



TOWN OF READFIELD

OLD KENTS HILL ROAD, READFIELD, MAINE 04355

Office Telephone (207) 685-4939

Website: www.readfieldmaine.org

May 16, 2022

Dear Readfield Resident,

Transparency in government is critically important and this mailing is intended to provide you with Municipal voting information. Information on the RSU #38 budget and voting can be found at www.maranacook.org. The Select Board, Budget Committee, Planning Board, and many other town committees, staff, and officials worked diligently to gather public input at every opportunity and create a community focused Municipal Warrant. This mailing includes the warrant articles that will be considered at the Annual Town Meeting / Secret Ballot Vote along with brief explanations and clarification on budgetary and policy matters. The warrant articles are in a standard font, while the notes and comments are in *bold italics*.

The RSU and Municipal budgets are set to increase after two years of decreases related to the COVID-19 pandemic. Cost savings from involuntary service reductions, restrictive budgeting, and the influx of federal assistance were primarily responsible for these temporary savings. This relief was important and appreciated by residents but it is unfortunately not sustainable long-term. **The projected combined RSU and Municipal tax impact for the coming year represents a 1.2% increase from pre-pandemic levels.**

In-person secret ballot voting will be held at Kents Hill School's Alford Athletic Center, 1617 Main St. Absentee ballots are available from the Town Office. Additional information on absentee voting can be found on the town website or by contacting the Town Office. Similarly, detailed information on the municipal budget can also be found through these channels.

- Readfield Town Website: www.readfieldmaine.org,
- Readfield Town Office Main Phone Line: 685-4939
- Readfield Town Manager (for most budget questions): manager@readfieldmaine.org or 685-1818
- Readfield Town Clerk (for most voting questions): clerk@readfieldmaine.org or 685-1816

Another excellent source of budget and warrant information is the Fiscal Year 2023 Municipal Budget and Warrant Public Hearing at 6:30pm on June 2nd at the Town Office. Here's how it will work:

- The event will be held in person, via Zoom, and will be broadcast on cable channel 7.
- The viewing public may participate by calling (929) 436-2866 or using the online ZOOM platform with Meeting ID: 881 4960 8367 and Passcode: 781405.
- Special attention will be given to the Readfield Fiber project and the Fairgrounds Community Park and Conservation project.
- Reasonable comment time limits will be applied and will be accepted from Readfield residents.

There are many important warrant articles to consider this year. Please take a moment to review this document and utilize other available resources. Thank you for your participation and engagement.

Sincerely,

Dennis Price,
Chair, Readfield Select Board

June 14, 202 Annual Town Meeting/Secret Ballot Vote Warrant Articles and Notes

Article 1: Elect a moderator by written ballot to preside at said meeting.

Article 2: Elect two Select Board members for a three-year term:

- Bittar, Robert
- DeAngelis, Steve
- Johnson, Eric
- Mills-Woodsum, Kathryn
- Write in: _____
- Write in: _____

Elect one RSU #38 School Board members for a three-year term:

- Alvarado, Cristobal
- Bickerman, Peter
- Frautten, Travis
- Lambert, Rebecca
- Write in: _____

Elect one Local School Committee member for a one-year term:

- Write in: _____

Elect one Local School Committee member for a two-year term:

- Write in: _____

Elect one Local School Committee member for a three-year term:

- Write in: _____

Article 3: Shall the Town of Readfield vote to allow the Select Board to establish **Salaries and or Wages** of town officers and employees, not elsewhere established, for the period July 1, 2022 through June 30, 2023?

Article 4: Shall the Town vote to fix **September 30, 2022** or thirty days after the taxes are committed, whichever is later, and **February 24, 2023** as the dates upon each of which one-half of the property taxes are due and payable, and as the dates from which interest will be charged on any unpaid taxes at a rate of 4% per year, which is the State rate pursuant to Title 36 MRSA § 505.4? *Due dates are similar to past years. The rate is the State's maximum allowable interest rate*

Article 5: Shall the Town vote to authorize the Tax Collector to **Pay Interest** at a rate of 4% , which is the same as the State Rate of 4% , from the date of overpayment, on any taxes paid and later abated pursuant to Title 36 MRSA, § 506 & 506A? *If not voted in the rate would default to the State's maximum allowable interest rate, which is 6%. Last year it was voted in at 5%*

Article 6: To see if the Town will vote to authorize the municipal officers, **If an Article Fails**, to spend an amount not to exceed 3/12 of the budgeted amount in each operational budget category that the town is legally obligated to pay, of the last year's approved budgeted amount during the period July 1, 2022 to October 1, 2022?

Article 7: Shall the Town vote to raise and appropriate **\$679,930** for the **Administration** budget category for the following budget lines with **Grant Writing, Heating Assistance and Attorney Fees** unexpended balances to be carried forward?

Municipal Administration	\$342,855	<i>Labor and services</i>
Insurance	\$157,875	
Office Equipment	\$ 6,900	
Assessing	\$ 29,675	<i>Contract assessing service, maps, etc.</i>
CEO/LPI/BI	\$ 82,060	<i>Offset by \$49,800 in revenue, including interlocal revenue</i>
Planning Board	\$ 1,015	
Appeals Board	\$ 50	
Grants/Planning Ser.	\$ 7,000	<i>Comprehensive Plan, grant writing, grant matching funds</i>
Heating Assistance	\$ 2,500	<i>Offset by \$2,500 in revenue (bottle donations)</i>
Attorney Fees	\$ 50,000	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 8: Shall the Town vote to raise and appropriate **\$160,300** for the **Municipal Maintenance** budget category?

General Maintenance	\$ 117,600	<i>Labor and services</i>
Building Maintenance	\$ 34,450	<i>Materials and services</i>
Vehicles Maintenance	\$ 8,250	<i>Materials and services</i>

Covers utilities and maintenance of Town buildings, grounds, and equipment

Select Board recommends: Yes Budget Committee recommends: Yes

Article 9: Shall the Town vote to raise and appropriate **\$74,703** for the **Community Services** budget category for the following budget lines, with the unexpended balance of the Age Friendly and Library budget line carried forward?

Animal Control	\$ 9,530	<i>Offset by \$2,500 in revenue</i>
Kennebec Land Trust	\$ 250	<i>Membership</i>
Kennebec Valley Council of Governments	\$ 4,500	<i>Membership</i>
Age Friendly Initiatives	\$ 2,000	<i>Offset by \$2,000 in revenue</i>
Library Services	\$ 44,928	<i>Offset by \$3,475 in revenue</i>
Readfield TV	\$ 7,245	<i>Offset by \$30,000 in revenue</i>
Street Lights	\$ 5,750	<i>Includes the installation of up to five new LED lights</i>
Maranacook Lake Dam	\$ 500	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 10: Shall the Town vote to authorize the Select Board to enter into an approximately two (2) year construction contract and an operating contract with an initial term not to exceed twelve (12) years, with a third-party service provider, to construct and operate a municipally owned fiber to the premises (FTTP) network to offer every household and business in Readfield access to **High-Speed Broadband Internet**, and to appropriate **\$135,770** in American Rescue Plan Act (ARPA) funds and up to **\$4,864,230** from the previously approved twenty (20) year municipal bond to complete the project?

This article is presented for voters to approve the “Readfield Fiber” project to bring affordable, reliable, equitable, community owned, and locally controlled high-speed internet to every home and business in Readfield. The article presents an “up-to” amount to cover the development and initial build-out of the municipally owned network. Grant funding is anticipated and is being actively pursued. The Town of Leeds is working with Axiom (the same service provider as Readfield) and has similar existing internet coverage. They recently received a 2.1 Million dollar grant award for their project. Even if we receive no grant funding, which is highly unlikely, most residents who subscribe to Readfield Fiber will save money and receive better service compared to other existing and future internet service options (including land based and satellite services). They can’t compete with local network ownership and control and some of the best available fiber-optic technology.

Operation of the network and internet service will be provided by Axiom Technologies and will be paid for through subscriber fees. Final construction and operating contracts are currently being negotiated with Axiom in the event the project is approved. These contracts ensure that Axiom is a good partner and provides guaranteed service levels at a reasonable cost - which the community will have regular opportunities to discuss and negotiate. They also offer protection to the town and subscribers that simply don’t exist with other service providers. Axiom is a Maine company and they hire local people to perform installations and routine maintenance, and all customer service calls stay in Maine. We expect good results but can switch providers if we don’t get them.

For more information visit www.readfieldmaine.org/fiber and review the fact sheet included with this mailer.

Select Board recommends: Yes Budget Committee recommends: Yes

Article 11: Shall the Town vote to raise and appropriate **\$58,707** for the **Recreation, Parks & Activities** budget category for the following budget lines with any unexpended balances to be carried forward?

Beach	\$ 18,339	<i>Offset by \$1,500 in revenue</i>
Recreation	\$ 21,300	<i>Youth sports and events, offset by \$11,800 in revenue</i>
Heritage Days	\$ 6,600	
Conservation	\$ 6,300	<i>Offset by \$5,450 in reserves</i>
Town Properties	\$ 3,000	
Trails	\$ 3,168	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 12: Shall the Town vote to raise and appropriate up to \$500,000 for the **Fairgrounds Community Park and Conservation Project** to include the construction of a softball field, basketball court, kiosk, concession stand, pollinator garden, trails, and associated utilities and structures at the town Fairgrounds Property (a copy of the draft plan is attached to this Warrant), to pursue

wetland and habitat impact mitigation on that and other Town properties, and to pursue fundraising and grant opportunities to minimize the cost of the project?

This article would approve the continued development of the Fairgrounds as a community park and conservation area by adding recreational amenities and enhancing conservation efforts. The full cost of this project is currently estimated to be between \$350,000 and \$400,000 but we expect a lot of community support, grants, and donations to significantly lower the cost. If we receive NO grants and NO community contributions the average homeowner would pay less than \$20 per year for this project. For more information visit www.readfieldmaine.org/recreation and review the concept plan included with this mailer.

Select Board recommends: Yes Budget Committee recommends: Yes

Article 13: Shall the Select Board of the Town, on behalf of the Town, be authorized to enter into one or more agreements providing for (a) capital improvements to the Fairgrounds property and other Town properties and (b) borrowing on behalf of the Town, a sum not to exceed **\$500,000** on such terms as it determines are necessary and proper pursuant to 30-A M.R.S.A. §5772 and other applicable Maine law, including the interest rate and the principal payment dates, for the purpose of appropriating funds to pay all or a portion of the costs of capital improvements to the Fairgrounds other town properties?

This article would approve the potential borrowing for the Fairgrounds Community Park and Conservation project. It is an “up-to” amount and only the funds actually needed for the project will be financed.

Select Board recommends: Yes Budget Committee recommends: Yes

MUNICIPAL TREASURER’S FINANCIAL STATEMENT

1. Town Indebtedness

A. Bonds outstanding and unpaid:	\$1,274,697.16
B. Bonds authorized and unissued:	\$5,000,000.00
C. Bonds to be issued if Article 13 is approved:	\$500,000.00
Total:	\$6,774,697.16

Costs- Warrant Article 13 Fairgrounds Improvements

At an estimated interest rate of two and one-half percent (2.5%) for a term of twenty (20) years, the estimated cost of this bond issue will be:

A. Total Bond Principal:	\$500,000.00
B. Total Estimated Interest:	\$138,428.28
C. Total Estimated Debt Service:	\$638,428.28

2. **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 bond 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.

3. **Debt Limit-** In accordance with 30-A M.R.S.A. §5701 & §5702, a municipality may not borrow funds if the borrowing would cause the municipality to exceed its debt limit.

A. 2022 State Valuation:	\$325,050,000.00
B. Limit Factor:	x 7.5%
C. Debt Limit:	\$24,378,750.00

Signed by: 
Eric W. Dyer, Treasurer

Article 14: Shall the Town vote to raise and appropriate **\$175,975** for the **Protection Department** budget category for the following budget lines with any unexpended balances to carry forward from Fire Department Operations and Tower Sites into the capital reserve account?

Fire Department Operating	\$ 77,025	
Ambulance Service	\$ 53,400	
Tower Sites	\$ 4,550	<i>Offset by \$3,200 in revenue</i>
Dispatching	\$ 40,000	
Emergency Operations	\$ 1,000	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 15: Shall the Town vote to raise and appropriate **\$19,500** for the **Cemetery Materials & Services** budget category, with any unexpended balances to carry forward? *Offset by \$6,000 from Perpetual Care Trust Fund.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 16: Shall the Town vote to raise and appropriate **\$539,650** for the **Roads & Drainage** budget category for the following budget lines with any unexpended balance to be carried forward for the Summer Roads budget?

Summer Road Maintenance	\$ 119,000	<i>Non-capital work, offset by \$36,000 in revenue</i>
Winter Road Maintenance	\$ 420,650	<i>Road plowing, salt, and sand, offset by \$50,000 in reserves</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 17: Shall the Town vote to raise and appropriate **\$546,685** for the **Capital Improvements** budget category for the following budget lines with all accounts to be carried forward? *Most accounts are funding reserves for future use.*

Technology Equipment	\$ 9,000	<i>Includes conversion from analog to digital broadcasts</i>
Fire Dept.	\$ 10,000	
Gile Hall	\$ 20,000	
Library Building	\$ 15,000	
Open Space	\$ 50,000	<i>Funding for conservation of open space</i>
Cemetery	\$ 10,000	
Roads	\$ 350,000	<i>Road paving reserve, salt/sand shed construction, offset by \$150,000 in reserves</i>
Equipment	\$ 15,000	
Equipment Leases	\$ 6,177	
Transfer Station	\$ 61,508	<i>Offset by \$34,803 in reserves and \$15,109 in revenue</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 18: Shall the Town vote to raise and appropriate **\$342,575** for the **Solid Waste** budget category with all accounts to be carried forward? *Offset by \$228,389 in revenue.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 19: Shall the Town vote to raise and appropriate **\$50,613** for the **Regional Assessments** budget category for the following budget lines which the town is legally bound to pay?

Cobbossee Watershed	\$ 25,613	<i>Lake protection, monitoring, and conservation</i>
First Park	\$ 25,000	<i>Offset by \$25,000 in revenue, no tax impact</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 20: Shall the Town vote to raise and appropriate **\$319,743** for the **Kennebec County Tax** budget category which the town is legally bound to pay?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 21: Shall the Town vote to raise and appropriate **\$236,946** for the **Debt Service** budget category for the following budget lines which the town are legally bound to pay?

2016 Fire Truck Bond	\$ 53,324	<i>Final Payment 11/2023</i>
2018 Maranacook Lake Dam Bond	\$ 18,857	<i>Final Payment 5/2029</i>
2020 Municipal Building Bond	\$ 45,978	<i>Final Payment 11/2035</i>
2021 Municipal Building and Paving	\$ 30,530	<i>Final Payment 11/2036</i>
2023 Municipal Bonds	\$ 88,257	<i>Includes approved broadband borrowing, bond costs, and Fairgrounds borrowing if approved</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 22: Shall the Town vote to appropriate **\$10,000** for **Local Tax Relief** budget category, with any unexpended balances to be carried forward? *Offset by \$10,000 in use of reserves*

Select Board recommends: Yes Budget Committee recommends: Yes

ARTICLES 23-29: Placed on the Warrant by petition and support third-party non-profit agencies providing services to residents

Article 23: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for the **Kennebec Behavioral Health**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 24: Shall the Town vote to raise and appropriate the requested amount of **\$1,513** for the **Central Maine Agency on Aging/Cohen Center/Senior Spectrum**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 25: Shall the Town vote to raise and appropriate the requested amount of **\$1,250** for the **Family Violence Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 26: Shall the Town vote to raise and appropriate the requested amount of **\$2,362** for the Courtesy Boat Inspection Program, with **\$1,575** for the **Maranacook Lake Association** and **\$787** for the **Torsey Pond Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 27: Shall the Town vote to raise and appropriate the requested amount of **\$910** for the **Sexual Assault Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 28: Shall the Town vote to raise and appropriate the requested amount of **\$2,500** for the **30 Mile River Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 29: Shall the Town vote to raise and appropriate the requested amount of **\$5,000** for continued restoration of the **Readfield Union Meeting House**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 30: Shall the Town vote to appropriate **\$1,748** paid to the Town by the State (based on snowmobile registrations) for the **Readfield Blizzard Busters Snowmobile Club** to be used for trail creation and maintenance? *Offset by \$1,748 in revenue.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 31: Shall the Town vote to raise and appropriate **\$39,000** for the **Unclassified** budget category for the following budget lines with Readfield Enterprise Fund and Revaluation unexpended balance to carry forward?

Readfield Enterprise Fund	\$10,000	<i>Offset by \$10,000 in reserve and \$3,000 in revenue</i>
Real Estate Property Revaluation	\$ 4,000	<i>For supplemental assessing services & revaluation prep.</i>
Overdraft	\$ 5,000	<i>To address any unaccounted for overdrafts</i>
Abatements	\$20,000	<i>For routine adjustment, poverty abatements, and overlay</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 32: Shall the Town vote to raise and appropriate **\$5,000** for the **General Assistance** budget category? *\$2,500 revenue offset.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 33: Shall the Town vote to authorize **Expenditure of Revenues** from Federal, State, and private grant sources for those purposes for which the grant is intended?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 34: Shall the Town vote to accept the following **Estimated Revenues** to reduce the 2022 Tax Commitment?

State Revenue Sharing	\$ 400,000	
Interest on Property Taxes	\$ 25,000	
Interest on Investments	\$ 6,000	
Veterans Exemption	\$ 2,500	
Homestead Exempt. Reimbursement	\$ 194,673	
Tree Growth Reimbursement	\$ 10,000	
BETE Reimbursement	\$ 6,590	
Boat Excise Taxes	\$ 8,500	
Motor Vehicle Excise Taxes	\$ 650,000	
Agent Fees	\$ 14,000	
Public Notice Fees	\$ 500	
Business License Fees	\$ 50	
Certified Copy Fees	\$ 1,500	
Other Income	\$ 5,000	
Heating	\$ 2,500	<i>Money collected from Transfer Station bottles and cans</i>
Plumbing Fees	\$ 5,000	
Land Use Permit Fees	\$ 6,000	
Interlocal CEO/LPI	\$ 38,800	<i>Wayne's share of interlocal Code Enforcement</i>
Dog License Fees	\$ 2,000	
Rabies Clinic	\$ 500	
Age Friendly	\$ 2,000	
Library Revenue	\$ 3,475	

Cable Television Fees	\$ 30,000	<i>From Cable TV subscription fees (not internet)</i>
Beach Income	\$ 1,500	
Recreation Income	\$ 11,800	
Protection	\$ 3,200	
Local Roads	\$ 36,000	<i>State revenue sharing for road infrastructure</i>
Bond Proceeds	\$ 5,364,230	<i>Funds from approved borrowing, and article 13</i>
Grants	\$ 135,770	<i>Federal COVID-19 assistance funds</i>
Transfer Station Capital	\$ 15,109	<i>Fayette and Wayne share</i>
Transfer Station	\$ 228,389	<i>Fayette and Wayne share, plus operating revenue</i>
First Park	\$ 25,000	
Snowmobile (State reimb.)	\$ 1,748	<i>State reimbursement</i>
Enterprise Fund	\$ 3,000	<i>Loan repayments</i>
General Assistance (State reimb.)	\$ 2,500	<i>State reimbursement</i>
Total	\$7,242,834	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 35: Shall the Town vote to appropriate the following **Designated Funds** to reduce the 2022 Tax Commitment?

Conservation	\$ 5,450
Local Tax Relief	\$ 10,000
Readfield Enterprise Fund	\$ 7,000
Roads Capital	\$150,000
Transfer Station Capital	\$ 34,803
Trust Funds Cemetery Perpetual Care	\$ 6,000
Total	\$213,253

Select Board recommends: Yes Budget Committee recommends: Yes

Article 36: Shall the Town vote to authorize the Select Board to expend up to **\$25,000** from the **Unassigned Fund Balance** (General Fund), in the aggregate for one or more purposes as necessary to meet contingencies that may occur during the ensuing fiscal year? *This article sets aside a small contingency to be used for emergencies or unanticipated financial needs.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 37: Shall the Town vote to appropriate **\$225,000** from the **Unassigned Fund Balance** to **reduce the total tax commitment**? *This use of funds to reduce taxes includes roughly \$173,000 in revenue collected last year to offset a portion of the roughly \$250,000 increase in the RSU #38 budget.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 38: Shall the Town authorize the installation of up to five new LED streetlights, and authorize any associated multi-year contracts or agreements with Central Maine Power?

ARTICLES 39 and 40: *A summary of substantive ordinance revisions to the Land Use Ordinance and Board of Appeals Ordinance are included below but the full text was not included due to size constraints. Many changes were proposed in response to feedback from applicants and community members observing the application process during the pandemic. These challenging times showed areas where we can improve how we do business and make things clearer and less complicated for everyone. The full text of the proposed ordinance revisions is available on "Voting" page of the Town Website at www.readfieldmaine.org and at the Town Office. Direct Link: <https://www.readfieldmaine.org/votingelectionstowntown-mtg/pages/june-14-2022-town-meeting>*

Article 39: Shall an ordinance entitled 2022 Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

- *Art. 4, Sec. 7 - Allows for renewal of expired LUO permits under certain conditions. This saves the applicant the need to restart the entire permitting process.*
- *Art. 6, Sec. 3 - This Article is proposed to be reorganized to be set forth in a more chronological order. Some provisions are proposed to be revised to better reflect the practices of the Planning Board (PB hereafter) and to provide greater flexibility to both applicants and to the PB. In addition, the following new language is proposed:*
 - *New language clarifying that land use applications must meet site review criteria and all other applicable provisions of the Land Use Ordinance (LUO hereafter). This has always been the practice, but the wording of the LUO is unclear.*
 - *New language in Section 3(L) providing that in addition to the specific types of performance guarantees listed in the LUO, a developer may use others as determined by the PB. This provides greater flexibility to the town and to*

the applicant.

Below is a list of the types of minor revisions that are being proposed in order to clarify language and provide greater flexibility.

- 1. Current ordinance provides that the Code Enforcement Officer (CEO hereafter) makes a “preliminary determination” whether an application is complete. However, the current ordinance does not then specify the next steps for the PB. In practice, the PB determines completeness and determines whether to go forward to the next step in the process. The proposed change allows applicants to move past the CEO stage of the process.*
 - 2. The current LUO does not allow the scheduling of a public hearing until an application is found complete. However, the practice of the PB is often to schedule a public hearing conditioned on submission of additional material. This speeds up the process for applicants.*
 - 3. The current LUO requires the PB to deny an application if the applicant fails to submit required additional information within a prescribed time limit. The practice of the PB is to work with applicants and not deny an application unless absolutely necessary.*
 - 4. The current LUO requires the PB to specify the reasons for any conditions imposed as part of any approval and to provide findings of fact in all decisions. In practice, virtually all decisions are approvals, without any opposition and conditions are in almost all cases agreeable to the applicant. Therefore, the requirement for reasons and findings is made optional, unless any interested party requests that the PB issue such reasons ad findings.*
 - 5. The current LUO does not require the PB to provide notice of appeal rights. The proposed language would require such notice.*
- Art. 7, Sec. 6, Note 13 - Language added to establish that accessory structures to be used as dwelling units are not exempt from setback requirements in the village district.*
 - Art. 8, Sec. 6 (E) - Subsection added to require septic system inspections at the time of transfer for property located in the Shoreland zone. This will reduce the risk of sewage contamination to our lakes and streams from deteriorated or poorly built septic systems.*
 - Art. 11) Dwelling Unit - Definition updated to include tiny homes as defined in state statute.*

Article 40: Shall an ordinance entitled 2022 Amendments to the Town of Readfield **Board of Appeals Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

- 3)B - Removed an outdated reference to initial terms of Board members when the Ordinance was adopted several years ago.*
- 4)D - Shifted some administrative responsibilities previously assigned to the Board Secretary to the Town Clerk or Designee. This should ensure continuity and reduce the burden on volunteer Board members.*
- 7)A - Removed circular reference to variances. The Board of Appeals already has a process to reconsider their decisions.*
- 7)B - Language was added to clarify the scope of variance applications to minimize ambiguity and potential conflicts.*
- 7)D - Language was added to clarify the scope of variance applications to minimize ambiguity and potential conflicts.*
- 11)A - Language added to clarify that notice requirements apply to variances as well as appeals and that the Town is responsible for providing the notice form to the applicant.*
- 11)B - Establishes that reasonable mailing and public notice fees are the responsibility of the applicant and not taxpayers.*
- 13)A - Clarified the scheduling requirements for hearings. The Board must take action to schedule within 30 days and hold the hearing within 60 days from the date of a complete application.*
- 13)D(4) - Language added to include the Code Enforcement Officer and Planning Board as parties who can submit materials related to appeal and variance hearings.*
- 14)F - Added email as an acceptable means of delivering notice of decisions.*

***** **END OF TOWN MEETING WARRANT** *****

Want to know more about what’s happening in town? Visit www.readfieldmaine.org! We have a lot of great information available and a municipal calendar and news items right on the homepage. You can also sign up for “**E-Alerts**” - pick and choose what kinds of information you want to receive email updates on. Unsubscribe any time.

Need help with your property taxes? Visit www.readfieldmaine.org and click on the “**Tax Information**” button to learn more about your tax bill and what exemptions and assistance may be available, including Readfield’s Local Tax Assistance Program, Homestead Exemptions, Veterans Exemptions, and Tax Abatements. Call or email Town Manager Eric Dyer with any questions at: 685-4939 or manager@readfieldmaine.org. Information on the State of Maine Property Tax Fairness Credit is available by emailing income.tax@maine.gov or calling 626-8475.



Readfield Fiber: A New Fiber Optic Internet

Learn more at: ReadfieldFiber.org

\$39.99* per month for 100 Mbps Upload and Download

*(*Proposed rate while we negotiate a contract)*

Up to 1 Gigabit upload and download available

Other service levels also available

Optional: Wi-Fi router rental \$7.50/month or use your own

Guaranteed speed, no additional fees, no gimmicks

Free standard install through 2023

Charges may apply for custom installation

Community owned with local customer service

Readfield owns the fiber optic network and contracts with Axiom, a third-party private business, to provide service to Readfield.

Axiom is located in Machias, Maine, and is here to help.

If voters approve our project in June, we will be submitting our application to Connect Maine for the next round of funding this Fall. All funds received will go directly to reducing the cost of the project and will reduce the property tax impact of the project.

Once approved, the project will be started in June of 2022 and continue throughout 2023. You'll be able to sign up immediately with service arriving in 12 to 18 months. Axiom will be building a solid network to serve Readfield well into the future.

COSTS

The Readfield Fiber network has been developed to be paid for in two ways: through a general obligation bond that will have the costs assessed to every property in town, and through subscriber fees.

The vote on Article 4 at the November 2021 Town Meeting authorized the Select Board to borrow the funds to construct the network. **If the article to approve a contract with a third-party company (Axiom Technologies LLC) is passed at the June 14th, 2022 Town Meeting, we will immediately proceed with the project.**

The Readfield Select Board set goals for expanding broadband services in town. This project is meeting the goals of providing service to EVERY property address in town offering discounted services for low-income households with demonstrated need.

Please see reverse for more detailed cost information.



Readfield's **Fastest** Internet.
FREE Installation.
NO Contracts.
NO Additional Fees.

Subscriber Fees

These services will be available to **every property** address in our town, all at the same monthly cost for the same service. Axiom Technologies is offering the following service levels and proposed pricing.

100 Mbps: \$39.99/month **500 Mbps: \$99.99/month**
250 Mbps: \$49.99/month **1000 Mbps: \$139.99/month**

Optional: Wi-Fi router rental \$7.50/month or use your own
(not needed to access the Internet, only for WiFi)

Property Tax

Property owners in Readfield will all contribute to the construction cost of the fiber network through their annual property tax bill in the same way as we all share the costs of roads, buildings, schooling, county assessments, protection costs for Fire and Ambulance service, and all other town expenses. The amount you will pay is based on the assessed value of your property. *NOTE: The approximate monthly rate is \$4 for each \$50,000 of value.*

Affordable Connectivity Program

[fcc.gov/acp](https://www.fcc.gov/acp)

A Federal Communications Commission program that helps connect families and households who need assistance affording essential internet service of \$30 per month. **If you qualify for this credit, your monthly service cost would be as low as \$10 for 100 Mbps symmetrical service (proposed).**

Proposed Monthly Cost: 100 Mbps Symmetrical Service

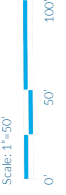
Assessed Home Value	Proposed Monthly Property Tax Cost for Fiber Network	Cost of 100 Mbps Service	Proposed Total Monthly Internet Cost
\$ 50,000	\$4	\$39.99	\$43.99
\$100,000	\$8	\$39.99	\$47.99
\$150,000	\$12	\$39.99	\$51.99
\$200,000	\$16	\$39.99	\$55.99
\$250,000 <i>*Average Value</i>	\$20	\$39.99	\$59.99
\$300,000	\$24	\$39.99	\$63.99
\$350,000	\$30	\$39.99	\$67.99

KEY TO PLAN ELEMENTS:

1. Trail head kiosk and entrance to native pollinator garden; Shrubs to buffer abutting views
2. Main trail head; Shift kiosk to this location and widen path for service and maintenance access
3. Entrance to basketball court; Fenced portable toilets to the east.
4. New basketball / pickleball multi-use court; Fenced with black, 6' fence with double access gates
5. Concession building and picnic tables; Aligned with path to provide easy service / deliveries access
6. Existing trail connection with trail sign
7. New ballfields access drive / path, 8+ feet wide for maintenance and field access
8. Possible boardwalk with native grasses and wildflowers
9. Informal seating spaces adjacent to path for spectators
10. Access path to fields for maintenance
11. Field improvements: Drainage improvements (existing field), new softball and multiuse fields
12. Preserved/restored pollinator-friendly meadow with native trees and shrubs to buffer ballfields and provide habitat for wildlife.
13. Drainage area with native, wet-tolerant plants

SYMBOLS KEY:

- Sign location
- Shade tree
- Evergreen
- Shrubs
- Herbaceous plants
- Lawn area
- Fence
- Bench



Community Park & Conservation Project

CONCEPT PLAN
READFIELD FAIRGROUNDS

Prepared for:

 Town of Readfield
 8 Old Heats Hill Rd
 Readfield, ME 04355

Date: 5.02.2022;
 Rev. 5.05.2022

Project Team:

RS LEONARD
 Landscape Architecture


 Main-Land
 Development
 Consultants