

Town of Poland, Maine
June 13, 2023
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 13th day of June, A.D. 2023 at eight o'clock in the forenoon to act on articles 1 through 23 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 23 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 13, 2023. 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 2024 fiscal year covering the period July 1, 2023 through June 30, 2024.

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 13, 2023 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 one (1) Selectperson 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 ordinance entitled **Poland Comprehensive Land Use Code** Sections 509.3.C. – “Administration”, 509.4.D.1. – “Submissions”, 509.8.A.1. – “Submission Requirements”, 604.B. – “Administrative Procedures”, Section 606.2.A – “Procedure”, 607.1.A. – “Procedure”, 608.1.A. – “Procedure”, and 610.1. – “Procedure” 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 4. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Section 612.8.C.2. – “Protection of Significant Wildlife Habitat” and Section 613.3.C.3. – “Protection of Deer Wintering Areas” 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 5. Shall the ordinance entitled **Poland Comprehensive Land Use Code** Section 508.23 – “Nonresidential Accessory Structures” 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 6. Shall the ordinance entitled Poland Comprehensive Land Use Code Section 1103 – “Other Codes Adopted in Conjunction with the Building Code Standards for the Town of Poland” 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 7. Shall the ordinance entitled Poland Comprehensive Land Use Code Section 508.11 – “Home Occupations” 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 8. Shall the ordinance entitled Poland Comprehensive Land Use Code Table 508.27.A – “Land uses in the Shoreland Area” and Section 508.27.D. – “Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending Over or Below the Normal Highwater Line of a Water Body or Within a Wetland” 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 9. Shall the Town of Poland Official Zoning Map entitled Tax Map 6 Lot 52 be rezoned as Limited Commercial, Tax Map 6 Lot 17, Tax Map 6 Lot 17A, Tax Map 6 Lot 17B, Tax Map 6 Lot 16A, Tax Map 6 Lot 16B, Tax Map 6 Lot 16C, and Tax Map 6 Lot 16 be rezoned as Limited Residential, Tax Map 15 Lot 8 be rezoned Resource protection, and Tax Map 8 Lot 13, Tax Map 8 Lot 13 Sublot 1, Tax Map 42 Lot 17, Tax Map 42 Lot 16 Sublot 17A, Tax Map 42 Lot 15, Tax Map 42 Lot 11, Tax Map 42 Lot 12, Tax Map 42 Lot 13, Tax Map 42 Lot 14, Tax Map 42 Lot 10, Tax Map 42 Lot 8, and Tax Map 42 Lot 6 be rezoned as Limited Residential, 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 10. Shall the ordinance entitled Poland Comprehensive Land Use Code Section 508.30.A. – “Downtown Design Standards” be amended, and Section 508.30.E be enacted? *(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 does not recommend approval.**

MUNICIPAL ARTICLES

Article 11.

- 1) To see if the Town will vote to make all taxes assessed for the Town's 2024 fiscal year, July 1, 2023 through June 30, 2024, due in two (2) installments, with the first half (1/2) of the total amount assessed due and payable on **October 1, 2023**, and the remaining half (1/2) due on **April 1, 2024**; and to charge **interest** at the **rate** of eight percent (**8.00%**) per year computed on a daily basis on any portion of the installment due that remains outstanding as of November 1, 2023 or May 1, 2024, 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 12. To see if the Town will vote to appropriate **\$3,032,055** 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 13. To see if the Town will vote to authorize the use of funds from the Jane Ricker Trust, totaling \$71,765, and the AB Ricker Fund, totaling \$20,076, for the purpose of supplementing the Ricker Memorial Library operating budget for Fiscal Year 2024 in accordance with the Town's Investment Policy. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 14. To see if the Town will vote to raise and appropriate \$2,844,498 for General Government. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 15. To see if the Town will vote to raise and appropriate \$620,308 for Community Services. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 16. To see if the Town will vote to raise and appropriate \$914,636 for Public Works and \$397,114 for Solid Waste. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 17. To see if the Town will vote to raise and appropriate \$2,028,593 for Public Safety. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 18. To see if the Town will appropriate for Tax Increment Financing (TIF) Districts an estimated total amount of \$1,032,124, dependent upon actual mil rate. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 19. To see if the Town will vote to raise and appropriate \$1,057,713 for the FY24 Capital Improvement Program for the Capital Reserve accounts. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 20. 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 21. 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 \$5,198 for the purpose of funding the Property Tax Assistance Ordinance, \$7,500 for library dedicated donations that fell through to the General Fund and an amount not to exceed \$550,000 for the purpose of reducing the total amount authorized to be raised by taxation for the fiscal year 2024. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 22. To see if the Town will vote to exceed the LD1 property tax levy limit. ***Board of Selectpersons and Budget Committee recommend approval.***

Article 23. To see if the Town will vote to authorize the issuance of general obligation securities of the Town to finance costs of design, construction and equipping of an expansion of the Town Library, in an aggregate principal amount not to exceed \$1,400,000, an additional \$550,000 from what was authorized FY23, hereby authorized and appropriated, with such dates, maturities, denominations, interest rate(s) and other details (including provisions that the bonds may be subject to call for redemption with or without premium) as the Municipal Officers shall determine. This would be funded from raised and appropriated taxation.

Total estimated debt service of this bond issue or contract is \$1,754,546 of which principal is \$1,400,000 and estimated interest rates ranging from 4.27 – 4.77%, depending on the year of maturity, over 10 years is \$354,546.

Board of Selectpersons recommends approval, Budget Committee does not recommend approval.

FINANCIAL STATEMENT

The issuing of bonds by 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 election.

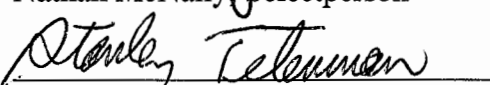
Bonds Now Outstanding and Unpaid	\$ 6,881,672
Interest to be Repaid on Outstanding Bonds	<u>\$ 678,933</u>
Total to be Repaid on Bonds Outstanding	\$ 7,560,605
 Additional Principal Amount of Bonds Authorized But Not Yet Issued	 \$ 850,000
Total Maximum Additional Bonds to Be Issued if Approved	\$ 550,000
Estimate of Potential New Interest on Such Additional Bonds	<u>\$ 354,546</u>
Total Additional Bonds to Be Issued and	
Estimated Interest if Approved by Voters	\$ 1,754,546

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.

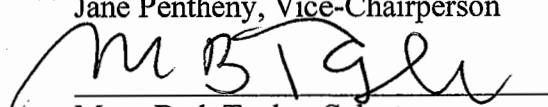
Signed this 19th day of April, 2023 by the majority of the Board of Selectpersons.


Stephen Robinson, Chairperson


Nathan McNally, Selectperson


Stanley Tetenman, Selectperson


Jane Pentheny, Vice-Chairperson


Mary-Beth Taylor, 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
Amie Juergens
Resident of the Town of Poland

Date: May 24, 2023