

TOWN MEETING WARRANT
Saturday, May 15, 2021

To: Mark Greene, Citizen of the Town of Long Island, in the County of Cumberland, 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 Long Island in said county and state, qualified by law to vote in Town affairs, to meet at the **Long Island Community Center** in said Town on Saturday, the **15th of May, A.D. 2021**, at eight o'clock in the forenoon, then and there to act upon the **Articles 1 through 51**.

Article 1. To choose a moderator by written ballot to preside at said meeting.

Article 2. To see if the Town will vote to authorize the Board of Selectmen to make final determinations regarding the closing or opening of roads to winter maintenance pursuant to 23 M.R.S.A. {2953.

Article 3. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to procure a loan or loans in anticipation of taxes, such loan or loans (principal and interest) to be repaid during the municipal year out of money raised from municipal year taxes.

The Finance Committee recommends a "YES" vote.

Article 4. To see if the Town will vote to authorize and direct the Board of Selectmen to screen and approve or appoint Sheriff's Deputies and/or Constables for the fiscal year 2021-2022.

Article 5. To see if the Town will vote that the Town tax is due on September 15, 2021 and is payable in two (2) installments on September 15, 2021 and March 15, 2022 and to set the interest rate to be charged for late payments 8% per year.

The Finance Committee recommends a "YES" vote.

Article 6. To see if the Town will vote to authorize the Tax Collector to accept tax money in advance of receiving the tax commitment from the assessors. The Town will pay no interest on these advance payments.

The Finance Committee recommends a "YES" vote.

Article 7. To see if the Town will vote to authorize the Selectboard to dispose of town-owned personal property with a value of less than \$10,000 dollars or less, under such term and conditions as they deem advisable.

Article 8. To see if the Town will vote to authorize the Board of Selectmen and the School Committee to accept, on behalf of the Town: gifts, donations and contributions in the form of money, personal services and materials. Said gifts will be for the benefit of the Town, its government including legal departments and public facilities thereof, for the purpose of aiding and enhancing the delivery of public services. Said gifts to be without conditions and not require the voters to raise additional maintenance monies.

The Finance Committee and School Committee recommend a "YES" vote.

Article 9. To see if the Town will authorize the Board of Selectmen and the School Committee, on behalf of the Town, to secure grants, funds and other available revenues from the state, federal and other agencies and sources and authorize the expenditure of said dedicated funds provided that such grants, funds and other revenues do not require expenditure of Town funds not previously appropriated.

The Finance Committee and School Committee recommend a "YES" vote.

Article 10. To see if the Town will vote to authorize the Selectmen to borrow or appropriate from un-appropriated surplus as they deem advisable to meet unanticipated expenses and emergencies that occur during fiscal year 2021-2022.

The Finance Committee recommends a "YES" vote.

Article 11. To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at 5% for the 2021-2022 fiscal year.

Article 12. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to enter into multi year contracts with various service providers, for a period not to exceed 3 years.

Article 13. To see what sum of money the Town will vote to raise and appropriate for compensation for Town Officers, Appointees, and Professional Assistance.

The Finance Committee recommends:

Selectmen (3)	\$9,900
(Chair)	\$2,030
Parklands / Beaches	\$863
Wharves/ Floats/ Public Buildings	\$3,322
Assessing / Map Updates	\$1,168
Town Clerk	\$18,706
Treasurer	\$20,977
Tax Collector	\$18,706
Office Assistant	\$0
Code Enforcement Officer	\$11,920
CEO Assistant	\$3,121
Animal Control Officer	\$1,500
Harbormaster	\$2,500
Town Meeting Moderator	\$100

Social Services Director	\$750
Payroll Taxes	\$14,164
Town Administrator	\$22,765
Health Officer	\$0
Island Fellow	\$8,000
Annual Audit	\$10,500
Counsel	\$5,000
Tax Assessor	\$2,000
Additional Professional Assistance	\$2,000
Lawn Mowing Contract	\$12,000
LICLOC	\$5,000
TOTAL	\$176,993

Article 14. To see what sum of money the Town will vote to raise and appropriate for Town government administration.

Finance Committees Recommends: **\$ 105,778**

Article 15. To see what sum the Town will vote to raise and appropriate for the Wellness Council.

Finance Committees Recommends: **\$ 15,627**

Articles 16 through 27 Authorize Expenditures in Education Cost Center Categories.

Article 16. To see what sum the Town of Long Island will authorize the School Committee to expend for **REGULAR INSTRUCTION.**

School and Finance Committees Recommend **\$ 392,978**

Article 17. To see what sum the Town of Long Island will authorize the School Committee to expend for **SPECIAL EDUCATION.**

School and Finance Committees Recommend **\$ 28,300**

Article 18. To see what sum the Town of Long Island will authorize the School Committee to expend for **TECHNICAL EDUCATION.**

School and Finance Committees Recommend **\$ 0**

Article 19. To see what sum the Town of Long Island will authorize the School Committee to expend for **OTHER INSTRUCTION.**

School and Finance Committees Recommend **\$ 0**

Article 20. To see what sum the Town of Long Island will authorize the School Committee to expend for **STUDENT AND STAFF SUPPORT.**

School and Finance Committees Recommend **\$ 16,500**

Article 21. To see what sum the Town of Long Island will authorize the School Committee to expend for **SYSTEM ADMINISTRATION.**

School and Finance Committees Recommend **\$ 37,015**

Article 22. To see what sum the Town of Long Island will authorize the School Committee to expend for **SCHOOL ADMINISTRATION.**
School and Finance Committees Recommend \$ 22,144

Article 23. To see what sum the Town of Long Island will authorize the School Committee to expend for **TRANSPORTATION AND BUSES.**
School and Finance Committees Recommend \$ 27,755

Article 24. To see what sum the Town of Long Island will authorize the School Committee to expend for **FACILITIES MAINTENANCE.**
School and Finance Committees Recommend \$ 62,750

Article 25. To see what sum the Town of Long Island will authorize the School Committee to expend for **DEBT SERVICE.**
School and Finance Committees Recommend \$ 0

Article 26. To see what sum the Town of Long Island will authorize the School Committee to expend for **ALL OTHER EXPENDITURES.**
School and Finance Committees Recommend \$ 7,344

ARTICLES 27 AND 28 RAISE FUNDS FOR THE PROPOSED SCHOOL BUDGET

Article 27. To see what sum the Town of Long Island will appropriate for the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act (State recommends **\$332,402.00**) and to see what sum the Town of Long Island will raise as its contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Act in accordance with Maine Revised Statutes, Title 20-A, section 15688.

The School and Finance Committees Recommend \$297,505.00.

Explanation: The Town's contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a municipality must raise in order to receive the full amount of state dollars minus General Purpose Aid, which this year is projected to be \$34,896.00

ARTICLE 28 IS REQUIRED TO HAVE AN ACCURATE RECORDED HAND COUNT

Article 28. Shall the Town of Long Island raise and appropriate **\$120,149.00** in additional local funds, which exceeds the State's Essential Programs and Services funding model by **\$297,505.00** as required to fund the budget recommended by the School Committee?

The School and Finance Committees recommend **\$120,149.00** for additional local funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by **\$297,505.00**: EPS does not fully support all the necessary costs of a K-12 educational program, such as: (1) Special Education costs (2) transportation and bus costs and (3) staffing required in a small K-5 school.

Explanation: The additional local funds minus anticipated revenues are those locally raised funds over and above the Town's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state funded debt service that will help achieve the Town budget for educational programs.

ARTICLE 29 SUMMARIZES THE PROPOSED SCHOOL BUDGET

Article 29. Shall the Town authorize the School Committee to expend **\$594,786.00** for the fiscal year beginning July 1, 2021 and ending June 30, 2022 from the Town's contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy, and other receipts for the support of schools?

The School and Finance Committees Recommend \$594,786.00.

Explanation: This is a summary article and approves expenditures of the proposed budget of \$594,786.00. This article authorizes the School Committee to spend the money appropriated in the previous articles, plus other revenues. This article does not raise any additional money

Article 30. Shall the Town vote to appropriate the following Revenues, Balances Carried and Fund Transfers, to cover the expenditures appropriated in the previous articles? Remaining funding required to be raised by taxation.

School Undesignated Fund Balance	\$ 45,390
Tuition	\$ 118,660
Title Grants (estimated)	\$ 0
REAP Federal Grant Funds (estimated)	\$ 19,100
Special Education Entitlement (estimated)	\$ 4,000
School Nutrition Revenues	\$ 500
State School Nutrition Reimbursement	\$ 200
General Purpose Aid (estimated)	\$ 34,896
Total	\$ 222,746

The School Board and Finance Committee Recommends Adoption.

Article 31. To see what sum the Town will vote to raise and appropriate for the **LONG ISLAND COMMUNITY LIBRARY OPERATING COSTS.**

The Finance Committee recommends: \$ 5,000

Article 32. To see what sum of money the Town will vote to raise and appropriate for **INSURANCE.**

The Finance Committee recommends: \$ 37,662

Article 33. To see what sum of money the Town will vote to raise and appropriate for **PUBLIC SAFETY.**

The Finance Committee recommends:

Police	\$ 34,818
Fire and EMS	\$123,279
Rescue Boat	\$ 13,745
Emergency Preparedness	\$ 2,000
TOTAL	\$173,842

Article 34. To see what sum of money the Town will vote to raise and appropriate for **PUBLIC WORKS.**

The Finance Committee recommends: \$ 117,094

Article 35. To see what sum of money the Town will vote to raise and appropriate for **SOLID WASTE.**

The Finance Committee recommends: \$ 118,275

Article 36. To see what sum of money the Town will vote to raise and appropriate for **SOCIAL SERVICES.**

The Finance Committee recommends: \$ 250

Article 37. To see what sum of money the Town will vote to raise and appropriate for the **RECREATION COMMITTEE.**

The Finance Committee recommends: \$ 34,428

Article 38. To see what sum of money the Town will vote to raise and appropriate for the **COMMUNITY CENTER FACILITY COSTS.**

The Finance Committee recommends: \$ 19,899

Article 39. To see what sum of money the Town will vote to raise and appropriate for the **CEMETERY OPERATIONS.**

The Finance Committee recommends: \$ 2,550

Article 40. To see what sum of money the Town will vote to raise and appropriate for **CAPITAL DEBT SERVICE.**

The Finance Committee recommends: \$ 175,066

Article 41. To see if the Town will vote to appropriate, for the fiscal year beginning 1-July-2020 and ending 30-June-2021, all revenues, grants, fees and undesignated surplus, for the purpose of reducing 2021-2022 tax commitment.

The Finance Committee recommends:

Revenues, Fees & Grants

\$ 150,993

Audited 19-20 Surplus

\$ 62,041

Article 42. To see what sum of money the Town will vote to raise and transfer to the Minimum Balance Set Aside with the condition that it be used to maintain the mil rate established at Town Meeting.

The Finance Committee recommends:

\$ 0

Article 43. To see what sum of money the Town will vote to raise and appropriate for **SOCIAL SERVICE REFERRALS.**

The Finance Committee recommends:

\$ 0

Article 44. To see what sum the Town will vote to raise and appropriate for the Teacher Deferred Compensation Fund.

The School Committee and Finance Committee Recommend:

\$ 1,500

Recess: President of LICA will present the 2021 Francis "Tiny" Murphy Civic Award

Article 45. Shall the town vote to a) **approve a project to continue to pave and improve roads (the "Project")**; b) appropriate a sum not to exceed **\$50,000** for the costs of the Project and; c) fund said appropriation by authorizing the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Long Island, Maine (including temporary notes in anticipation of the sale thereof), in an aggregate principal amount not to exceed **\$50,000**, and the discretion to fix the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, premium, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Long Island, and to provide for the sale thereof, is hereby delegated to the Treasurer and Chairman of the Board of Selectmen?

The Finance Committee and the Board of Selectmen recommend a 'YES' vote.

Financial Statement
Estimated 05/01/2020

1. Total indebtedness:

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$1,153,750
B. Bonds authorized and unapproved:	\$664,100
C. Bonds to be issued if this Article is approved:	\$50,000

Total:	\$1,867,750
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2. Costs:

At an **estimated maximum** interest rate of 2.5% for a 10 year maturity, the estimated costs of this bond will be:

Principal	\$50,000
Interest	\$6,600
Total new debt service	\$56,600

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/ Lisa A. Kimball
Town of Long Island Treasurer

Article 46. Shall the town vote to a) **approve a Mariner's Wharf Wave Break Restoration and Lighting Project at an additional cost not to exceed \$101,000;** b) appropriate a sum not to exceed **\$101,000** for the costs of the Project and; c) fund said appropriation by authorizing the treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Long Island, Maine (including temporary notes in anticipation of the sale thereof), in an aggregate principal amount not to exceed **\$101,000** and the discretion to fix the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, premium, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Long Island, and to provide for the sale thereof, is hereby delegated to the Treasurer and Chairman of the Board of Selectmen?

The Finance Committee and the Board of Selectmen recommend a 'YES' vote.

Financial Statement
Estimated 05/01/2020

1. Total indebtedness:

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$1,153,750
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C. Bonds to be issued if this Article is approved:	\$50,000

Total:	\$1,867,750
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2. Costs:

At an **estimated maximum** interest rate of 2.5% for a 20 year maturity, the estimated costs of this bond will be:

Principal	\$101,000
Interest	\$27,500
Total new debt service	\$128,500

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/ Lisa A. Kimball
Town of Long Island Treasurer

****Full descriptions of changes proposed in Articles 47 & 49 can be found on the Town Website as well as Town Hall.**

Article 47.** Shall Article 4 Shoreland Zoning District Standards in the ordinance entitled "Chapter 14 Land Use Ordinance" be amended to bring the Town's shoreland zoning district standards into alignment with State of Maine guidelines by adding the underlined language and deleting the language in strikeover type as shown?

Article 48. Shall Article 11 Subdivisions in the ordinance entitled "Chapter 14 Land Use Ordinance" be amended to authorize the Planning Board to issue a conditional use permit for cluster development by adding the language as shown?

Article 11, Section C. Definitions (insert at the appropriate place)

Cluster Development a zoning method which allows for detached single-family homes within a subdivision or a section of a subdivision to be clustered or concentrated more densely onto one or more portions of a proposed subdivision than would otherwise be permitted under a zoning district's minimum lot size requirement.

At the end of Article 11, insert the following

R. CLUSTER DEVELOPMENT

(1) Conditional Use:

The inclusion of cluster development within a subdivision or portion of a subdivision is allowed only upon the issuance of a conditional use permit by the Planning Board and is subject to any conditions, standards, or requirements the Board may impose.

(2) Purpose:

The purpose of this section is to allow for flexibility in the layout of detached, single family homes within a subdivision, or a portion of a subdivision, that allows for the construction of homes on smaller lots in order to provide expanded housing opportunities in the Town of Long Island while promoting the conservation of common open space within the subdivision for use by subdivision residents and the general public.

(3) Requirements:

(A) The area of land in a proposed cluster development is a single lot of not less than 120,000 square feet;

(B) The proposed development meets all relevant zoning district standards under Article 3, general provisions under Article 5, townwide performance standards under Article 7, and the provisions of Article 11, with the exception of:

- (1) Minimum lot size,
- (2) Minimum side setbacks,
- (3) Maximum lot coverage,

- (4) Minimum lot width,
 - (5) Street frontage, and
 - (6) Minimum number of lots in a proposed subdivision;
- (C) The proposed common open space within the subdivision shall be equal to or exceed 50% of the total acreage in the cluster development subdivision or section of a proposed subdivision;
- (D) The number of dwelling units shall be no more than the total acreage allowed to be included in net density calculations, less the land needed for road rights of way, divided by the minimum lot size otherwise required in the residential zone in which the proposed subdivision is to be located;
- (E) The cluster development subdivision or portion of the subdivision is designed with a continuous landscaped border which shall contain no structures, although the buffer may contain evergreen shrub, trees, fences, in combination to form a visual barrier.
- (F) The extent of soil types and wetlands within the proposed cluster development have been delineated by a Registered Soil Scientist, licensed in the State of Maine, on a soil survey map.
- (G) The cluster development carries a requirement for a development neighborhood association. The association shall levy annual charges against all individual property owners for the maintenance of common lands, neighborhood recreational facilities, a common septic system, if applicable, and other purposes as determined by the Planning Board.

(4) Application

In addition to the information required under 11.E, an application for cluster development must include a copy of the following documents:

- (A) Master Plan
 - (1) identifies the location of all proposed roads, structures, parking areas, footpaths, common open space, and private yard space related to individual dwelling units, utilities, easements, if any, wells and water feeds to dwelling units, septic systems and a secondary location for a common leaching facility, and vehicular access to the common area, if needed;
 - (2) shows proposed common open space with appropriate notation on the face thereof to indicate that further subdivision of common land is prohibited and shall not be used for future residential building lots, and
 - (3) provides that a portion or the entirety of the common open space may be dedicated for acceptance by the Town for operation as a municipal recreation facility.
- (B) neighborhood association
 - (1) Covenants for mandatory membership in the association, setting forth the owner's rights and interests, that shall be included in the deed for each lot and dwelling;

- (2) The maintenance responsibilities for the common lands and the annual levies that shall be charged against all dwelling and lot owners to defray the expenses connected with the maintenance of common facilities and open space; and
- (3) deed covenant noting the financial obligation of the owner to pay the pro-rata share of common sewage collection and disposal system maintenance, repair and replacement.

(3) Water Supply:

Dwelling units in a cluster/planned unit development may have individual water supplies or may be connected to a common water supply and distribution system, either public or private, at no expense to the public. The subdivider or applicant shall provide documentation certifying that the water supply will be protected from contamination and able to provide adequate supply for the intended uses.

(4) Subsurface Wastewater Disposal Systems:

(A) Approval of the subdivider or applicant's application shall be subject to presentation of a completed site evaluation form (HHE-200) in accordance with the State of Maine Subsurface Wastewater Disposal Rules, which provides evidence of adequate soil conditions for sewage disposal.

(B) The Planning Board may allow individual subsurface wastewater disposal systems (SWDS) based on the submission of a hydrogeologic assessment and feasibility analysis which indicates that the cumulative output from the individual systems will not adversely impact groundwater quality nor the functioning of any other home's SWDS.

(C) Individual home septic tanks or a cluster use tank and the associated leaching field system serving the structures within the cluster development shall be entirely located within the cluster development and shall be installed pursuant to rules adapted under Title 22 M.R.S. section 42, and Title 30-A M.R.S. subsection 4211.

(D) The design of a sewage collection and disposal system shall be prepared by a registered professional engineer and be approved by the Maine Department of Human Services; and

(E) The common leaching facility shall be located on a portion of the development large enough to include a replacement disposal area no less than equal in size to the original.

(5) Common Open Space:

On any parcel that includes important natural resources, noted as water shed areas, ponds, seasonal ponds, wetlands, protected animal habitat, protected plants, existing farmland soils, open fields or pasture, or registered tree growth woodland, the dwelling unit layout shall be clustered on so as to minimize impact on those areas.

The common land shall be restricted to recreation, conservation or agricultural purposes. Structures accessory to non-commercial recreational, conservation or agricultural uses may be erected on the common land, subject to approval by the Planning Board.

The subdivider or applicant shall maintain control of such common open space(s) and be responsible for their maintenance and repair until at least 50% but not more than 75% of the lots or houses are sold.

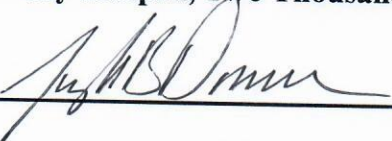
Article 49.** Shall Article 12 Floodplain Standards in the ordinance entitled "Chapter 14 Land Use Ordinance" be amended to bring the Town's floodplain standards into alignment with regulations issued by the Federal Emergency Management Agency by adding the language as shown?

Article 50. To elect by written ballot a School Committee member to serve on the School Committee for a term of three years, effective from 7/1/2021 to 06/30/2024.


Article 51. To elect by written ballot a Selectman to serve on the Board of Selectmen (those elected shall also serve as the assessors and overseers of the poor), for a term of three years, effective from 7/1/2021 to 06/30/2024.

Given under our hands this 29th day of April, Two Thousand and Twenty, A.D.

Joseph Donovan



Marie Harmon

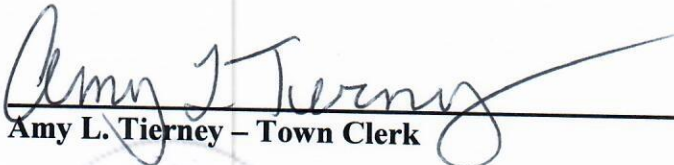


John Burke



Selectmen of Long Island's

A True Copy Attested of the Town of Long Islands' Town Meeting Warrant for the May 15th Annual Meeting:


Amy L. Tierney – Town Clerk

Seal