Estimate of Potential New Interest on Such Additional Bonds	$ 39,696
Total Cost of Principal and Estimated Interest To Be Paid if Approved by Voters	$ 689,696

When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued, and the total cost of principal and interest to be paid at maturity.

TURN BALLOT OVER TO CONTINUE VOTING

○ Yes **Art. 6 - Referendum Question**

○ No

To see if the Town will vote to raise and appropriate the sum of $345,000 for the following capital reserve accounts: $100,000 for Vehicles, $100,000 for Recycling Center/Transfer Station, $65,000 for Emergency Services Equipment, $50,000 for Capital Roads, $20,000 for Office Equipment, and $10,000 for Dry Hydrant.

Recommended by Selectmen

○ Yes **Art. 7 - Referendum Question**

○ No

To see if the Town will vote to (1) raise and appropriate the sum of $50,000 for the Mitchell Field Capital Reserve Account, which reserve funds may be used as the Town's share to match grants for waterfront improvements at Mitchell Field; (2) authorize the Board of Selectmen to accept a SHIP (Small Harbor Improvement Program) grant from the Maine Department of Transportation for the planning and construction of a combined boat launch/float project at Mitchell Field; and (3) authorize the Board of Selectmen to expend up to $309,923 from the Mitchell Field Capital Reserve Account as matching funds for this project.

Note: This is the final $50,000 appropriation of three for a boat launch, which when combined with the other funds in the Mitchell Field Capital Reserve Account brings the total available funds in the reserve to $309,923. The SHIP Grant is a dollar-for-dollar match which would cover a total project cost of $619,846.

Recommended by Selectmen

○ Yes **Art. 8 - Referendum Question**

○ No

To see if the Town will vote to authorize the Board of Selectmen to (1) transfer the $35,000 Capital Contribution to be received from Blue Sky Towers III, LLC, pursuant to a lease agreement dated October 8, 2020, to the Mitchell Field Capital Reserve Account and (2) expend those funds from the Mitchell Field Capital Reserve Account for planning and/or undertaking capital improvements, including use as matching grant funds, at Mitchell Field as determined by the Board of Selectmen.

Recommended by Selectmen

○ Yes **Art. 9 - Referendum Question**

○ No

To see if the Town will vote to appropriate a not to exceed sum of $100,000 from the Town's unassigned fund balance for purchase and implementation of LED Street Lighting.

Recommended by Selectmen

○ Yes **Art. 10 - Referendum Question**

○ No

Shall an Ordinance entitled "2021 Amendments to the Shoreland Zoning Ordinance, the Basic Land Use Ordinance and the Definitions Addendum" primarily for compliance with State of Maine shoreland zoning regulations be enacted?

[The proposed ordinance is available for review and inspection at the Town Clerk's Office, online at harpswell.maine.gov and will also be available at the polling place.]

Recommended by Selectmen

○ Yes **Art. 11 - Referendum Question**

○ No

Shall an Ordinance entitled "2021 Amendments to the Subdivision Ordinance and to the Site Plan Review Ordinance" dealing with the review of proposals for Multifamily Residential Uses be enacted?

Recommended by Selectmen

Proposed additions to the ordinance are underlined; proposed deletions are ~~struck out~~.

1. Amend subsections 2.3 in Section 2. Authority and Administration of the Subdivision Ordinance to read:

•••

2.3. If, after review of the Town's Site Plan Review Ordinance pursuant to 30-A M.R.S.A. § 4402(6) ~~1(4)(G),~~ as it may be amended from time to time, the Planning Board determines that the Town's Site Plan Review Ordinance provides for a review and approval process for the division of a new or existing structure into three (3) or more dwelling units whether the division is accomplished by sale, lease, development or otherwise ~~of multi unit dwellings~~ and their accessory structures that is at least as stringent as that provided by ~~the Town's~~ this Subdivision Ordinance, then the Planning Board shall review applications for approval of multi-unit residential uses ~~dwellings~~ and their accessory structures under the Town's Site Plan Review Ordinance.

•••

2. Amend subsection 3.1.8) in Section 3. Applicability of the Site Plan Review Ordinance to read:

•••

8) If the Planning Board determines pursuant to 30-A M.R.S.A. §4402(6)~~4401(4)(G)~~, as it may be amended from time to time, that this Site Plan Review Ordinance provides for a review and approval process that is at least as stringent as that provided by the Subdivision Ordinance, then the Planning Board shall review applications for approval of multi-unit residential uses and their accessory structures under this Ordinance. ~~it shall review multi unit dwellings and their accessory 5 structures under this Ordinance, then the~~ This Ordinance applies to the following activities whether the creation of the dwelling units is accomplished by sale, lease, development or otherwise:

a) The construction of a residential structure containing three (3) or more dwelling units (a multi-unit residential use ~~dwelling~~).
b) The modification or expansion of an existing residential structure that increases the number of dwelling units in the structure by three (3) or more in any five (5) year period.
c) The conversion of an existing nonresidential structure, in whole or in part, into three (3) or more dwelling units within a five (5) year period.

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CONTINUE VOTING ON PAGE 2

SPECIMEN BALLOT
MUNICIPAL REFERENDUM ELECTION
TOWN OF HARPSWELL, MAINE
TUESDAY, JUNE 8, 2021

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○ Yes
○ No

Art. 12 - Referendum Question

Shall an Ordinance entitled "2021 Amendments to the Subdivision Ordinance" relative to the inspection of subdivison improvements be enacted?

Recommended by Selectmen

Proposed additions to the ordinance are underlined; proposed deletions are ~~struck out~~.

●●●

Section 8. Submission of Documents and Review Schedule

8.11. Inspection of Subdivision Improvements

The following provisions shall apply to any subdivision that includes as part of the approved subdivision plan the construction of capital improvements including but not limited to roads, drainage facilities, common areas, and similar facilities.

8.11.1 Pre-Construction Notice - At least ten (10) working days prior to the start of construction or any improvements the subdivider or his/her contractor, engineer or other agent shall notify the Code Enforcement Office in writing of the planned start of construction.

8.11.2 Inspection of Construction - Prior to the start of construction the Code Enforcement Officer shall determine whether inspection of the improvements will be the responsibility of the Code Enforcement Officers or whether the Town will need to retain outside assistance in conducting the inspections of the facilities.

8.11.3 Outside Inspection Services - If the Code Enforcement Officer determines that outside assistance is needed to provide for the inspection of the improvements, the subdivider shall deposit an amount equal to two (2) percent of the estimated costs of the improvements to pay for the costs of the inspections. The funds shall be held in a separate account and shall be used only for the purpose of inspecting the improvements. If there are any unexpended funds in the account at the satisfactory closeout of all construction activitiy, the remaining balance shall be returned to the subdivider. If the inspection fund is drawn down by more than ninety (90) percent and the Code Enforcement Officer determines there is a need for further inspection services, the subdivider shall deposit an addition one (1) percent of the estimated construction costs in the account. Once the initial deposit is made, the Code Enforcement Officer shall arrange for appropriate inspection services from a qualified individual.

8.11.4 Inspections - The Code Enforcement Officer or outside inspector shall conduct periodic inspections of the improvements. If the inspecting official finds that any of the improvements are not being or have not been constructed in accordance with the approved plans, conditions of approval, and/or the Town's ordinances the inspector or Code Enforcement Officer shall prepare a written report documenting the deficiencies. The report shall be provided to the subdivider and his/her engineer and/or contractor and to the chair of the Planning Board. The Code Enforcement Officer shall take any necessary steps to ensure compliance with the approved plans. If the subdivider fails to correct the deficiciencies the Code Enforcement Officer shall refer the matter to the Board of Selectmen for enforcement action.

Re-numbering existing subsections 8.11, 8.12, and 8.13 as subsections 8.12, 8.13, and 8.14

●●●

○ Yes
○ No

Art. 13 - Referendum Question

Shall an Ordinance entitled "2021 Amendments to the Harbor & Waterfront Ordinance" to remove Army Corps permitting requirement for guest and service moorings be enacted?

Recommended by Selectmen

Proposed additions to the ordinance are underlined; proposed deletions are ~~struck out~~.

●●●

4.9 Guest Mooring

A temporary mooring that may be permitted yearly in a non-congested area, as determined by the Harbormaster, to a Resident or Non Resident Taxpayer shorefront property owner, solely for use by that permit holder's guests on a non-rental basis. The mooring shall not be occupied by the same vessel for more than seven days.

~~(Army Corps of Engineers permit required)~~

●●●

4.21 Service Mooring

Any mooring owned by a commercial entity used in the daily operations of that business that is not intended for rental purposes.

~~Army Corps of Engineers permit required~~)

●●●

5.1.2 Requirements for New and Renewal Mooring Registration

In cases where a permit from ACOE has been acquired, the mooring may be registered as a Rental, ~~Service, Guest~~ or Float Mooring with approval from the Harbormaster.

●●●

5.2.8 Guest Moorings

Guest moorings shall be registered with the Town and ~~be permitted by the Army Corp of Engineers. Guest moorings~~ shall only be used for their permitted purposes.

●●●

TURN BALLOT OVER TO CONTINUE VOTING

○ Yes
○ No

Art. 14 - Referendum Question

To see if the Town will vote to authorize the Board of Selectmen to carry over, and assign fund balance accordingly, to the 2022 fiscal year any appropriated but unexpended funds at 2021 fiscal year end, provided that the funds are used for the same purpose as originally appropriated.

Recommended by Selectmen

○ Yes
○ No

Art. 15 - Referendum Question

To see if the Town will vote to (1) fix the date of September 15, 2021 as the date when first one-half of taxes shall be due and payable, with interest on the first installment to start after that date, and the date of December 15, 2021 as the date when the second one-half of taxes are due and payable, with interest on the second installment to start after that date, and to see if the Town will vote to charge a 3% rate of interest on unpaid taxes; (2) authorize the Tax Collector to accept prepayment of taxes not yet committed, as a service to our taxpayers with any excess prepaid over the amount finally committed shall be repaid without interest; and (3) to set the interest rate to be paid by the Town on abated taxes at 3% for the period of assessment and to authorize such interest paid or abatements granted to be appropriated from overlay funds or, if necessary, from unassigned fund balance.

Recommended by Selectmen

○ Yes
○ No

Art. 16 - Referendum Question

To see if the Town will vote to authorize and direct the Board of Selectmen, at its discretion, to sell by sealed bid or public auction and to convey by quit-claim deed any real estate acquired from tax sources by the Town, or to convey the property to the prior owner upon payment in full of all taxes, interest and charges incurred by the Town, except that the Board of Selectmen shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s). The Board of Selectmen reserves the right to reject any and all bids.

Recommended by Selectmen

○ Yes
○ No

Art. 17 - Referendum Question

To see if the Town will vote to authorize the Board of Selectmen to apply for State, federal (including Community Development Block Grants) and other grants on the Town's behalf for purposes deemed by the Selectmen to be in the best interests of the Town; to accept such grants, including, when necessary, signing contract and related documents and accepting conditions of approval; and to expend such grant funds for any purpose for which the Town has appropriated funds.

Recommended by Selectmen

○ Yes
○ No

Art. 18 - Referendum Question

To see if the Town will vote to authorize the Board of Selectmen to spend an amount not to exceed the 2021 budget in 2022 until such time as the 2022 budget is adopted by the 2022 Annual Town Meeting.

Recommended by Selectmen

○ Yes
○ No

Art. 19 - Referendum Question

To see if the Town will vote to authorize the Board of Selectmen to sell by public bid or other competitive process any and all personal property deemed excess by the Board of Selectmen pursuant to such restrictions as the Board of Selectmen may impose.

Recommended by Selectmen

○ Yes
○ No

Art. 20 - Referendum Question

To see if the Town will vote to authorize the Board of Selectmen to appropriate amounts not to exceed $130,000 from Municipal Revenue Sharing, $2,011,500 from non-property tax revenue sources, $500,000 of unassigned fund balance and the homestead exemption and BETE reimbursement, estimated to be $169,000 to reduce the tax commitment.

Recommended by Selectmen

YOU HAVE NOW COMPLETED VOTING

SPECIMEN BALLOT
MAINE SCHOOL ADMINISTRATIVE DISTRICT NO. 75
DISTRICT BUDGET REFERENDUM
TOWN OF HARPSWELL, MAINE
TUESDAY, JUNE 8, 2021

Instructions to Voters

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ARTICLE II:

Shall the Maine School Administrative District No. 75 budget for the 2021-2022 school year that was adopted at the District Budget Meeting on May 20, 2021 be approved?

○ Yes
○ No