

Town of Poland, Maine

June 11, 2024

Annual Election & Town Meeting Warrant

To: Amie Juergens, a resident of the Town of Poland in the County of Androscoggin in the State of Maine.

Greetings: In the name of the State of Maine you are hereby required to notify and warn the inhabitants of the Town of Poland qualified to vote in Town affairs, to meet upstairs at the Town Hall in the said Town of Poland on Tuesday the 11th day of June, A.D. 2024 at eight o'clock in the forenoon to act on articles 1 through 19 of this warrant to wit:

MUNICIPAL ELECTION & TOWN MEETING NOTICE

You are hereby notified that the **Municipal Election and Annual Town Meeting**, set forth in Article 1 through 19 of this Warrant, will be determined on a printed ballot by referendum vote in conformity with sections 2528 to 2532 of Title 30-A of the Maine Revised Statutes, as amended, at the Poland Town Hall, 1223 Maine Street, on Tuesday, June 11, 2024. The polls will be open between the hours of 8:00 AM and 8:00 PM.

Unless specifically noted in the article, the budget appropriation, and financial items voted on in this warrant are for the Town's 2025 fiscal year covering the period July 1, 2024 through June 30, 2025.

The Registrar of Voters, Nicole M. Pratt, gives notice that the registrar's office will be in session from 8:00 AM to 8:00 PM at the Town Hall on Tuesday, June 11, 2024 for the purpose of registering new voters and correcting the current list of voters.

Article 1. To choose a Moderator to preside at said election and town meeting.

Note: Town Charter Regulation - A quorum to elect a Moderator and to proceed with an election process shall be a minimum of five (5) registered voters.

Article 2. To elect by secret ballot two (2) Selectpersons for a term of three (3) years, two (2) RSU #16 School Directors for a term of three (3) years, and two (2) Budget Committee members for a term of three (3) years.

Note: All elected terms begin July 1st and end June 30th.

LEGISLATIVE ARTICLES

Article 3. Shall the **Town of Poland Official Zoning Map** entitled Tax Map 11 Lot 9 be rezoned as Rural Residential 3 as shown on the maps below, be amended? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org.) *Planning Board recommends approval.*

Article 4. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Sections 508.6.A.2.g. – "General Requirements" and 508.6.B.2.a. – "General Requirements" be amended? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's website at polandtownoffice.org.) *Planning Board recommends approval.*

Article 5. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Sections 508.28.F. – "Prohibited Commercial, Industrial, and Home Occupation Uses in the Aquifer Protection Overlay Districts. The following new commercial, industrial, and home occupation uses are prohibited within the Aquifer protection Overlay District" be amended? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's website at polandtownoffice.org.) *Planning Board recommends approval.*

Article 6. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Sections 508.18.I.3.k. – “Changeable Signs” be amended? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s website at polandtownoffice.org.) **Planning Board recommends approval.**

Article 7. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Sections 506.2.A.1. – “Permitted Uses Requiring a Permit from the Code Enforcement Officer”, 506.2.A.4. – “Permitted Uses Requiring Subdivision Review Cluster Development”, 506.2.B.1. – “Permitted Uses Requiring a Permit from the Code Enforcement Officer”, 506.2.B.4. – “Permitted Uses Requiring Subdivision Review Cluster Development”, 506.2.C.1. – “Permitted Uses Requiring a Permit from the Code Enforcement Officer”, 506.2.C.4 – “Permitted Uses Requiring Subdivision Review Cluster Development”, 506.2.D.1 – “Permitted Uses Requiring a Permit from the Code Enforcement Officer”, 506.2.D.4. – “Permitted Uses Requiring Subdivision Review Cluster Development”, 506.2.E.1. – “Permitted Uses Requiring a Permit from the Code Enforcement Officer”, 506.2.E.4. – “Permitted Uses Requiring Subdivision Review Cluster Development”, 507.2A. and .B. – “Space and Bulk Standards”, 508.6.A.2.e. and .f. – “General Requirements”, 508.6.B.2.a. and .b. – “General Requirements”, 508.7.B.2. – “ Multi-Family Dwellings”, Table 508.21.M. – “Minimum Parking Standards”, Table 508.27.A.15.A. – “Land Uses in the Shoreland Area”, Table 508.27.A.11. – “Notes”, 508.32 – “Affordable Housing Developments”, and Chapter 14 “Definitions” be amended? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s website at polandtownoffice.org.) **Planning Board recommends approval.**

MUNICIPAL ARTICLES

Article 8.

- 1) To see if the Town will vote to make all taxes assessed for the Town's 2025 fiscal year, July 1, 2024 through June 30, 2025, due in two (2) installments, with the first half (1/2) of the total amount assessed due and payable on **October 1, 2024**, and the remaining half (1/2) due on **April 1, 2025**; and to charge **interest** at the **rate** of eight and one half percent (**8.50%**) per year computed on a daily basis on any portion of the installment due that remains outstanding as of November 1, 2024 or May 1, 2025, and
- 2) To see if the Town will vote, pursuant to Title 36 M.R.S.A., section 506-A, to set the **interest rate** to be paid by the Town on **abated taxes** at three percent (3.00%), and
- 3) To see if the Town will permit the Tax Collector or their designee to waive **accidental tax interest payment shortages** in an amount not to exceed \$5.00.

Board of Selectpersons and Budget Committee recommend approval.

Article 9. To see if the Town will vote to appropriate **\$2,988,800** in revenue from **non-property tax resources** to reduce the total amount authorized to be raised by taxation, and further to see if the Town will authorize the Board of Selectpersons and Treasurer to accept any additional revenues or funds that may be used to reduce the amount required to be raised by taxation. **Board of Selectpersons and Budget Committee recommend approval.**

Article 10. To see if the Town will vote to authorize the use of funds from the Jane Ricker Trust, totaling **\$74,676**, and the AB Ricker Fund, totaling **\$22,045**, for the purpose of supplementing the Ricker Memorial Library operating budget for Fiscal Year 2025 in accordance with the Town’s Investment Policy. **Board of Selectpersons and Budget Committee recommend approval.**

Article 11. To see if the Town will vote to raise and appropriate **\$2,905,077** for **General Government**. **Board of Selectpersons and Budget Committee recommend approval.**

Article 12. To see if the Town will vote to raise and appropriate **\$653,662** for **Community Services**. *Board of Selectpersons and Budget Committee recommend approval.*

Article 13. To see if the Town will vote to raise and appropriate **\$945,163** for **Public Works** and **\$428,562** for **Solid Waste**. *Board of Selectpersons and Budget Committee recommend approval.*

Article 14. To see if the Town will vote to raise and appropriate **\$2,115,773** for **Public Safety**. *Board of Selectpersons and Budget Committee recommend approval.*

Article 15. To see if the Town will appropriate for **Tax Increment Financing (TIF) Districts** an estimated total amount of **\$991,306**, dependent upon actual mil rate. *Board of Selectpersons and Budget Committee recommend approval.*

Article 16. To see if the Town will vote to raise and appropriate **\$1,358,035** for the **FY25 Capital Improvement Program** for the Capital Reserve accounts. *Board of Selectpersons and Budget Committee recommend approval.*

Article 17. To see if the Town will vote to raise and appropriate **\$20,000** for **Overlay** for the purposes of granting tax abatements and addressing any other tax errors. *Board of Selectpersons and Budget Committee recommend approval.*

Article 18. To see if the Town will vote to authorize the Board of Selectpersons to transfer from the Town's unassigned fund balance an amount of **\$5,629** for the purpose of funding the Property Tax Assistance Ordinance and an amount not to exceed **\$575,000** for the purpose of reducing the total amount authorized to be raised by taxation for the fiscal year 2025. *Board of Selectpersons and Budget Committee recommend approval.*

Article 19. To see if the Town will vote to exceed the LD1 property tax levy limit. *Board of Selectpersons and Budget Committee recommend approval.*

Signed this 2nd day of April, 2024 by the majority of the Board of Selectpersons.

Jane Pentheny, Chairperson

Stephen Robinson, Vice-Chairperson

Maryanne Hawkes, Selectperson

Nathan McNally, Selectperson

Stanley Tetenman, Selectperson

A majority of the Municipal Officers of Poland, Maine

ATTEST: A True Copy

Judith A. Akers, Town Clerk

RETURN

Pursuant to the within notice, I have notified and warned the voters of the Town of Poland, Maine to meet at the time and place for the purposes therein named, by posting this day an attested copy of the within warrant, at the Post Office in Poland; at the Town Office, our website, and at the A. B. Ricker Memorial Library and Community House, the same being conspicuous and public places in said Town.

Amie Juergens
Resident of the Town of Poland

Date: _____

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