

**South Berwick  
Town Council Meeting  
September 27, 2022**

Chair Mallory Cook called the meeting to order at 6:00pm. Councilors present included John James, John C. Kareckas, Jeff Minihan, and Jessica Cyr. Town Manager Tim Pellerin and Assistant Town Manager Jennifer Janelle were also in attendance.

**Executive Session**

1. On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to enter executive session at 6:00pm, pursuant to 1MRSA §405.6A, to discuss a personnel issue.

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to end the executive session at 6:12pm.

**Approval of Minutes**

1. Board of Assessors 09-13-22: On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adopt the minutes as written.

2. On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to reconsider the vote taken on September 13, 2022 regarding the sale of property at 22 Belle Marsh Rd. Due to a staff error, the wrong address was listed as the Town's. The correct Town owned property for sale is 40 Belle Marsh Rd.

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to authorize the sale of 40 Belle Marsh Rd, Tax Map 4, Lot 27B.

3. Town Council 09-13-22: On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adopt the minutes after correcting the spelling of Gregg Zinser to Greg Zinser.

**Treasurer's Warrant**

1. On a motion by Mr. James, seconded by Mr. Minihan, it was unanimously voted to sign the warrant dated September 22, 2022 in the amount of \$309,276.31.

On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to hear the Town Manager's Report after public comment.

**Public Comment**

1. Melissa Costella, Boyd's Corner Rd, asked what the cost of the traffic study was and whether it was performance based. Mr. Pellerin responded that it is not performance based, and the cost to update the 2010 study is \$44,950. (A new, full survey could cost upwards of \$100,000.) The scope of the agreement is that Sebago Technics will evaluate vehicle and walking traffic patterns and provide solutions to mitigate the various issues.

**Town Manager's Report**

-Highway: The fire suppression system has been installed in the new facility. Currently working on storm drain cleaning and installations. Two new traffic calming signs have been placed on Portland Street and Main Street (near Counting House). Striping on Belle Marsh and Hooper Sands Road should be complete by the end of October (about \$2100).

-Police: 7 arrests, 9 accidents, and 93 traffic stops. Will be interviewing 3 candidates to fill the 11<sup>th</sup> position. Detective Sergeant Stephens will be conducting a fraud awareness training at the Community Center this week. Lt. Upton noted how well our Fire, Public Works, and Police work together at accident scenes. Ogunquit PD is looking into building a new station and would like to tour our facility.

-Fire: 18 calls; 305 year to date. Hope to finalize the choice for a new Lieutenant by week's end. Lt. Leach is coordinating with schools and daycares to conduct fire drills for Fire Prevention week.

-Code Enforcement: Issued 7 building permits, 3 plumbing permits and conducted 29 inspections. Staff has also responded to 3 FOAA requests.

- Planning: Will be submitting revision 6 of the ordinance language for solar farms to the Council. Still waiting on quotes for a 3<sup>rd</sup> party review of 406 Main Street. The ZBA will meet on October 4<sup>th</sup> regarding a timber harvest on Ogunquit Road.
- Library: 2760 people visited the library in August, and 2358 items were borrowed. Maureen's Dungeons & Dragons program is going well.
- Recreation: The new Programming Coordinator is working on informative sessions for the senior luncheons. The yoga and music programs are going well. Working on a proposal that would allow for the use of Powderhouse Hill to the ski team & boosters to hold practice on Mondays. Nikki thanked the police for the added patrol near the ball fields, especially during soccer. Former Manager, Perry Ellsworth will be back to play Santa at Breakfast with Santa. 30 seniors attended The American Music Cities of Nashville and Memphis trip. October 3<sup>rd</sup> is the Winnepesaukee foliage cruise.
- Assessing: We have received over 170 applications for the Tax Stabilization program. Working on new sales figures and tree growth reporting.
- Town Clerk: Have received over 400 absentee ballots to date. Have processed over 40 new voters through the Automatic Voter Registration program.
- Transfer Station: The new 'Resident Only' sign is working. We were filling up to 7 canisters a week; we are down to 2 or 3. Due to manufacturing issues, we can only get the blue bags with drawstrings.
- Finance: Lots of tax payments are coming in. Peter Hall was here last week to conduct the audit. He has more to finish and will make a presentation to the Council in December.
- Econ Development: Have met with other departments to see what needs are and if they can be funded with TIF funds. Working with Sebago Technics on the traffic study. Will be working on the Punkintown TIF and starting work on a new Economic Development TIF for downtown.
- Admin: Have begun the 1<sup>st</sup> steps of the town office project. Revize is on step 5 of 8 for the website upgrade. Have met with the Fire Chief and consultants for York Ambulance. Attended the monthly school meeting; discussed the school funding formula, budget, and timelines. Our first online newsletter will be published October 1<sup>st</sup>.

### **Unfinished Business**

1. The Council discussed the Paul Street parking lot. Karen Marlsbenden, owner of 10 Portland Street, was present for the discussion. Ms. Marlsbenden informed the current manager that she had a verbal agreement with the prior manager that allowed her tenants to park in the lot overnight. Our ordinance does not allow overnight parking in that lot. Ms. Marlsbenden stated that she has been looking into other options, but would like to rent 3 or 4 spaces. General consensus of the Council was to acknowledge the difficult situation, but expressed concerns of setting a precedent.

On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to leave the current ordinance in place and to enforce it.

2. Mr. Pellerin stated, that as a result of the recent workshop regarding the town office project, he was looking for direction for moving forward. We are at the very start of the project. We only have a real estate appraisal on the current building; and may need an actual feasibility study done to determine the actual condition of the current building.

The Council also discussed conducting a straw poll at the Election to gauge resident feelings for the location of the 'new' town offices. It was agreed to discuss and finalize language for the poll at the meeting of October 25<sup>th</sup>.

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to authorize the Manager to draft an RFP for a town hall feasibility study. Note was made that there are funds to cover the cost in the Capital Improvement budget.

### **New Business**

1. The Council met with Jane Brekke, a candidate for membership on the Conservation Commission.

On a motion by Mr. James, seconded by Mr. Minihan, it was unanimously voted to appoint Jane Brekke to the Conservation Commission with a term to expire June 30, 2025.

2. On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to hold a public hearing on October 11, 2022, at 6:30pm, to receive comment on the proposed annual updates to the General Assistance Ordinance.

3. The Council and Manager discussed the need for new Councilors and Planning Board members to receive training. Mr. Kareckas noted that Zoning Board of Appeals members should also be included.

Consensus was to authorize the Manager to draft a policy regarding orientation and training of Town Councilors, Planning Board members, and Zoning Board of Appeals members.

4. Mr. Kareckas made note that the Main Street Revitalization plan, specific to the B1 Zone and the Driscoll Brook area need to be revisited. Ordinance language needs work. Mrs. Cook suggested that this would be something for the Planner to look at.

**Councilor Comments**

1. Mr. Kareckas:

-Asked for the status of the gas facility upgrades on Route 236 and the level of 1<sup>st</sup> responder and safety coordination with our Police and Fire. Mr. Pellerin explained that they will be conducting training for local responders.

-Asked if the Town Hall Streams tab on the front page of the website could be removed. It is no longer functional. Mr. Pellerin stated that we will check on it, but it will be gone as part of the upgrade anyway.

2. Ms. Cyr:

-The Comp Plan Update Committee has received over 1000 completed surveys. The Committee will be scheduling a workshop evening.

3. Mrs. Cook:

-Reminded everyone of the traffic study meeting on October 18<sup>th</sup>. It will be held at 6:30pm in the 3<sup>rd</sup> floor auditorium at Town Hall.

-Received consensus to move the Marijuana workshop from November 1<sup>st</sup> to November 29<sup>th</sup>.

**Adjournment**

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to adjourn the meeting at 8:32pm.

Attest:

Barbara Bennett, CCM

**South Berwick  
Board of Assessors  
September 27, 2022**

Chair Mallory Cook called the meeting to order at 8:33pm. Assessors present included John James, John C. Kareckas, Jessica Cyr, and Jeff Minihan. Town Manager Tim Pellerin and Assistant Town Manager Jennifer Janelle were also in attendance.

1. It was explained that the abatement granted at the last meeting for 165 Agamenticus Rd was billed to the wrong owner. This supplement would allow the Assessing Agent to bill the correct owner.

On a motion by Mr. James, seconded by Mr. Kareckas, it was unanimously voted to issue a supplemental tax bill to Michael & Joyce Lebel, Acct #889, Map 12, Lot 3A, at 165 Agamenticus Rd, in the amount of \$7,128.96.

On a motion by Mr. Kareckas, seconded by Mr. James, it was unanimously voted to adjourn the meeting at 8:35pm.

Attest:

Barbara Bennett, CCM  
Town Clerk

DRAFT

# A / P Warrant

South Berwick  
10:22 AM

Bank: KENNEBUNK - Operating

10/06/2022  
Page 1

Type	Check	Amount	Date	Wrnt	Payee
P	45452	22,057.37	09/23/22	21	0132 BUREAU OF MOTOR VEHICLES
P	45453	31,246.10	09/30/22	21	0132 BUREAU OF MOTOR VEHICLES
R	45454	104.88	10/06/22	21	0787 ADVANTAGE TRUCK GROUP
R	45455	150,563.66	10/06/22	21	0813 ANDROSCOGGIN BANK
R	45456	1,105.61	10/06/22	21	0771 ATLANTIC FUELS
R	45457	1,236.99	10/06/22	21	0011 BERGERON PROTECTIVE CLOTHING LLC
R	45458	9,476.00	10/06/22	21	0012 BERNSTEIN, SHUR, SAWYER & NELSON
R	45459	426.06	10/06/22	21	0288 BROX INDUSTRIES
R	45460	8.48	10/06/22	21	0048 Capital One
R	45461	4,635.55	10/06/22	21	0183 CENTRAL MAINE POWER
R	45462	159.56	10/06/22	21	1158 CINTAS CORP
R	45463	472.02	10/06/22	21	0474 CLEAN-O-RAMA, INC.
R	45464	2,786.81	10/06/22	21	0181 CONSOLIDATED COMMUNICATIONS
R	45465	1,330.00	10/06/22	21	0107 DOUCETTE EXCAVATING
R	45466	48.75	10/06/22	21	0156 DRAKE, NICOLE
R	45467	140.85	10/06/22	21	0354 FALLON, TOM
R	45468	681.50	10/06/22	21	0230 FARWELLS AUTO SERVICE
R	45469	399.00	10/06/22	21	0164 FASTENER WAREHOUSE
R	45470	474.00	10/06/22	21	1172 FERDICO, JOHN
R	45471	263.37	10/06/22	21	0168 HOME DEPOT CREDIT SVCS
R	45472	537.00	10/06/22	21	0695 Howard P. Fairfield, LLC
R	45473	1,250.00	10/06/22	21	0934 J&D POWER EQUIPMENT, INC
R	45474	75.00	10/06/22	21	0699 JANELLE , JENNIFER
R	45475	725.00	10/06/22	21	0179 MAINE DEPARTMENT OF INLAND FISHERIES AND WILD LIFE
R	45476	10.00	10/06/22	21	0139 MAINE MUNICIPAL ASSOCIATION
R	45477	728,737.74	10/06/22	21	0129 MAINE SAD 35
R	45478	1,233.17	10/06/22	21	0243 MOTOROLA SOLUTIONS
R	45479	406.55	10/06/22	21	0284 NEPTUNE UNIFORMS & EQUIPMENT
R	45480	75.00	10/06/22	21	1071 PELLERIN, TIMOTHY
R	45481	419.00	10/06/22	21	0172 PERMA-LINE CORPORATION
R	45482	3,361.44	10/06/22	21	0089 PIKE INDUSTRIES INC
R	45483	345.00	10/06/22	21	0785 POWER PRODUCTS SYSTEMS, LLC.,DBA'S
R	45484	11,550.00	10/06/22	21	0484 PREMIER RECYCLING EQUIPMENT
R	45485	103.36	10/06/22	21	0232 QUILL CORPORATION
R	45486	216.82	10/06/22	21	0204 READY REFRESH
R	45487	75.00	10/06/22	21	0167 REDIMARKER, JAY
R	45488	500.00	10/06/22	21	0262 SEACOAST SHIPYARD ASSOCIATION
R	45489	3,048.58	10/06/22	21	1171 SEBAGO TECHNICS
R	45490	76,713.47	10/06/22	21	0203 SOUTH BERWICK WATER DISTRICT
R	45491	2,100.00	10/06/22	21	0174 STANTEC ARCHITECTURE INC
R	45492	150.00	10/06/22	21	0095 STELLAR NETWORKS
R	45493	85.00	10/06/22	21	0143 TREASURER OF STATE-CONCEALED FIREARMS
R	45494	16.00	10/06/22	21	0180 Treasurer, State of Maine
R	45495	350.00	10/06/22	21	0520 TREASURER, STATE OF MAINE
R	45496	316.40	10/06/22	21	0852 Treasurer, State of Maine DHHS Service Center
R	45497	276.87	10/06/22	21	0462 ULINE
R	45498	76,220.42	10/06/22	21	0366 US BANK CORPORATE TRUST BOSTON

**A / P Warrant**

South Berwick  
10:22 AM

Bank: KENNEBUNK - Operating

10/06/2022  
Page 2

Type	Check	Amount	Date	Wrnt	Payee
R	45499	124.78	10/06/22	21	0097 VERIZON WIRELESS
R	45500	3,297.94	10/06/22	21	0100 WEX BANK
R	45501	8,191.50	10/06/22	21	0102 YORK AMBULANCE ASSN INC
R	45502	57.00	10/06/22	21	0066 YORK COUNTY REGISTRY OF DEEDS

**Total 1,148,184.60**

**Count**

Checks	51
Voids	0

This is to certify that there is due and chargeable to the appropriations listed above the sum set against each name and you are directed to pay unto the parties name in this schedule as signed by the Town Council below:

John Kareckas \_\_\_\_\_

John James \_\_\_\_\_

Jeff Minihan \_\_\_\_\_

Jessica Cyr \_\_\_\_\_

Mallory Cook \_\_\_\_\_

**APPROVED** \_\_\_\_\_

**DATE** \_\_\_\_\_

**TOWN MANAGE**



# *Town of South Berwick*

## **PLANNING DEPARTMENT**

180 MAIN STREET  
SOUTH BERWICK, MAINE 03908

September 27, 2022

To: Ms. Cook, Chair South Berwick Town Council

From: Tammy Bellman, Town Planner

RE: Zoning Ordinance Amendment  
Proposal of §140-67.2 Performance Standards for Solar Farms

The Planning Board is pleased to submit the final draft of the South Berwick Zoning Ordinance: §140-67.2 Performance Standards for Solar Farms to the Town Council.

The attached ordinance draft, number six (#6) was approved at the September 21, 2022, Planning Board Meeting with motion and affirmative vote.

Please take the time needed to review and determine if any follow-up is needed by the Planning Board. The Planning Board hopes that this latest approved version is complete to the satisfaction of the Town Council and can then move forward.

Thank You

Tamara Bellman  
South Berwick Town Planner

Date: ~~April 12~~~~August 9~~~~September 7, 2022~~; ~~September 21, 2022~~ **Revision #6**  
~~Planning Board Draft #6 Approval September 21, 2022~~  
Zoning Ordinance Amendment:  
Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) +Body (Calibri), 12 pt, Italic

Formatted: Indent Left: -0.25", First Line: 0", Right: -0.19"

Formatted: Normal, Indent Left: -0.25", Right: -0.19"

§ 140-67.2 Performance Standards for Solar Farms.

a) Due to the large land areas required for solar farms, the potential negative impacts to the environment and to protect surrounding properties from impacts such as glare and visual disturbance, all solar farms are subject to:

- Article V - Performance Standards Applicable to All Uses;
- § 140-77 Site Plan Review
- § 140-48 Shoreland Zoning

Solar farms shall also comply with the following standards:

1. Land Disturbance: All Solar Farms require site plan review and approval from the Planning Board prior to any land disturbance, including tree removal, and / or the issuance of any building permit or certificate of occupancy. Applicants will be responsible for all associated fees for site plan applications, municipal peer review, licensing and permitting. The CEO may approve, in writing, the clearing of small areas if specifically required during the site design phase of the project. The Applicant shall submit a plan and narrative for the CEO's review, and approval including any additional conditions.
2. Minimum Lot Area: Solar Farms shall be situated on lots a minimum of twenty (20) acres.
3. Maximum Power: Solar farms shall ~~be~~ limited to a maximum size of five (5) Mega Watts (MW).
4. Setbacks: All commercial solar farms shall provide a minimum of ~~five hundred feet (500')~~ one hundred feet (100') in the I1 Zoning District and ~~two-hundred feet (200')~~ in the I2 Zoning District uncut / undisturbed vegetation setback ~~by continuous landscaping of plantings along exterior lot lines~~, surrounding (outside / beyond) the required security fencing. ~~If the exterior lot line vegetation is disturbed it will be replaced with a minimum six foot (6') in height evergreen plantings to bring the disturbed areas into compliance.~~ The purpose of this minimum standard is to provide buffering, to the greatest extent practical, to provide a visual buffer of the solar farm from abutting residential properties, uses, other zoned areas, and public roadways. This / These vegetative areas shall be maintained by the solar farm operators/developers.
5. Shade Management: The Application shall include all areas where "shade management" is proposed, and a detail of the proposed "shade management area" (cut slope) in relation to the required buffers, fencing and solar panels and related equipment shall be provided. Shade

Formatted: List Paragraph, Line spacing: single, Pattern: Clear

Formatted: Strikethrough

Formatted: Line spacing: single, Pattern: Clear



Date: ~~April 12~~ ~~August 9~~ ~~September 7, 2022~~, ~~September 21, 2022~~ Revision #6

~~Planning Board Draft #6 Approval September 21, 2022~~

Zoning Ordinance Amendment:

Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

management areas are prohibited within the required setback areas.

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) +Body (Calibri), 12 pt, Italic

Formatted: Indent: Left -0.25", First line: 0", Right: -0.19"

Formatted: Normal, Indent: Left: -0.25", Right: -0.19"

~~6~~ — Buffering / Visual Mitigation: All equipment such as solar panels, transformers and equipment used in the operation of the solar farm shall be buffered / screened from adjacent roadways and surrounding residential uses in regards to view and glare to minimize / mitigate view disruption. All direct views will be screened by two offset rows of evergreen plantings (dwarf spruce, hemlock, thuja or approved equal) with the use of a 6' green privacy screen that affixes to the chain link perimeter fence to reduce glare and light refraction from the metal fence.

Formatted: p0, Line spacing: single, No bullets or numbering, Pattern: Clear

Formatted: Font: (Default) Arial

~~7~~ Minimum Application Requirements: In addition to the requirements listed under Chapter 140-77 (Site Plan Review), the Application shall include the following items:

- a) Project Narrative: The Applicant shall provide a detailed project narrative. The narrative shall specifically address how view and glare buffering will be provided from surrounding properties and roadways in addition to details of the below submittal requirements.
- b) Environmental Impact Assessment: The Application shall include the following:
  - 1) Wetland Delineation Mapping including required setbacks and proposed impact areas.
  - 2) The narrative and / or mapping shall also specifically address temperature increases around proposed cut areas and their relationship to adjacent wetlands, streams and other waterbodies and endangered species who live in and around them.
  - 3) Endangered Species Inventory: The Application shall include an endangered species inventory (including New England Cottontails, Blanding's and Spotted Turtles, Black Racers, etc.) and review, and eventual approval, from Inland Fisheries and Wildlife (IF&W) Maine Department of Environmental Protection (MDEP) and other associated agencies involved with the application review and permitting prior to Final Plan approval. The Applicant shall provide, prior to a "Determination of Application Completeness", being determined by the Board, proof of agency preliminary application review.
  - 4) "Wildlife Corridors": A six inch (6") gap under the security fencing is required to allow wildlife to retain access through the site, shall be ~~provided. And maintained.~~

Formatted: Strikethrough

Formatted: Font: (Default) Arial

Formatted: p0, Indent: Left: 0.25", Right: 0", Space After: 0 pt, Line spacing: single, No bullets or numbering, Pattern: Clear, Tab stops Not at 1.06"

Formatted: Font: (Default) Arial

~~5~~ Native Species: All plantings, including proposed seeding, shall be ~~native species by~~ Maine Native Tree species and / or Northern New England Native Tree species.

Date: ~~April 12~~ ~~August 9~~ ~~September 7, 2022~~, ~~September 21, 2022~~ **Revision #6**

~~Planning Board Draft #6 Approval September 21, 2022~~

Zoning Ordinance Amendment:

Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) +Body (Calibri), 12 pt, Italic

Formatted: Indent: Left: -0.25", First line: 0", Right: -0.19"

Formatted: Normal, Indent: Left: -0.25", Right: -0.19"

6)5) Long Term Property Conservation: The Application shall provide information regarding any lands proposed to be placed under some form of conservatorship now or in the future.

c) Site Plan: The Application shall include site / landscape plans which shall include the following:

- 1) Existing and proposed tree lines and clearing areas
- 2) Solar panels and associated equipment
- 3) Existing and proposed grading
- 4) Site fencing details, signage and locations of all gates / openings in the fence, and proposed Knox Key Box locations.
- 5) Adjacent roadways and neighboring structures, zoning, and existing land uses.

d) Cross Sections: Cross sections of the site shall be provided which shall include:

- 1) Adjacent roadways and neighboring structures by type of use.
- 2) Existing and proposed site modifications to the topography and vantage points from area highpoints and adjacent residential zoning or uses.
- 3) Existing and proposed vegetation and alterations (removal and proposed).

e) Site Maintenance Plan: The Application shall include a site maintenance plan outlining the efforts that will be undertaken to maintain the ground cover in and around the solar panels. The plan shall also outline maintenance of the internal travel system.

f) End of Life – Site Restoration Plan: The Applicants shall submit a detailed "End of Life – Site Restoration Plan and Narrative" which would discuss and illustrate the following:

1) The removal of all equipment, fencing, concrete pads, solar panels, transformer / inverter equipment, ~~etc~~ security barriers and transmission lines from the site that will not be used by other approved uses on the site.

Formatted: Indent: Left: 0.25", Right: -0.19"

2) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.

Formatted: Indent: Hanging: 0.25", Right: -0.19", Space After: 0 pt

3) Stabilization and/or re-vegetation, by Maine Native Species and / or Northern New England Species, of the site as necessary to minimize erosion.

Formatted: List Paragraph, Right: 0", Space After: 0 pt, No bullets or numbering

Formatted: List 3, Indent: Left: 0.25", Right: -0.19", Space After: 12 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

4) Restoration timeline: Anticipated duration of the Solar Farm and an estimated length of time required to completely restore the site in full compliance of the Town approved development plans.

Formatted: Font: (Default) Arial, Underline

Date: ~~April 12~~~~August 9~~~~September 7, 2022~~, ~~September 21, 2022~~ **Revision #6**  
Planning Board Draft #6 Approval September 21, 2022

**Zoning Ordinance Amendment:**

**Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft**

3)5) **Restoration Plan Set:** The application shall include a pre-construction and post restoration plan set illustrating the locations or all restoration boundaries and the type of restoration being proposed for each area of the site. The narrative should also include the proposed restoration plan (plantings, species, planting sizes at install, etc.). At minimum, the plan shall include plantings, with appropriate native plant species, to return the cleared areas of the solar farm to their original state.

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) + Body (Calibri), 12 pt, Italic

Formatted: Indent: Left: -0.25", First line: 0", Right: -0.19"

Formatted: Normal, Indent: Left: -0.25", Right: -0.19"

Formatted: List Paragraph, Indent: Left: 0", First line: 0", Right: 0"

Formatted: Indent: Left: 0.25", Hanging: 0.25", Right: -0.19"

Formatted: List Paragraph, Right: 0"

g) **Air Glare Protection:** Solar Panels shall be anti-reflective materials, or abbreviated by the Federal Aviation Administration (FAA) as "AR", and the Applicant shall notify area airports and the FAA for their review and a two (2) week comment period. Copies of all correspondence shall be provided to the Town. Once the solar panel type is determined, a current MSDS sheet shall be provided to the Planning Board. If this type changes, then a new MSDS sheet will be provided for the replacement panels.

Commented [P1]: FAA requires anti-glare panels – request a MSDS sheet for each type / style of solar panel

Formatted: Indent Left: 0", Hanging: 0.31"

h) **Public Safety:**

Formatted: No underline

The following information shall be included in the formal Application submittal.

- 1) **Roadway Access / Improvements:** The Applicant shall provide a detailed narrative and plans regarding site access including existing and proposed conditions.
- 2) **Emergency Access:** A Knox Key / Combination Box should be provided at the site entrance for Emergency Services Personnel to gain access, to the interior and exterior of the site fencing, will not be impeded in the event of a fire or other emergency.
- 3) **Emergency Vehicle Turn Around:** An unimpeded emergency vehicle turnaround area ~~should be~~~~shall be~~ provided. The turn-around shall be long enough to accommodate the largest emergency apparatus to the site and shall be reviewed and approved by the Fire Chief or their appointed designee.
- 4) **Security Fencing:** All proposed equipment / activities should be located completely within a completely enclosed fencing. Fencing should be installed with a ~~six-inch~~~~six-inch~~ (6") gap at the bottom to allow wildlife to utilize the site while not being trapped inside the site. All fencing shall have warning signage as required by law.
- 5) **Emergency Access Plan:** An Emergency Access Plan shall be provided with the Plan Set. This plan shall include the following:
  - a) **Fence Layout:** A fencing plan shall be provided and show the locations of all proposed fences, fence openings / gates, and fully dimensioned interior access lanes shall be provided.
  - b) **Fence Details:** The plans shall include fence / enclosure details, access gate details, and all required warning signage.
  - c) **Electrical Equipment:** The locations of all associated electrical equipment such as transformers,

Formatted: Indent: Left: 0"

Date: ~~April 12~~~~August 9~~~~September 7, 2022~~; ~~September 21, 2022~~ Revision #6  
Planning Board Draft #6 Approval September 21, 2022

Zoning Ordinance Amendment:  
Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

battery storage, equipment pads, etc. shall be illustrated on submitted plans. All equipment listed shall include equipment dimensions.

Formatted: Font 12 pt, Bold, Italic  
Formatted: Font (Default) + Body (Calibri), 12 pt, Italic  
Formatted: Indent: Left -0.25", First line 0", Right -0.19"  
Formatted: Normal, Indent Left -0.25", Right: -0.19"

6) E-911 Addressing: Prior to the start of construction activities, the solar farm operator must obtain an address from the Town's E-911 officer (currently the Town's CEO) for the access road to the solar farm.

Formatted: Font (Default) Arial  
Formatted: Right 0", No bullets or numbering

7) Emergency Contact: The solar farm operator shall be responsible for providing the Town direct contact information for the site construction manager (during construction duration) and the facilities manager (operational onward) who may be contacted by the Town, as needed, regarding the facilities operation, safety, public inquiries, learning or training opportunities. The direct contact information shall be reviewed for correctness and maintained throughout the life of the installation. The solar operator will promptly notify the Town of contact information changes. Best efforts will be made by this contact to respond to inquiries from the town within three (3) business days.

Commented [P2]: You should designate the particular title of the individual to notify – eliminate any confusion.

8) Roadway Maintenance: The access road to the site shall be maintained unobstructed and passable year-round for access by Emergency Responders. The roadway should also be maintained free of ruts, potholes and the like to prevent obstruction or damage to Town vehicles. A note of this nature shall be placed on the plans.

Formatted: List Paragraph, Right 0"

9) Electrical Narrative: The Applicant shall provide a detailed narrative regarding the types, sizes, and locations of all existing and proposed power line placement. The plans shall include notes indicating above and / or underground power lines. If above ground lines are to be utilized and poles installed, any changes to the pole height / material etc. may require PB review and approval as determined by the Town's Code Enforcement Officer.

Formatted: List Paragraph, Right 0", Font Alignment: Auto

i) Decommissioning and abandonment

Formatted: Font (Default) Arial, Underline  
Formatted: Right 0", Space After: 0 pt, No bullets or numbering

1) A Solar Farm that has reached the end of its useful life or has been abandoned consistent with this Ordinance shall be removed. The owner or operator shall physically remove the installation no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by certified mail of the proposed date of discontinued operations and plans for removal. The Code Enforcement Officer may grant a one-time extension of up to an additional 180 days at the request of the owner or operator of the system. Decommissioning shall occur consistent with the End of Life – Site Restoration Plan.

Formatted: Font (Default) Arial, 11 pt, Underline  
Formatted: Indent: Left: 0", Right: -0.25"  
Formatted: Font (Default) Arial  
Formatted: Font (Default) Arial  
Formatted: Indent: Left: 0.15"  
Formatted: Font (Default) Arial  
Formatted: Font (Default) Arial  
Formatted: Font (Default) Arial

2) A Solar Farm shall be considered abandoned when it fails to operate for more than one year. The Planning Board may extend this initial period for an additional twenty-four (24) months at the request of the owner of the system and with consent of the landowner and/or operator if different from the system owner.

3) An applicant for Site Plan Review of Solar Farm shall submit a performance guarantee in the amount of 125% of the expected decommission costs, including inflation over the expected life of the system, in the form of a performance bond running to the Town or some other form of surety that is acceptable to the Town Manager.

Formatted: Font (Default) Arial  
Formatted: Font (Default) Arial  
Formatted: Font (Default) Arial

Date: ~~April 12~~~~August 9~~~~September 7, 2022, September 21, 2022~~ Revision #6

~~Planning Board Draft #6 Approval September 21, 2022,~~

Zoning Ordinance Amendment:

Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

- 4) ~~If the owner or operator of the Solar Farm fails to remove the installation in accordance with the requirements of this section within 180 days of abandonment or the proposed date of decommissioning as approved by the Code Enforcement Officer, the Town retains the right to use the performance guarantee or other available means to cause an abandoned, hazardous, or decommissioned Solar Farm to be removed.~~

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) +Body (Calibri), 12 pt, Italic

Formatted: Indent: Left: -0.25", First line: 0", Right: -0.19"

Formatted: Normal, Indent: Left: -0.25", Right: -0.19"

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

~~Bonding / Inspection Fees: (Note: this section in particular will need legal review and recommendation as to the Ordinance recommendation (if necessary))~~

~~The Board may want to place conditions on the proposed solar farm to ensure that the site will be adequately restored to its native condition, as such below are a few items the Town / Board may want to consider:~~

- ~~1) Engineer's Estimate: Prior to the start of construction activities, the applicant will provide Engineer's Estimate for an "end of life" decommissioning plan for the project. The plan shall, at minimum, include a breakdown of a) individual tasks; b) estimated cost / hours per task; c) hours to complete; d) materials and equipment needed. The plan shall also include a total of all associated decommissioning costs, a 1.25% contingency and a 20-year, 2% inflation escalator. Should the lease agreement or use be continued or extend beyond 20 years new / additional bonding will be required. Upon Town approval of the Engineer's Estimate, the bonding with the Town shall be established prior to any site work being conducted.~~
- ~~2) Supplemental Inflation Estimate: The solar farm operator shall re-evaluate the decommissioning estimate shall be reviewed at five-year intervals and adjusted accordingly for inflation, beyond the 2% inflation escalator, and shall have the review and approval from the Eliot Town Council.~~
- ~~3) Site Abandonment: If the energy plant ceases to provide power or if it is abandoned by the owners ("abandoned" being defined as no power produced for a consecutive period of six (6) months), the decommissioning process will start and be completed within six months of that event / determination. The full cost, outlined above, shall be bonded with the Town, or other State Agency (such as MDEP), with Town approval, for the duration of the project until the decommissioning plan and site restoration plan has been fully completed as determined by the Town Code Enforcement Officer and the Maine Department of Environmental Protection (MDEP).~~

Formatted: List Paragraph, Indent: Left: -0.25", Space After: 12 pt, Font Alignment: Auto

- ~~j) Inspections. The Code Enforcement Officer or the Officer's designee will inspect all solar farms prior to issuance of a certificate of use/occupancy (CEO). The inspection shall occur after the establishment is ready for operation and written sign-off have been received by the Fire Department. No solar electricity shall ~~generated~~be generated from the premises until the inspection is complete and a certificate of occupancy issued. Nothing herein shall prevent the Code Office and Fire Chief, or their designee, from inspecting the solar farm at random intervals, with or without advanced notice.~~
- k) Other laws remain applicable. All solar farms shall meet all operating and other requirements of federal, state and local law and regulation. To the extent the State of Maine has adopted or adopts in the future any stricter law, regulation or rule governing solar farms beyond these standards, the stricter law, regulation or rule shall control.

Date: ~~April 12~~~~August 9~~~~September 7, 2022~~; ~~September 21, 2022~~ Revision #6  
~~Planning Board Draft #6 Approval September 21, 2022~~

Zoning Ordinance Amendment:  
Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

**Planning Board Recommended Ordinance Modifications:**

**Overview:** In addition to the proposed Solar Ordinance development the Planning Board reviewed the definition of a "Public Utility" as, to date, Solar Farms have been regulated by the Town as "Public Utilities" in relation to Land Use and Table A which determines what zoning district/s the Use is permitted.

The Zoning Ordinance currently defines a Public Utility as:

*"Any person, firm, corporation, municipal department, board or commission authorized to furnish gas, steam, electricity, waste disposal, communication facilities, transportation or water to the public."*

The Town's Zoning Ordinance <https://ecode360.com/9683966> – ~~9683966~~ does not currently have a definition for Ground-Mounted Solar Array aka "Solar Farms". The Board recommends the Council adopt the below definition under § 140-9 Definitions.

~~Solar Farms (Ground-Mounted Solar Array Facilities): An installation or area of land in which a large number of solar panels are set up in order to generate electricity.~~

~~Solar Farms (Ground-Mounted Solar Array Facilities): 1. An installation or area of land in which a large number of solar panels are set up in order to generate electricity. 2. An installation or area of land that serve two or more residences either directly or indirectly.~~

~~Solar Array (Ground-Mounted OR Structure Mounted Solar Panel(s)): Nothing shall preclude an individual residence or individual business from installing solar on the residential or business structure on the land associated with said structure to be able to benefit the property owner with solar assistance for electrical power. Provided that all local and state permits have been met.~~

~~Solar Farms (Ground-Mounted Solar Array Facilities): 1. An installation or area of land in which a large number of solar panels (comprising total area of 1 acre or more) are set up in order to generate electricity. 2. An installation or area of land that serve two or more residences either directly or indirectly.~~

~~Solar Array (Ground-Mounted OR Structure Mounted Solar Panel(s)): Nothing shall preclude an individual residence or individual business from installing solar on the residential or business structure on the land associated with said structure to be able to benefit the property owner with solar assistance for electrical power. Provided that all local and state permits have been obtained.~~

**Table A – Land Use EXISTING:**

Below is a copy of "Table A" of the Town's Zoning Ordinance. As you can see "Public Utilities" are classified as allowed, with Major Site Plan (MSP) approval. Use in all of the Town's Zoning Districts with the exception of the Town's R-5 Zoning district where the use is specifically not allowed. The Planning Board recommends that "Table A" be amended to include Solar Farms an independent Land Use. This recommended modification would go hand in hand with the definition of solar farms discussed above. ~~The Planning Board did not make any specific recommendations as to which zoning districts the Use would be allowed, but recommends the Town Council has this discussion as part of the Ordinance Amendments.~~

Add to Table A:

Formatted: Font: 12 pt, Bold, Italic

Formatted: Font: (Default) +Body (Calibri), 12 pt, Italic

Formatted: Indent Left: -0.25", First line: 0", Right -0.19"

Formatted: Normal, Indent Left: -0.25", Right: 0.19"

Formatted: Strikethrough

Formatted: Font: (Default) Arial, Strikethrough

Formatted: Font: Not Italic

Formatted: Strikethrough

Date: ~~April 12~~ ~~August 9~~ ~~September 7, 2022~~, ~~September 21, 2022~~ Revision #6

Planning Board Draft #6 Approval September 21, 2022

Zoning Ordinance Amendment:

Proposal of § 140-67.2 Performance Standards for Solar Farms - Draft

Land Use: Solar Farm I1 and I2 Major Site Plan Review all other zoning districts N

- Formatted: Font 12 pt, Bold, Italic
- Formatted: Font (Default) +Body (Calibri), 12 pt, Italic
- Formatted: Indent: Left: -0.25", First line: 0", Right: -0.19"
- Formatted: Normal, Indent: Left: -0.25", Right: 0.19"

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2	BR
Neighborhood Convenience Store	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	N	N	MSP
Nonhazardous Solid Waste Processing Facility	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Nursing Homes/Health Care Facility	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
On-Premises Signs	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*
Professional Offices	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Public Park	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	Y	SP
Public Recreational Facilities/Libraries/Museum/Civic Centers/Post Offices	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP
Public Utilities, Sewer Collection/Treatment Facilities	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP	MSP	MSP	MSP	MSP
Restaurant	MSP(2)	MSP(2)	MSP	MSP	N	MSP	MSP	MSP	N	MSP	MSP	MSP
Restaurant, Take-Out	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	N
Retail	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	MSP
Schools, Public/Private/Parochial	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	MSP	MSP	MSP
Seasonal Sale of Produce and Plants Grown Locally	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y*	Y*	Y
Service/Personal Service Establishments	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	SP
Single-Family Dwelling	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP	Y
Sludge Spreading (4)	N	Y	Y	Y	Y	N	N	N	N	N	N	N
Timber Cutting	SP	Y*	Y*	Y*	SP	N	N	SP	SP	SP	SP	N
Transmission Tower	N	N	SP	SP	N	N	N	N	N	SP	SP	N
Two-Family Dwellings	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP	Y
Vehicle Sales	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Veterinary Services	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP	MSP
Warehousing	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Wholesale Distribution	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	N
Yard Sales	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y





# TOWN COUNCIL

## *Agenda Information Sheet*

<b>Meeting Date: October 11, 2022</b>	<b>NB #1</b>
<b>Agenda Item:</b> Adopt General Assistance Ordinance and Updated Appendices	
<b>Department Head Recommendation:</b>	
<p>The State has published the updated Appendices for General Assistance. This is a housekeeping item; the Council is required by State Law to adopt the Ordinance and the Appendices each year.</p> <p><b>Appendix A:</b> Overall Maximums for income have increased. (approximately 5%)  <b>Appendix B:</b> Food Maximums have increased. (approximately 12%)  <b>Appendix C:</b> Housing Maximums have increased. (approximately 8%)  <b>Appendix D:</b> Utilities Maximums have increased. (approximately 40%)  <b>Appendix E:</b> Heating Fuel Maximums have remained the same. (figured by gallons not dollar amount)  <b>Appendix F:</b> Personal Care &amp; Household Supplies have remained the same.  <b>Appendix G:</b> Mileage Rate- State of Maine travel expense reimbursement rate as set by the Office of the State Comptroller. (.46 per mile)  <b>2022-2023 GA Housing Maximums for Recovery Residences</b> have increased. (approximately 8%)</p>	
<b>Town Manager's Recommendation</b>	
Motion to adopt Ordinance and Appendices.	
<b>Requested Action</b>	
Motion to adopt the MMA General Assistance Ordinance and the updated Appendices: A-G and GA Housing Maximums for Recovery Residences effective October 1, 2022.	
<b>Vote</b>	

## 2022-2023 GA Overall Maximums

### Metropolitan Areas

#### Persons in Household

COUNTY	1	2	3	4	5*
<b>Bangor HMFA:</b> Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	826	955	1,219	1,515	2,071
<b>Cumberland County HMFA:</b> Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	1,016	1,075	1,409	1,865	1,991
<b>Lewiston/Auburn MSA:</b> Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	795	859	1,099	1,427	1,728
<b>Penobscot County HMFA:</b> Alton, Argyle UT, Bradford, Bradley, Burlington, Camel, 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	789	792	1,043	1,302	1,420
<b>Portland HMFA:</b> 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	1,263	1,463	1,893	2,415	2,958
<b>Sagadahoc HMFA:</b> Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	874	1,031	1,253	1,650	1,880

**Appendix A**  
Effective: 10/01/22-09/30/23

COUNTY	1	2	3	4	5*
<b>York County HMFA:</b> Acton, Alfred, Arundel, Biddeford, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco, Sanford, Shapleigh, Waterboro, Wells	1,072	1,082	1,355	1,717	1,984
<b>York/Kittery/S.Berwick HMFA:</b> Berwick, Eliot, Kittery, South Berwick, York	1,237	1,293	1,699	2,194	2,934

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

**Non-Metropolitan Areas**

**Persons in Household**

COUNTY	1	2	3	4	5*
<b>Aroostook County</b>	692	754	881	1,185	1,353
<b>Franklin County</b>	728	774	909	1,229	1,566
<b>Hancock County</b>	890	925	1,110	1,397	1,529
<b>Kennebec County</b>	819	835	1,038	1,360	1,451
<b>Knox County</b>	844	848	1,038	1,378	1,471
<b>Lincoln County</b>	925	941	1,178	1,463	1,912
<b>Oxford County</b>	814	815	993	1,400	1,627
<b>Piscataquis County</b>	701	752	926	1,227	1,477
<b>Somerset County</b>	755	790	1,017	1,323	1,416
<b>Waldo County</b>	970	972	1,155	1,441	1,970
<b>Washington County</b>	756	758	982	1,228	1,343

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

## 2022-2023 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, 2022, those amounts are:

<b>Number in Household</b>	<b>Weekly Maximum</b>	<b>Monthly Maximum</b>
1	\$ 65.35	\$ 281.00
2	120.00	516.00
3	172.09	740.00
4	218.37	939.00
5	259.53	1,116.00
6	311.40	1,339.00
7	344.19	1,480.00
8	393.26	1,691.00

**Note: For each additional person add \$211 per month.**



## 2022-2023 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**

<b>Aroostook County</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	123	528	157	676
1	126	541	171	735
2	140	604	200	859
3	197	846	270	1,159
4	218	935	308	1,323
<b>Franklin County</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	131	564	165	712
1	131	564	176	755
2	147	632	206	887
3	207	890	280	1,203
4	267	1,148	357	1,536
<b>Hancock County</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	176	755	204	875
1	176	755	211	908
2	205	883	253	1,089
3	260	1,120	319	1,373
4	276	1,187	349	1,500
<b>Kennebec County</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	159	684	187	804
1	159	684	190	818
2	189	811	237	1,017
3	252	1,083	311	1,336
4	258	1,109	331	1,422

**Non-Metropolitan FMR Areas**

<b>Knox County</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	165	709	193	831
1	157	673	193	831
2	189	811	237	1,017
3	256	1,101	315	1,354
4	263	1,129	335	1,442
<b>Lincoln County</b>				
Bedrooms	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	184	790	212	910
1	184	790	215	924
2	221	951	269	1,157
3	276	1,186	335	1,439
4	365	1,570	438	1,883
<b>Oxford County</b>				
Bedrooms	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	158	679	186	799
1	158	679	186	799
2	178	766	226	972
3	261	1,123	320	1,376
4	299	1,285	372	1,598
<b>Piscataquis County</b>				
Bedrooms	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	125	537	159	685
1	125	539	171	733
2	151	649	210	904
3	206	888	279	1,201
4	246	1,059	336	1,447
<b>Somerset County</b>				
Bedrooms	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	144	620	172	740
1	144	620	180	773
2	184	790	232	996
3	243	1,046	302	1,299
4	250	1,074	322	1,387

**Non-Metropolitan FMR Areas**

<b>Waldo County</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	194	835	222	955
1	194	835	222	955
2	216	928	264	1,134
3	271	1,164	329	1,417
4	379	1,628	451	1,941

  

<b>Washington County</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	144	621	172	741
1	144	621	172	741
2	176	755	224	961
3	221	951	280	1,204
4	233	1,001	306	1,314

**Metropolitan FMR Areas**

<b>Bangor HMFA</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	161	691	189	811
1	181	780	218	938
2	231	992	279	1,198
3	288	1,238	347	1,491
4	402	1,729	475	2,042

  

<b>Cumberland Cty. HMFA</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	205	881	233	1,001
1	209	900	246	1,058
2	275	1,182	323	1,388
3	369	1,588	428	1,841
4	383	1,649	456	1,962

  

<b>Lewiston/Auburn MSA</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	153	660	181	780
1	159	684	196	842
2	203	872	251	1,078
3	267	1,150	326	1,403
4	322	1,386	395	1,699



**Metropolitan FMR Areas**

<b>Penobscot Cty. HMFA</b>	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	152	654	180	775
1	152	654	180	775
2	190	816	238	1,022
3	238	1,025	297	1,278
4	251	1,078	323	1,391
<b>Portland HMFA</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	262	1,128	290	1,248
1	300	1,288	336	1,446
2	387	1,666	435	1,872
3	497	2,138	556	2,391
4	608	2,616	681	2,929
<b>Sagadahoc Cty. HMFA</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	172	739	200	859
1	199	856	236	1,014
2	239	1,026	287	1,232
3	319	1,373	378	1,626
4	358	1,538	430	1,851
<b>York Cty. HMFA</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	218	937	246	1,057
1	218	937	248	1,065
2	262	1,128	310	1,334
3	335	1,440	394	1,693
4	382	1,642	455	1,955
<b>York/Kittery/S. Berwick HMFA</b>				
	<b>Unheated</b>		<b>Heated</b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	256	1,102	284	1,222
1	260	1,118	297	1,276
2	342	1,472	390	1,678
3	446	1,917	505	2,170
4	603	2,592	676	2,905



## 2022-2023 GA MAXIMUMS SUMMARY SHEET

Note: The overall maximums found in *Appendices A, B, C, D, E, and F* are effective from **October 1, 2022 to September 30, 2023.**

### APPENDIX A - OVERALL MAXIMUMS

<u>County</u>	<u>Persons in Household</u>					
	1	2	3	4	5	6
<p><b>NOTE:</b> For each additional person add \$75 per month.</p> <p style="text-align: center;">(The applicable figures from Appendix A, <i>once adopted</i>, should be inserted here.)</p>						

### APPENDIX B - FOOD MAXIMUMS

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	\$ 65.35	\$ 281.00
2	120.00	516.00
3	172.09	740.00
4	218.37	939.00
5	259.53	1,116.00
6	311.40	1,339.00
7	344.19	1,480.00
8	393.26	1,691.00
<p><b>NOTE:</b> For each additional person add \$211 per month.</p>		

### APPENDIX C - HOUSING MAXIMUMS

<u>Number of Bedrooms</u>	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0				
1				
2				
3				
4				
<p style="text-align: center;">(The applicable figures from Appendix C, <i>once adopted</i>, should be inserted here.)</p>				

*FOR MUNICIPAL USE ONLY*

**APPENDIX D - UTILITIES**

**ELECTRIC**

**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	\$19.95	\$ 85.50
2	\$22.52	\$ 96.50
3	\$24.97	\$107.00
4	\$27.53	\$118.00
5	\$29.88	\$128.50
6	\$32.55	\$139.50

**NOTE:** For each additional person add \$10.50 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	\$29.63	\$127.00
2	\$34.07	\$146.00
3	\$39.67	\$170.00
4	\$46.32	\$198.50
5	\$55.65	\$238.50
6	\$58.68	\$251.50

**NOTE:** For each additional person add \$14.50 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.

**APPENDIX E - HEATING FUEL**

<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		125
			50

**FOR MUNICIPAL U.**

Same

**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.

**APPENDIX F - PERSONAL CARE & HOUSEHOLD SUPPLIES**

<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, they will be budgeted as necessary for households with children under 5 years of age. Items include: disposable diapers, laundry powder, oil, shampoo, and ointment up to the amount of \$120.00 per month. *Same*

<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

**FOR MUNICIPAL USE ONLY**



## **2022-2023 Mileage Rate**

This municipality adopts the State of Maine travel expense reimbursement rate as set by the Office of the State Comptroller. The current rate for approved employment and necessary medical travel etc. is 46 cents (46¢) per mile.

Please refer to the Office of the State Controller for changes to this rate at 626-8420 or visit <http://www.state.me.us/osc/>



# 2022-2023 GA Housing Maximums Recovery Residences

The following Recovery Residence maximums are in effect from 10/1/2022- 9/30/2023

## Non-Metropolitan FMR Areas

<u>Aroostook County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	128.63	551.25

<u>Franklin County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	132.13	566.25

<u>Hancock County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	158.90	681.00

<u>Kennebec County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	143.15	613.50

<u>Knox County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	145.43	623.25

<u>Lincoln County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	161.70	693.00

<u>Oxford County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	139.83	599.25

<u>Piscataquis County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	128.28	549.75

<u>Somerset County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	135.28	579.75

<u>Waldo County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	167.13	716.25

<u>Washington County</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	129.68	555.75

## Metropolitan FMR Areas

<u>Bangor HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	164.15	703.50

<u>Cumberland Cty. HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	185.15	793.50

<u>Lewiston/Auburn MSA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	147.35	631.50

<u>Penobscot Cty. HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	135.63	581.25

<u>Portland HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	253.05	1084.50

<u>Sagadahoc Cty. HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	177.45	760.50

<u>York Cty. HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	186.38	798.75

<u>York/Kittery/S Berwick HMFA</u>	<u>Recovery Residence Rates</u>	
	<u>Weekly</u>	<u>Monthly</u>
	223.30	957.00







[For use when adopting **updated appendices only** without amending the body of an existing GA ordinance]

MUNICIPALITY OF South Berwick  
GENERAL ASSISTANCE ORDINANCE

Pursuant to 22 M.R.S. § 4305(1), the municipal officers of the Municipality of South Berwick, after notice and hearing, hereby amend the municipal General Assistance Ordinance by repealing and replacing appendices A through G of the existing ordinance with the attached appendices A through G, which shall be in effect from October 1, 2022 through September 30, 2023. This amendment will be filed with the Maine Department of Health & Human Services (DHHS) pursuant to 22 M.R.S. § 4305(4), and a copy of the ordinance and amended appendices shall be available for public inspection at the municipal office along with a copy of the 22 M.R.S. chapter 1161.

Signed this 11 day of October, 2022, by the municipal officers:

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

[Please send a copy of the enactment page only to DHHS, 109 Capitol Street, SHS 11, Augusta, ME 04330-0011]





**TOWN COUNCIL**  
***Agenda Information Sheet***

<b>Meeting Date:</b> October 11, 2022	<b>NB #2</b>
<b>Agenda Item:</b> Pubic Hearing for Election referenda	
<b>Department Head Recommendation:</b>	
As required by law, the Council is required to hold a public hearing on any referenda on the ballot for the November election.	
<b>Town Manager's Recommendation:</b>	
<b>Requested Action:</b>	
Motion/vote to hold a public hearing on Tuesday, October 25, 2022 at 6:30pm to receive comment on the November 8 <sup>th</sup> referenda.	
<b>Vote</b>	



**TOWN COUNCIL**  
***Agenda Information Sheet***

<b>Meeting Date: 10/11/2022</b>	<b>NB#3</b>
<b>Agenda Item: Halloween Parade</b>	
<b>Department Head Recommendation:</b>	
<b>Town Manager's Recommendation:</b>	
<ul style="list-style-type: none"><li>- Parade will be starting at the Community Center on Norton Street at 5:30pm and will end at Central School on Main Street, with trick-or-treat to follow 6:00 – 8:00.</li><li>- Bridget will coordinate Police Department lead vehicle and road closures for parade.</li><li>- If weather poses a safety issues, the police department will make the call should the date of trick-or-treat need to be adjusted.</li></ul>	
<b>Requested Action:</b>	
<p>Council to grant permission for the police to close the road for the Halloween parade.</p> <p>If permission is granted Administration will contact MDOT with the road closure plan.</p>	
<b>Vote</b>	







# *Town of South Berwick*

PLANNING BOARD  
180 MAIN STREET  
SOUTH BERWICK, MAINE 03908

TEL. 207-384-3013

September 27, 2022

Town Council of South Berwick  
Attn: Mallory Cook, Chair  
180 Main Street  
South Berwick, Maine 03908

Dear Ms. Cook and Town Council Members,

I write this request on behalf of the Town of South Berwick Planning Board.

The Planning Board has requested your consideration on the creation of a Joint Team for consideration of upcoming town wide ordinance changes. This joint Team would consist of two Planning Board Members, Town Councilors and representative(s) from the Comprehensive Plan Committee. The Planning Board recognizes that some Town Councilors might also serve on the Comprehensive Plan Committee and suggest that one member serving two roles is perfectly fine.

In the past several months the Planning Board have heard from municipal staff and consultants on the following items:

1. LD 2003
2. Low Impact Development (LID) as required by MS4

These items will require changes to our existing ordinances and in some instances may require new ordinances. One example of a new ordinance might be the regulation of short-term rentals given the impacts of LD 2003. These items are also subject to implementation deadlines beginning July 1, 2023.

In addition to the above there are several other items that should be taken into account, the significance of which should not be taken for granted.

1. The comprehensive plan update
2. The need to update some of our existing ordinances in general, such as, the subdivision ordinance.

Individually, these items could be handled on a case-by-case basis. Collectively, it is important to discuss all of these items in unison so that we can meet the necessary deadlines and find the harmonious balance between all these related items.

While each Board has separate and proscribed authority under the charter the intent of this Team would be to streamline the review and development of these important items. It is the expectation that the individuals assigned to this team would keep their respective board members up-to-date and seek continued guidance as the ordinances are reviewed. If we take the traditional approach to ordinance development these changes would languish and timeframes would not necessarily be met.

Therefore, the Planning Board requests that the Town Council appoint two Councilors and authorize the creation of this AD HOC committee to carry out the contents of this memo. The committee members understand that any changes and/or enactment of recommendations is at the sole discretion of the Town Council.

Any consideration by the Town Council would be greatly appreciated.

Respectfully submitted,



Tamara Bellman  
Town Planner

Cc: Tim Pellerin, Town Manager  
Greg Zinser, Chair, Planning Board



**TOWN COUNCIL**  
***Agenda Information Sheet***

<b>Meeting Date: 10/11/2022</b>	<b>NB #5</b>
<b>Agenda Item:</b> Home for the Holidays Tree 2022	
<b>Department Head Recommendation:</b>	
<b>Town Manager's Recommendation:</b>	
<b>Requested Action:</b>	
To approve use of Town Hall lawn and electricity for the Holiday Tree December 02, 2022	
<b>Vote</b>	



## Jennifer Janelle

---

**Subject:**

FW: Intersection of Norton & 236

**From:** Shelby <[shelbyblehs@gmail.com](mailto:shelbyblehs@gmail.com)>

**Sent:** Monday, October 3, 2022 1:47 PM

**To:** Barbara Bennett <[bbennett@sbmaine.us](mailto:bbennett@sbmaine.us)>; Perry Ellsworth <[pellsworthholdnotinuse@sbmaine.us](mailto:pellsworthholdnotinuse@sbmaine.us)>; [dremick@sbmaine.us](mailto:dremick@sbmaine.us)

**Subject:** Intersection of Norton & 236

Hello, not sure where to send this so please direct as necessary...

As a frequent driver on Norton, I've noticed it's very hard to see oncoming traffic when pulling out on to 236 when there are cars parked in the spots denoted by the arrows in the picture. The spot on the right is especially troublesome when turning left onto 236 as you have to basically creep into traffic to see around the parked car. I usually have to look through the windows of the parked car for traffic but this is dangerous and impossible when that car will be covered in snow. If you're not aware of this, I highly recommend somebody take this route and you'll see what I'm referring to. Perhaps one or both of those spots could be eliminated for safety.



Cummings Mill Park

[Directions](#) [Start](#) [Save](#) [Share](#)

thank you,  
Shelby Smith