

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – OCTOBER 3, 2018
REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Chairman Donovan called the regular meeting of the Scarborough Town Council to order at 7:12 p.m.

Item 2. Pledge of Allegiance.

Item 3. Roll Call. Roll was called by Tracy Cole, Deputy Town Clerk. Thomas J. Hall, Town Manager was also present.

Councilor Shawn A. Babine

Councilor Jean-Marie Caterina

Councilor Robert W. Rowan

Councilor Peter F. Hayes

Councilor Kathleen M. Foley

Councilor Christopher J. Caiazzo – Vice Chair

Chairman William J. Donovan

Item 4. General Public Comments.*

- Michael Doyle, Falmouth Today, spoke on issues with the Police Department
- Dave Merrill of Jameco Mill Road, started to speak on the Downs item and at the request of Chairman Donovan, Mr. Merrill stated the he would wait for Order No. 18-070 to speak on the Downs issue.
- Ben Howard of Oakdale Drive, started to comment on the Sign Ordinance and at the request of Chairman Donovan, Mr. Howard stated that he would wait for Order No. 18-067 to speak on the sign issue.
- Chuck Bellino of Wynmoor Drive started to speak on the Downs item and at the request of Chairman Donovan, Mr. Bellino stated the he would wait for Order No. 18-070 to speak on the Downs issue.
- Susan Hamill of Bay Street, stated the Town needed to step back and see how big and fast we are growing.

Item 5. Minutes: September 19, 2018 - Regular Town Council Meeting. Motion by Councilor Babine, seconded by Councilor Caterina, to move approval of the minutes, as written of September 19, 2018, regular Town Council meeting.

Vote: 7 Yeas.

Item 6. Adjustment to the Agenda. Chairman Donovan stated they would be taking Order No. 18-070 first under New Business, as there were people in the audience who wished to comment.

Item 7. Items to be signed: a. Treasurer's Warrants. Treasurer's Warrants were signed during the meeting.

Order No. 18-066, 7:00 p.m. Public hearing and action on the renewal requests for Junkyard Permits, pursuant to Title 30-A – M.R.S.A. Chapter 183: Goldstein Steel Company Inc., located at 36 Running Hill Road; A. Gagnon or E. Perry Iron & Metal, located at Rigby Road; and Speedway Auto, located at 343 Payne Road. [Town Clerk]. Chairman Donovan asked the Deputy Town Clerk if all criteria was met. She answered yes.

Motion by Councilor Babine, seconded by Councilor Caterina, to approve the renewal request for Junkyard Permits, pursuant to Title 30-A – M.R.S.A. Chapter 183: Goldstein Steel Company Inc., located at 36 Running Hill Road; A. Gagnon or E. Perry Iron & Metal, located at Rigby Road; and Speedway Auto, located at 343 Payne Road.

Vote: 7 Yeas.

OLD BUSINESS:

Order No. 18-029. Second reading on the proposed fifth amendment to Contract Zone I – Frank R. Goodwin, E & F Limited Liability Company and Raymond C. Field [Land Rover Dealership] Located at 371 US Route One [Contract Zone Applicant]. Thomas J. Hall, Town Manager, gave a brief update on this Order. The Town Planner, Mr. Chase also commented on this Order and responded to questions from the Town Council.

The following individuals spoke on this issue:

- Larry Hartwell, Puritan Drive, stated he was at the first reading and he hoped this will be approved.

Motion by Councilor Caterina, seconded by Councilor Babine, to move approval of the proposed fifth amendment to Contract Zone I – Frank R. Goodwin, E & F Limited Liability Company and Raymond C. Field [Land Rover Dealership], located at 371 US Route One, as follows:

FIFTH AMENDMENT TO CONTRACT ZONING AGREEMENT BETWEEN THE TOWN OF SCARBOROUGH AND E & F LIMITED LIABILITY COMPANY

This Fifth Amendment to Contract Zoning Agreement (hereinafter, this “Fifth Amendment”) is made as of the __ day of _____, 2018, by and among the TOWN OF SCARBOROUGH, a body corporate and politic, located in the County of Cumberland and State of Maine (hereinafter, the “Town”), **E & F LIMITED LIABILITY COMPANY**, a Maine limited liability company having a mailing address of P.O. Box 16-0, Brunswick, Maine 04011, pursuant to the Contract Zoning Provisions of Section II, Subsection I of the Zoning Ordinance of the Town of Scarborough (hereinafter, the “Zoning Ordinance”),

WHEREAS, E & F Limited Liability Company (“E&F”), Frank R. Goodwin, and Raymond C. Field entered into a Contract Zone Agreement with the Town of Scarborough (the “Town”) dated as of July 15, 1996 (hereinafter the “Agreement”) creating Contract Zoning District Number 1 (hereinafter, the “District”), said Agreement having been recorded in the Cumberland County Registry of Deeds in Book 12620, Page 161; and,

WHEREAS, the Agreement was amended pursuant to the terms and provisions of a First Amendment to Contract Zoning Agreement between the Town and E&F dated as of the October 2, 2000 (the “First Amendment”); and,

WHEREAS, the Agreement was further amended pursuant to the terms and provisions of a Second Amendment to Contract Zoning Agreement Town and E&F dated as of July 21, 2004 (the “Second Amendment”); and,

WHEREAS, the Agreement was further amended pursuant to the terms and provisions of a Third Amendment to Contract Zoning Agreement Town and E&F dated as of June 27, 2016, and recorded in said Registry of Deeds in Book 3326, Page 222 (the “Third Amendment”); and,

WHEREAS, the Agreement was further amended pursuant to the terms and provisions of a Third Amendment to Contract Zoning Agreement Town and E&F dated as of September 15, 2017, and recorded in said Registry of Deeds in Book 34314, Page 6 (the “Fourth Amendment”); and,

WHEREAS, E&F operates an automobile dealership on the property that is subject to the Agreement, as the same has been amended, (the “Property”); and,

WHEREAS, E&F requires additional space adjacent to the Property for the parking and storage of its vehicle inventory in order to accommodate increased customer demand; and,

WHEREAS, E&F intends to purchase Lot 9 within Enterprise Business Park form Commercial Place, LLC, which Lot is located adjacent to the Property and is identified on the Tax Map U039, Lot 4709, (“EPB Lot 9”); and,

WHEREAS, EPB Lot 9 would provide E&F with an additional estimated 30 parking spaces for the storage of its vehicle inventory; and,

WHEREAS, outdoor sales and service is not a permitted use of EPB Lot 9; and,

WHEREAS, E&F has requested a rezoning of EPB Lot 9, and an amendment to the property that is encompassed by Contract Zone 1, to include EPB 9 within Contract Zone 1 and to permit the use of EPB Lot 9 in connection with the automobile dealership and to utilize EPV Lot 9 for the outdoor display, storage or parking of vehicles; and,

WHEREAS, the size, location, configuration and topography of EPB Lot 9 permit a level of buffering, landscaping and site design which will mitigate what might otherwise be adverse impacts of outdoor displays, storage and sales, because the additional property is not adjacent to U.S. Route One and will provide no parking closer to U.S. Route One than already exists; and,

WHEREAS, the Town of Scarborough, by and through its Town Council, has determined that the Amendment to the Contract Zoning Agreement would be consistent with the policies and future land use plan of par three of the Scarborough Comprehensive Plan and is permitted pursuant to the Zoning Ordinance and Maine Law and is consistent with the existing and permitted uses within the original zoning classification.

NOW THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The Town will amend the Zoning Map of the Town of Scarborough by adopting the map change shown on Schedule A attached hereto.
2. The Agreement, as amended by this Fifth Amendment and as previously amended by the First Amendment, the Second Amendment, the Third Amendment and the Fourth Amendment, remains consistent with the Comprehensive Plan and consistent and compatible with the existing and permitted uses within the existing zoning district classification.
3. Except as specifically amended herein, all terms and conditions of the Agreement shall remain in full force and effect.
4. This Fifth Amendment shall be recorded in the Cumberland County Registry of Deeds within thirty (30) days after its approval by the Scarborough Town Council.

IN WITNESS WHEREOF, the parties here to have executed this Fifth Amendment as of the date first set forth above.

WITNESS:

TOWN OF SCARBOROUGH

By: _____
Its: _____*
(*Duly authorized by vote of the
Scarborough Town Council on _____)

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

_____, 2018

Personally appeared the above named _____,
of the Town of Scarborough, and acknowledged the foregoing instrument to be his/her free act
and deed in his/her capacity and the free act and deed of said Town of Scarborough.

Before me,

Notary Public/Attorney at Law
Print Name: _____

WITNESS:

E&F Limited Liability Company

By: _____
Its: _____

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

_____, 2018

Personally appeared the above named _____,
of E&F Limited Liability Company, and acknowledged the foregoing instrument to be his/her
free act and deed in his/her capacity and the free act and deed of said Town of Scarborough.

Before me,

Notary Public/Attorney at Law
Print Name: _____

Vote: 7 Yeas.

NEW BUSINESS:

Order No. 18-070. Act on the request to schedule a public hearing for Wednesday, October 24, 2018 at 6:00 p.m. regarding the establishment of a Downtown Tax Increment Financing District, including the authorization of a Credit Enhancement Agreement for The Downs, Crossroads Holdings, LLC. [Town Manager]. Thomas J. Hall, Town Manager, gave a brief overview on this Order.

The following individuals spoke on this issue.

- Dave Merrill of Jameco Mill Road, spoke in favor of the Credit Enhancement for the Downs.
- Omar Durdag of Haystack Circle, thanked the Town Council and hoped the Council did what is best for the Town.
- Elaine Richer of Reef Lane commented on the traffic issues she thinks would incur if the Downs project passes.
- Susan Hamill of Bay Street, stated she had not seen any write-up on costs as of yet.
- Rocco Risbara, the Developer of the Downs Project, stated there was little risk to the Town.
- Cindy Kueck of Moors Point Road, stated she hoped the Town Council approves this project.
- Larry Hartwell of Puritan Drive, stated there had been no new information in 3 weeks and thought the project was a big deal.
- Richard Hayes of Martin Avenue, stated she was not against the project, but felt the timeline was going too fast.
- Maureen Gautreau of Jameco Mill Road, stated the Council needed to listen to the people and take their time.
- Paula O'Brien, Pond View Drive, stated she would like to see an independent study done.

Motion by Councilor Caterina, seconded by Councilor Foley, to move approval to schedule a public hearing for Wednesday, October 24, 2018, at 6:00 p.m. regarding the establishment of a Downtown Tax Increment Financing District, including the authorization of a Credit Enhancement Agreement for The Downs, Crossroads Holdings, LLC.

Motion by Councilor Caterina, seconded by Councilor Babine, to move approval to amend the main motion to schedule the Public Hearing for Wednesday, November 7, 2018, at 6:00 p.m.

Vote on Amendment: 4 Yeas.

3 Nays (Chairman Donovan, Councilor Rowan and Councilor Caiazzo).

Main Motion as Amended to schedule the public hearing for Wednesday, November 7, 2018 at 6:00 p.m.:

Vote: 5 Yeas.

2 Nays. (Councilor Caiazzo and Councilor Babine)

Order No. 18-067. First reading and refer to the Planning Board the proposed amendments to Chapter 405, Zoning Ordinance, Section XII. Sign Regulations, subsection J. Temporary Signs. [Ordinance Committee]. Councilor Caterina gave a brief overview on this Order.

The following individuals spoke on this issue:

- Paula O'Brien of Pond View Road, discussed issues with signs in the Town.
- Ben Howard of Oakdale Drive, stated the Council should remove certain intersections in the Sign Ordinance.

Motion by Councilor Caterina, seconded by Councilor Babine, to move approval and refer to the Planning Board the proposed amendments to Chapter 405, Zoning Ordinance, Section XII. Sign Regulations, subsection J. Temporary Signs and to schedule a public hearing upon receipt of the recommendations from the Planning Board; as follows:

AMENDMENTS TO CHAPTER 405 THE ZONING ORDINANCE

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that Chapter 405 - the Zoning Ordinance of the Town of Scarborough, Maine is amended as follows:

Amend SECTION J. TEMPORARY SIGNS, by deleting or adding the text as shown below:

J. TEMPORARY SIGNS

The following temporary signs are permitted and shall conform to standards within municipal, state or federal ordinances, statutes or regulations.

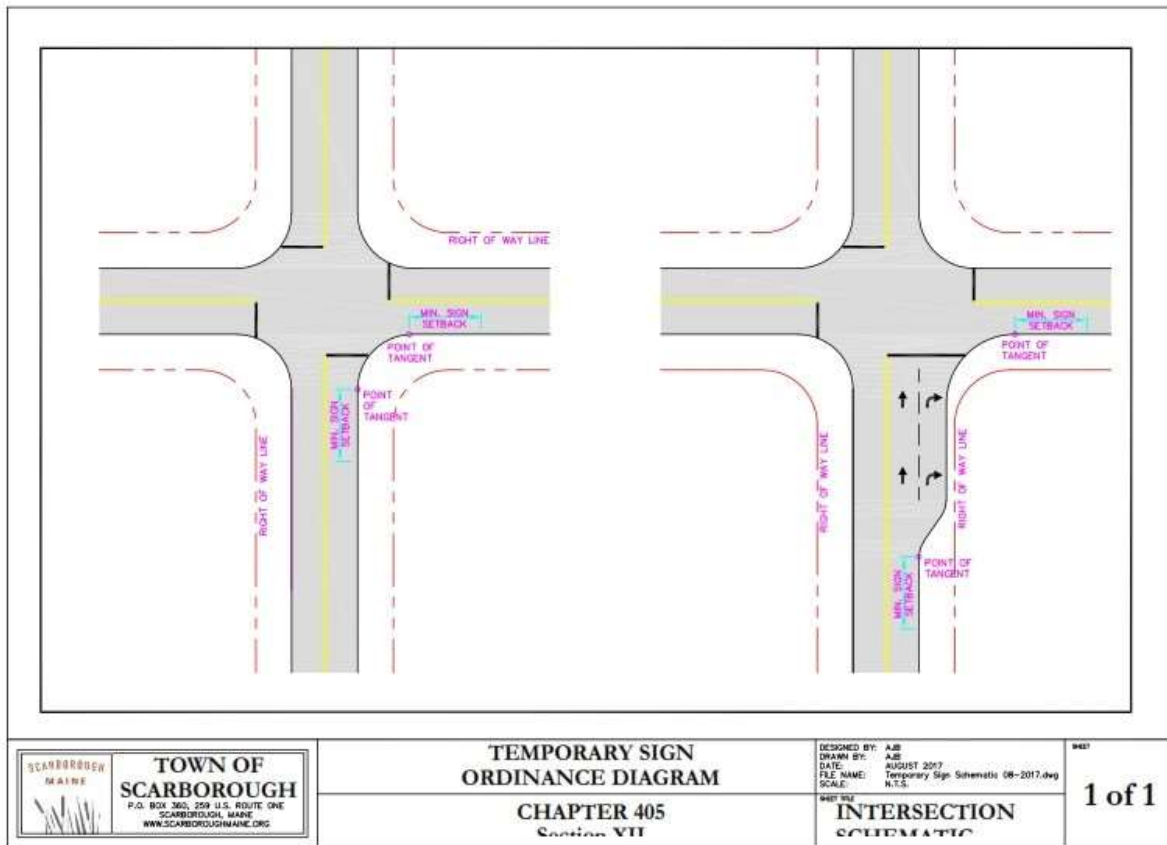
Temporary signs specified in this section shall not be attached to fences, trees, utility poles, light poles, traffic control devices or the like. [09/06/17]

To protect ecologically sensitive areas and scenic views no temporary signs shall be placed in the right- of-way along:[09/06/17]

- ☐ Route One between Dolloff Way and Southgate Road
- ☐ Black Point Road between Old County Road and Tide Mill Lane
- ☐ Black Point Road between Seal Rock Drive and Sanctuary Lane
- ☐ Pine Point Road between 67 Pine Point Road and the Eastern Trail
- ☐ Pine Point Road between Holly Street and Snow Canning Road
- ☐ Pleasant Hill Road from Minuteman Drive to Hackmatack Drive (Pleasant Hill Preserve Area)
- ☐ Bayview Avenue between Houghton Street and Morning Street

To promote public safety in and around intersections with high traffic volumes no temporary signs shall be placed in the right-of-way within 30 feet of the following intersections, as measure linearly from the point of tangent to the intersection, or the point of tangent where a dedicated turn lane is provided, whichever is furthest from the intersection:

- ☐ The Route One – Broadturn Road/Pine Point Road intersection
- ☐ The Route One – Payne Road intersection
- ☐ The Route One – Haigis Parkway intersection
- ☐ The Route One Gorham Road/Black Point Road intersection
- ☐ The Route One – Pleasant Hill Road intersection
- ☐ The Payne Road – Haigis Parkway intersection
- ☐ The Payne Road – Gorham Road intersection
- ☐ The Payne Road – Gallery Boulevard intersection



The number of temporary signs permitted under this subsection is in addition to the maximum number of signs allowed on a lot or the maximum gross display area allowed on a wall:

1. Temporary Signs in the Right-of-Way [Adopted 09/06/17]

Temporary signs in the right-of-way are permitted for a period not to exceed 6 12 weeks in a calendar year. All signs shall be removed by the deadlines established herein. All temporary signs in the right-of-way ~~will include the~~ must include or be marked with name and ~~phone number of the person placing the sign~~ address of the individual, entity or organization that placed the sign within the public right-of-way and the date the sign was erected within the public right-of-way. To control the proliferation of signs repeating the same or similar message, temporary signs in the right-of-way shall not be placed with 30 feet of another bearing the same message. This distance requirement applies to streets on a linear basis with a separate measurement done for every intersecting street. Temporary signs in the right-of-way may not be placed in a position that will obstruct or impair vision or traffic or in any manner create a hazard or disturbance to the health and welfare of the general public.

2. Temporary Signs on Private Property [Adopted 09/06/17]

Temporary signs on private property are permitted for no more than 6 consecutive months with not less than 30 days between displays of a sign bearing the same message. Temporary signs on private property may not be placed in a position that will obstruct or impair vision or traffic or in any manner create a hazard or a disturbance to the health and welfare of the general public.

3. Temporary Sandwich Board Sign. [Adopted 08/19/09][09/06/17]

One (1) Sandwich Board Sign may be displayed on the premises of a commercial or similar public entity for general commercial uses. Sandwich Board Signs shall be limited to a maximum gross area of eight (8) sq. ft. and a maximum height of 48". The location of Sandwich Board Signs shall be limited to the sidewalk or walkway leading to the main entrance of the building in which the business is located and shall be located no greater than fifteen feet (15') from the building's main entrance. Sandwich Board Signs shall only be displayed during the hours the business or use is open for customers or visitors and shall not be counted toward calculating the maximum number of signs or the maximum gross display area of signs on the property. A Sandwich Board Sign shall require a sign permit, per subsection A.2., which will establish a business or uses ability to use such a sign and delineate the area in which it will be displayed. A Sandwich Board Sign shall be located on a sidewalk or walkway in a manner that it does not infringe on handicap accessibility or safe pedestrian movement and that safely secures the sign in one location.

Vote: 7 Yeas.

Order No. 18-068. First reading and schedule a public hearing on the proposed amendments to Chapter 1401, Coastal Waters and Harbor Ordinance, Article V- Regulations Concerning Anchoring, Mooring and Security of Vessels, Section 1a. Placement of Private Moorings. [Ordinance Committee]. Councilor Caterina gave a brief update to the Council. She stated the proposed changes were agreed by the Harbor Committee.

Motion by Councilor Caterina, seconded by Councilor Babine, to move approval on the proposed amendments to Chapter 1401, Coastal Waters and Harbor Ordinance, Article V- Regulations Concerning Anchoring, Mooring and Security of Vessels, Section 1a. Placement of Private Moorings and schedule the public hearing for Wednesday, October 17, 2018.

Motion by Councilor Caterina, seconded by Councilor Babine, to amend the main motion and set the date of the public hearing for Wednesday, November 7, 2018.

Vote on amendment: 7 Yeas.

Maine Motion as amended:

**CHAPTER 1401
TOWN OF SCARBOROUGH
COASTAL WATERS AND HARBOR ORDINANCE**

Be it hereby ordained, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that Chapter 1401 the Scarborough Coastal Waters and Harbor Ordinance, is amended as follows:

Article V - Regulations Concerning Anchoring, Mooring and Security of Vessels

Section 1a. Placement of Private Moorings.

It shall be a violation of this Ordinance to place any mooring in the harbor without a permit from the Harbormaster issued in accordance with 38 M.R.S.A. Sections 3, 7-A and 8. Proof of boat registration and insurance, in the same name as the mooring applicant, must be shown prior to a mooring permit being issued. No more than two (2) moorings will be issued to the same household. No more than three (3) moorings will be issued to the same commercial entity. A person whose application for a mooring permit is denied may appeal as provided in Article X of this Ordinance. There shall be no appeal from the issuance of a permit.

The sale of a boat does not include the sale of the mooring location. The mooring permit holder must notify the Harbormaster immediately upon the sale of their boat.

Section 1b. Minimum Mooring Requirements. [amended 02-20-13]

All moorings shall conform to the following specifications. [amended 04/04/2007]

Size of Boat	Up to 16'	from 16' up to 25'	from 25' up to 30'	from 30' up to 36'	36' and above
Weight of Block	Up to 500# (open boat)	Up to 750#	Up to 1,000#	Up to 1,250#	1500# minimum
Size of Chain	1/2"	1/2"	5/8"	3/4"	3/4" to match minimum
Size of Nylon	1/2"	1/2"	3/4"	1"	1"
Length of Mooring maximum	25'	25'	30'	35'	35'
Set date to moor	July 1 of the permit year	July 1 of the permit year	July 1 of the permit year	July 1 of the permit year	July 1 of the permit year

All mooring gear shall be inspected and/or serviced by the owner, certified diver, or mooring service company at least once bi-annually to determine the condition of gear and to ensure compliance with minimum standards set forth by this ordinance.

All mooring owners or mooring service companies shall notify the Harbormaster's office in writing of all inspections and service completed to mooring gear.

The Town of Scarborough recommends a 2.5 to 1 ratio for permanent moorings with the following minimum specifications:

Mushroom, Granite Block, or Pyramid (of ample size/weight) - see chart below

Heavy Chain	1.5 times maximum water depth
Light chain or Nylon line (not floating line)	1.0 times maximum water depth
Pennant	2.5 times the distance from chock to waterline

Buoy (white poly ball preferred)

Must have assigned number and blue band painted 3" (or larger) on buoy

Total scope = Heavy chain + light chain + Pennant Example: 25 ft. cruiser; 20 ft. maximum water depth;

Distance from chock to waterline = 3 ft.

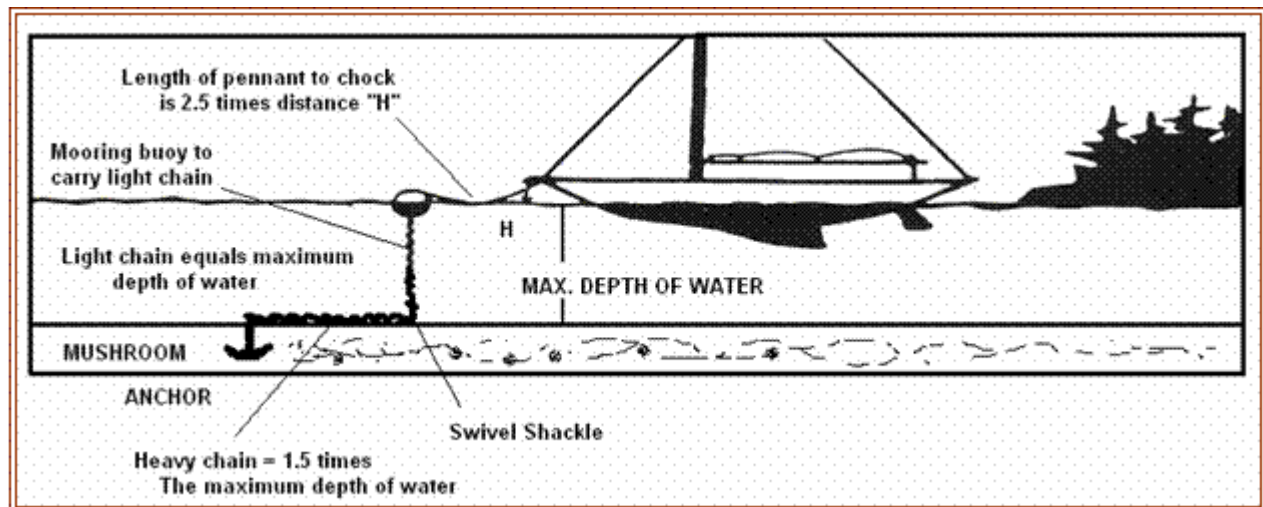
Requires: 1.5 x 20 = 30 ft. of heavy chain
 1.0 x 20 = 20 ft. of light chain or equivalent nylon line
 2.5 x 3 = 7.5 ft. pennant

The following chart contains the minimum requirements for seasonal moorings in sheltered waters. Vessels moored year-round and/or in open areas should upgrade 1-3 steps.

<u>Boat</u> <u>Length</u>	<u>Boat</u> <u>Weight</u>	<u>Mushroom</u> <u>Weight</u>	<u>Block</u> <u>Weight</u>	<u>Chain</u> <u>Size (Bottom)</u>	<u>Chain</u> <u>Size (Top)</u>
22'	1,500 lbs	75 lbs	300 lbs	1/2"	3/8"
26'	5,000 lbs	150 lbs	500 lbs	3/8"	3/8"
30'	8,000 lbs	200 lbs	1,000 lbs	5/8"	3/8"
35'	12,000 lbs	250 lbs	2,000 lbs	3/4"	1/2"
40'		500 lbs	3,000 lbs	3/4"	1/2"
50' + over	Reviewed on an individual basis				

For the safety of his/her boat and that of adjacent boats, mooring permit holders are responsible for having their mooring set and making any required adjustments or repairs.

Boats must have been moored by July 1 of the permitted year or the mooring permit shall be revoked.



The Harbormaster may permit variations from these specifications, if in his or her judgment, the proposed mooring has holding power equivalent to that which would be provided by a mooring meeting these specifications.

All moorings that are to be placed up river from the day marker in Scarborough must be built using granite block only and cannot be any higher than 24 inches in overall height.

Marker Buoys to show at all tides. All chains to be at least one foot above high water mark. All moorings to be inspected every two years - no later than July 1st.

The Harbormaster shall maintain a plot plan of the anchorage area indicating locations of moorings, size of boats, and areas to be used as waterways. A copy of this map will be kept on file at the Town Office.

Subletting of Mooring Space:

The owner of any vessel having mooring space shall not sublet said mooring or mooring space to another user or boat owner; however another boat owner may use the mooring, provided the original owner pays the fee or fees and has requested permission from the Harbormaster to moor such vessel through a completed notice of intent form that can be found on the Town of Scarborough website, scarboroughmaine.org/.

Section 1c. Creation and Maintenance of a Mooring Waitlist

Two mooring waitlists shall be maintained by the Town Clerk and available for inspection in the Town Clerk's office. The first shall be for commercial applicants and the second for recreational applicants. Commercial applicants will be verified by the Harbormaster and shall provide proof of a commercial State license or a Federal permit. Commercial applicants will, if requested by the Harbormaster, provide proof of commercial waterfront activity equaling 20% of their annual household income. Applicants seeking a mooring shall be placed on the waitlist in order of date and time of application. No one household shall be allowed to hold more than two (2) spots on the waitlist at any one time. When a mooring becomes available the Town Clerk will first consult the commercial waitlist which will be given priority. If the next name on either waitlist is unable to accept the mooring they may request to stay on their respective waitlist until the next mooring becomes available. If, at the time of the second mooring becoming available, the applicant again is unable to accept the mooring their name shall be removed from the waitlist and the applicant would need to reapply if they wished to again be listed. If an applicant on the waitlist has died their spot may be reassigned to a legal heir providing the Town of Scarborough has been notified within six (6) months of the applicant's death.

Vote: 7 Yeas.

Order No. 18-069. First reading and schedule a public hearing and second reading on the proposed amendments to Chapter 1301, the General assistance Ordinance, pursuant to Title 22, M.R.S.A §4305 (4). [General Assistance]. Thomas J. Hall, Town Manager, gave a brief overview on this Order.

Motion by Councilor Babine, seconded by Councilor Caterina, to move approval of the proposed amendments to Chapter 1301, the General assistance Ordinance, pursuant to Title 22, M.R.S.A §4305 (4) and to schedule the public hearing and second reading for Wednesday, October 3, 2018; as follows:

Appendix A
Effective: 10/01/18-09/30/19

2018-2019 GA Overall Maximums

Metropolitan Areas

Persons in Household					
COUNTY	1	2	3	4	5*
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	733	814	1,032	1,294	1,748

Penobscot County HMFA: Alton, Argyle UT, Bradford, Bradley, Burlington, Carmel, Carroll plantation, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew plantation, East Central Penobscot UT, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Greenbush, Howland, Hudson, Kingman UT, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell town, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh Newport, North Penobscot UT, Passadumkeag, Patten, Plymouth, Prentiss UT, Seboeis plantation, Springfield, Stacyville, Stetson, Twombly UT, Webster plantation, Whitney UT, Winn, Woodville	693	697	908	1,137	1,297
Lewiston/Auburn MSA: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	669	736	932	1,193	1,461
Portland HMFA: Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth; Buxton, Hollis, Limington, Old Orchard Beach	1,058	1,159	1,483	1,986	2,303
York/Kittery/S.Berwick HMFA: Berwick, Eliot, Kittery, South Berwick, York	989	1,039	1,382	1,749	2,433
Cumberland County HMFA: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	784	831	1,091	1,593	1,820

COUNTY	1	2	3	4	5*
Sagadahoc HMFA: Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	786	875	1,017	1,345	1,636
York County HMFA: Acton, Alfred, Arundel, Biddeford, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco, Sanford, Shapleigh, Waterboro, Wells	766	884	1,098	1,487	1,515

***Note: Add \$75 for each additional person.**

Non-Metropolitan Areas

Persons in Household

COUNTY	1	2	3	4	5*
Aroostook County	622	662	773	1,016	1,112
Franklin County	650	680	807	1,005	1,431
Hancock County	698	798	1,009	1,274	1,397
Kennebec County	727	756	944	1,241	1,326
Knox County	759	765	944	1,210	1,344
Lincoln County	788	845	1,004	1,259	1,503
Oxford County	694	699	839	1,221	1,426
Piscataquis County	615	81	843	1,115	1,238
Somerset County	679	714	859	1,156	1,219
Waldo County	696	761	903	1,231	1,389
Washington County	679	683	840	1,062	1,212

* Please Note: Add \$75 for each additional person.

Appendix B

Effective: 10/01/18 to 09/30/19

2018-2019 FOOD MAXIMUMS

Please Note: The maximum amounts allowed for food are established in accordance with the U.S.D.A. Thrifty Food Plan. As of October 1, 2017, those amounts are:

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	44.65	192.00
2	82.09	353.00
3	117.44	505.00
4	149.30	642.00
5	177.21	762.00
6	212.56	914.00
7	235.12	1,011.00
8	268.60	1,155.00

Note: For each additional person add \$144 per month.

2018-2019 GA HOUSING MAXIMUMS
(Heated & Unheated Rents)

NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS! Municipalities should ONLY **consider** adopting the following numbers, if these figures are consistent with local rent values. If not, a market survey should be conducted and the figures should be altered accordingly. The results of any such survey must be presented to DHHS prior to adoption. **Or, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum—Appendix A. (See Instruction Memo for further guidance.)**

Non-Metropolitan FMR Areas

<u>Aroostook County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	112	483	131	565
1	115	496	140	600
2	133	572	163	700
3	180	776	217	932
4	192	826	236	1,016
<u>Franklin County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	119	511	138	593
1	120	514	144	618
2	141	606	171	734
3	178	765	214	921
4	266	1,145	310	1,335
<u>Hancock County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	124	535	147	633
1	140	602	169	726
2	183	788	215	924
3	230	988	273	1,175
4	246	1,058	299	1,285
<u>Kennebec County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	131	564	154	662
1	131	564	159	684
2	168	724	200	859
3	222	955	266	1,142
4	230	987	282	1,214

Non-Metropolitan FMR Areas

<u>Knox County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	139	596	161	694
1	139	596	161	694
2	168	724	200	859
3	215	924	258	1,111
4	234	1,005	287	1,232
<u>Lincoln County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	145	625	168	723
1	151	649	180	773
2	182	783	214	919
3	226	973	270	1,160
4	271	1,164	323	1,391
<u>Oxford County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	123	528	146	629
1	123	528	146	629
2	140	600	175	754
3	218	935	261	1,122
4	253	1,087	306	1,314
<u>Piscataquis County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	110	474	130	559
1	119	512	144	619
2	149	640	179	771
3	203	871	240	1,032
4	220	946	266	1,142
<u>Somerset County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	120	517	143	614
1	121	519	149	642
2	147	631	180	774
3	202	870	246	1,057
4	205	880	257	1,107

Non-Metropolitan FMR Areas

<u>Waldo County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	123	530	147	620
1	131	565	160	689
2	159	683	190	818
3	220	945	263	1,132
4	244	1,050	297	1,277
<u>Washington County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	119	513	143	614
1	119	513	143	614
2	140	601	176	755
3	181	776	224	963
4	203	873	256	1,100

Metropolitan FMR Areas

<u>Bangor HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	132	567	155	668
1	144	618	173	742
2	185	793	220	947
3	234	1,008	278	1,195
4	328	1,409	380	1,636
<u>Penobscot Cty. HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	123	527	146	628
1	123	527	146	628
2	156	669	191	823
3	198	851	241	1,038
4	223	958	276	1,185
<u>Lewiston/Auburn MSA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	117	503	140	604
1	125	540	154	664
2	165	711	197	847
3	211	907	254	1,094
4	261	1,122	314	1,349

Metropolitan FMR Areas

<u>Portland HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	208	892	231	993
1	224	963	253	1,087
2	289	1,244	325	1,398
3	395	1,700	439	1,887
4	457	1,964	510	2,191
<u>York/Kittery/ S. Berwick HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	192	824	215	924
1	196	843	225	967
2	266	1,143	302	1,297
3	340	1,463	384	1,650
4	487	2,094	540	2,321
<u>Cumberland Cty. HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	144	618	167	719
1	148	635	177	759
2	202	868	234	1,006
3	304	1,307	347	1,494
4	344	1,481	397	1,708
<u>Sagadahoc Cty. HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	145	623	168	721
1	158	679	187	803
2	185	795	217	932
3	246	1,059	290	1,246
4	302	1,297	354	1,524
<u>York Cty. HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	140	600	163	701
1	160	688	189	812
2	203	875	236	1,013
3	274	1,201	323	1,388
4	274	1,201	326	1,403

2018-2019 – ELECTRIC UTILITY MAXIMUMS

NOTE: For an electrically heated dwelling also see “Heating Fuel” maximums below. But remember, an applicant is ***not automatically*** entitled to the “maximums” established—applicants must demonstrate need.

1) Electricity Maximums for Households Without Electric Hot Water: The maximum amounts allowed for utilities, for lights, cooking and other electric uses ***excluding*** electric hot water and heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.90	\$86.00
5	\$23.10	\$99.00
6	\$25.00	\$107.00

NOTE: For each additional person add \$7.50 per month.

2) Electricity Maximums for Households With Electrically Heated Hot Water: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses ***excluding*** heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$20.65	\$89.00
2	\$23.75	\$102.00
3	\$27.70	\$119.00
4	\$32.25	\$139.00
5	\$38.75	\$167.00
6	\$41.00	\$176.00

NOTE: For each additional person add \$10.00 per month.

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

2018-2019 HEATING FUEL MAXIMUMS

<u>Month</u>	<u>Gallons</u>	<u>Month</u>	<u>Gallons</u>
September	50	January	225
October	100	February	225
November	200	March	125
December	200	April	125
		May	50

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

2017-0218 PERSONAL CARE & HOUSEHOLD SUPPLIES MAXIMUMS

<u>Number in Household</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

NOTE: For each additional person add \$1.25 per week or \$5.00 per month.

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

<u>Number of Children</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

Vote: 7 Yeas.

Item 8. Non Action Items. None at this time.

Item 9. Standing and Special Committee Reports and Liaison Reports.

- Councilor Caiazzo gave an update on the Long Range Planning Committee.
- Councilor Rowan gave an update on the Historic Implementation Preservation Committee and the Housing Alliance.

Item 10. Town Manager Report. Thomas J. Hall, Town Manager, gave the following updates:

- There would be an update on the Public Safety building at 6:15 p.m. on Wednesday, October 17th.
- There have been press releases on the residential reevaluation.

Item 11. Council Member Comments.

- Councilor Caiazzo stated there needed to be better guidelines of what people can say during public comment.
- Councilor Caterina reminded residents of their responsibilities when speaking during public comments.
- Councilor Foley encouraged candidates to stay in touch the Downs project and was pleased with the discussion.
- Councilor Rowan reminded people of Candidates night and the Quiet Riot Halloween party.
- Councilor Babine stated something needs to be done about public comments and what people can say. He also stated he would not support sending the Downs Project to a referendum.
- Chairman Donavan thanked the Council for staying focused on the Down Project.

Item 12. Adjournment. Motion to adjourn by Councilor Babine, seconded by Councilor Caterina, to move approval to adjourn the meeting.

Vote: 7 Yeas.

Meeting adjourned at 9:52 p.m.

Respectfully submitted,

Tracy Cole
Deputy Town Clerk