

TOWN MEETING WARRANT  
FOR THE 2017 YEAR  
Monday, March 20, 2017  
Tuesday March 21, 2017

To Andrew Blanchard, a resident of the Town of Cushing in the County of Knox:  
Greetings:

In the name of the State of Maine, you are required to notify and warn the inhabitants of the Town of Cushing, qualified by law to vote in Town affairs, to assemble at the Cushing Community Center on Monday, the 20th day of March, 2017 A.D. at 2 o'clock in the afternoon, then and there to act on Articles 1 through 3 by secret ballot. And to notify said voters to meet at the Cushing Community Center in said Town on Tuesday, the 21st day of March, 2017 A.D. at 7 o'clock in the evening, then and there to act on Article 4 thru all of said Articles as set out below.

Art. 1. To elect a Moderator to preside at said meeting.

Art. 2. To elect by secret ballot Selectman Seat #1, Assessor Seat #3, and Budget Committee Member Seats #1 and #5.

Art. 3. To see if the town will vote to accept the grant of certain property known as Fales Field, for the purpose of creating a park to be known as "Good Neighbor Park" and used for low intensity outdoor recreation by the general public, such acceptance and use being subject to the terms, conditions and covenants set forth in a proposed deed from Kristi A. Niedermann, which is attached to this Warrant and incorporated herein by reference.

Art. 4. To see what sum of money the Town will vote to raise and appropriate for Town Officers salaries.

Selectman (Chair)	\$ 5,449.00
Selectman	2,536.00
Selectman	2,536.00
Selectman	2,536.00
Selectman	2,536.00
Assessor (Chair)	1,566.00
Assessor	856.00
Assessor	856.00
Planning Board (Chair)	1,854.00
Planning Board	927.00
Planning Board	927.00
Planning Board	927.00
Planning Board	927.00
Harbormaster	2,122.00
Director, Emergency Management	1,000.00
General Assistance Admin.	1,000.00
Plumbing Inspector	314.00
Code Enforcement Officer	10,350.00
Fire Chief	3,605.00

Deputy Fire Chief	566.00
Animal Control Officer	3,183.00
Recreation Director	<u>1,680.00</u>
	\$48,253.00
2016 unexpended	<u>- 1,780.00</u>
Total	\$46,473.00

**Selectmen and Budget Committee Recommend**

Art. 5. To see if the Town will vote to raise and appropriate \$95,000.00 for the Administrative Wages Account.

**Selectmen and Budget Committee Recommend**

Art. 6. To see if the Town will vote to raise and appropriate \$17,000.00 for payroll taxes.

**Selectmen and Budget Committee Recommend**

Art. 7. To see if the Town will vote to raise and appropriate \$12,000.00 for the Incidentals Account.

**Selectmen and Budget Committee Recommend**

Art. 8. To see if the Town will vote to raise and appropriate \$1,000.00 for the Alarm and Telephone Systems Account.

**Selectmen and Budget Committee Recommend**

Art. 9. To see if the Town will vote to raise and appropriate the sum of \$31,000.00 for the Assessor's Account, which will include the Assessor's Agent salary.

**Selectmen and Budget Committee Recommend**

Art. 10. To see if the Town will vote to raise and appropriate the sum of \$1,500.00 for the Planning Board Account.

**Selectmen and Budget Committee Recommend**

Art. 11. To see if the Town will vote to raise and appropriate \$7,000.00 for the Computer Account.

**Selectmen and Budget Committee Recommend**

Art. 12. To see if the Town will vote to raise and appropriate \$25,436.00 for the Insurance Account.

**Selectmen and Budget Committee Recommend**

Art. 13. To see if the Town will vote to raise and appropriate \$1,000.00 for Capital Improvements to the Cushing Community Center.

**Selectmen and Budget Committee Recommend**

Art. 14. To see if the Town will vote to raise and appropriate \$ 10,000.00 for the Cushing Community Center Operations Account.

**Selectmen and Budget Committee Recommend**

Art. 15. To see if the Town will vote to raise and appropriate \$25,000.00 for the Cushing Fire Department Account.

**Selectmen and Budget Committee Recommend**

Art. 16. To see if the Town will vote to raise and appropriate \$7,000.00 for the Fire Station Operations Account.

**Selectmen and Budget Committee Recommend**

Art. 17. To see if the Town will vote to raise and appropriate \$2,300.00 for the Septic Tank Waste Disposal Contract.

**Selectmen and Budget Committee Recommend**

Art. 18. To see if the Town will vote to raise and appropriate \$41,612.00 for the County dispatching service.

**Selectmen and Budget Committee Recommend**

Art. 19. To see if the Town will vote to raise and appropriate \$2,000.00 for the Cushing Recreation Account.

**Selectmen and Budget Committee Recommend**

Art. 20. To see if the Town will vote to raise and appropriate \$5,000.00 for the Cushing Recreation Field.

**Selectmen and Budget Committee Recommend**

Art. 21. To see if the Town will vote to raise and appropriate \$2,000.00 for the Animal Welfare Account.

**Selectmen and Budget Committee Recommend**

Art. 22. To see if the Town will vote to raise and appropriate \$3,000.00 to support the Georges River Interlocal Clam Management Agreement.

**Selectmen and Budget Committee Recommend**

Art. 23. To see if the Town will vote to raise and appropriate \$2,500.00 for the Town Library Assistance Account.

**Selectmen and Budget Committee Recommend**

Art. 24. To see if the Town will vote to raise and appropriate \$1,000.00 for the General Assistance Account.

**Selectmen and Budget Committee Recommend**

Art. 25. To see what sum of money, if any, the Town will vote to raise and appropriate for Social Services:

American Red Cross	1,500.00
Coastal Opportunities	200.00
Flags for Veteran Graves	250.00
Friendship-Cushing Food Pantry	700.00
MidCoast Maine Community Action	800.00
New Hope for Women	660.00
Penquis	607.00
Senior Spectrum	1,235.00
Trekkers	<u>750.00</u>
	6702.00
2016 unexpended	-700.00
Total	\$6,002.00

Art. 26. To see if the Town will vote to raise and appropriate \$2,368.00 for dues to the Maine Municipal Association.

**Selectmen and Budget Committee Recommend**

Art. 27. To see if the Town will vote to raise and appropriate \$15,000.00 for the Professional Services Account.

**Selectmen and Budget Committee Recommend**

Art. 28. To see if the Town will vote to raise and appropriate \$4,500.00 for the Pleasant View Cemetery Account.

**Selectmen and Budget Committee Recommend**

Art. 29. To see if the Town will vote to raise and appropriate \$2,950.00 for the Ancient Cemetery Maintenance Account.

**Selectmen and Budget Committee Recommend**

Art. 30. To see if the Town will vote to raise and appropriate \$3,000.00 for the Norton Cemetery Account.

**Selectmen and Budget Committee Recommend**

Art. 31. To see if the Town will vote to take \$2,000.00 from Excise Tax for the Town Buildings Repair and Maintenance Account.

**Selectmen and Budget Committee Recommend**

Art. 32. To see if the Town will vote to take \$2,000.00 from Excise Tax for the Town Garage Operations Account.

**Selectmen and Budget Committee Recommend**

Art. 33. To see if the Town will vote to take \$108,000.00 from Excise Tax for the Waldoboro Transfer Station Account.

**Selectmen and Budget Committee Recommend**

Art. 34. To see if the Town will vote to take \$50,000.00 from Excise Tax for the Snow Removal Account.

**Selectmen and Budget Committee Recommend**

Art. 35. To see if the Town will vote to take \$14,000.00 from Excise Tax for the Town Snow Plow Trucks Maintenance and Fuel Account.

**Selectmen and Budget Committee Recommend**

Art. 36. To see if the Town will vote to take \$1,000.00 from Excise Tax for the Town Snow Plow and Sander Equipment Operations.

**Selectmen and Budget Committee Recommend**

Art. 37. To see if the Town will vote to take \$5,000.00 from Excise Tax for the Town Sander Replacement Account.

**Selectmen and Budget Committee Recommend**

Art. 38. To see if the Town will vote to take \$25,000.00 from Excise Tax for the Town Truck Replacement Account.

**Selectmen and Budget Committee Recommend**

Art. 39. To see if the Town will take \$20,000.00 from Excise Tax for the Fire Truck Replacement Account.

**Selectmen and Budget Committee Recommend**

Art. 40. To see if the Town will take \$20,000.00 from Excise Tax for the Ambulance Replacement Account.

**Selectmen and Budget Committee Recommend**

Art. 41. To see if the Town will vote to take \$10,000.00 from Boat Excise Tax for the Public Water Access Account.

**Selectmen and Budget Committee Recommend**

Art. 42. To see if the Town will vote to take \$1,500.00 from Boat Excise for the Tide Water Coalition.

**Selectmen and Budget Committee Recommend**

Art. 43. To see if the Town will vote to take \$10,000.00 from Excise Tax for the Town Road Maintenance Account.

**Selectmen and Budget Committee Recommend**

Art. 44. To see if the Town will vote, pursuant to 36 M.R.S.A. § 506 to authorize the Tax Collector or Treasurer to accept the payment of taxes not yet assessed.

Art. 45. To see if the Town will vote pursuant to 36 M.R.S.A. § 505(4) to charge interest at a rate of 6.00% per year on taxes not paid in accordance with the tax bill due date.

Art. 46. To see if the Town will vote pursuant to 36 M.R.S.A. §506-A to set the interest rate to be paid by the Town on abated taxes at 2.00% per year.

Art. 47. To see if the Town will vote to take money from Undesignated Funds to pay for abated taxes.

Art. 48. To see if the Town will vote to accept the various State Reimbursements, such as Municipal Revenue Sharing Funds, Tree Growth, Veteran's Tax Exemption, Urban Rural Initiative (road fund), Fuel Tax Refund, Snowmobile Refund, General Assistance, Small Community Grant Program, and any and all kinds of property relief as provided by the State Legislature to the Town in the fiscal year 2017.

Art. 49. To see if the Town will vote to accept and appropriate, for the purpose of which they are received, the proceeds of all grants made to the Town during the Towns' fiscal year by the federal or state government, their agencies and authorities; and to see if the Town will vote that any necessary matching funds be appropriated by Town Meeting and that any substantive conditions other than standard grant condition regarding spending only for the purpose for which the grant is made, be approved by Town Meeting.

Art. 50. To see if the Town will vote to increase the property tax levy limit established for the Town of Cushing by State law in the event that the municipal budget approved

under the preceding articles will result in a tax commitment that is greater than the property tax levy limit.

Art. 51. To see if the Town will vote to authorize the Board of Selectmen to accept, on behalf of the Town, gifts, donations, trust funds, and contributions in the form of money, personal services and materials for the benefit of the town, its government including legal departments and public facilities thereof, for the purpose of aiding and enhancing the delivery of public services. Said gifts to be without conditions and not require the voters to raise additional maintenance money.

Art. 52. To see if the Town will vote to authorize the Board of Selectmen to borrow money in anticipation of tax receipts and to borrow or transfer funds as they deem advisable to meet unanticipated year 2018 budget accounts from January 1, 2018 until the 2018 annual meeting.

Municipal Officers, Town of Cushing

Alton Grover

Daniel Staples

Laurie Haynes

Martha Marchut

Heidi Alley

February 27, 2017

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, KRISTI A. NIEDERMANN, whose mailing address is 66 Broad Cove Lane, Cushing, Maine 04563, for consideration paid, grant to INHABITANTS of the TOWN OF CUSHING (hereinafter “the Town”), a municipality located in, Knox County and State of Maine with a mailing address of 39 Cross Road, Cushing, ME 04563, with **WARRANTY COVENANTS**, a certain lot or parcel of land, situated in, Cushing, County of Knox and State of Maine, bounded and described as follows:

Beginning at the westerly end of Long Creek bridge; thence southerly and westerly and northerly by said Creek and by the waters of St. Georges River at Broad Cove, so called, to the head of Broad Cove at land formerly owned by William Rice, deceased; thence by the town road leading to Thomaston easterly to the first bounds, containing fifteen (15) acres, more or less.

Subject to grant of waiver for a subsurface waste disposal system dated February 28, 1989 and recorded in the Knox County Registry of Deeds in Book 1334, Page 112.

Excepting and reserving, however, to Barbara Lash, an easement for the purpose of access to Broad Cove and unobstructed view from the house conveyed to her by Lizzie F. Fales, which easement shall affect the westerly-most two hundred fifty (250) feet of the lot conveyed herein, said easement being described in a deed recorded in Book 1334, Page 110.

FOR REFERENCE see deed from Marie F. Pease to Thelma N. Dodge and Kristi A. Niedermann dated November 16, 2016 and recorded in the Knox County Registry of Deeds Book 5110, Page 69. Kristi A. Niedermann is the surviving joint tenant, Thelma N. Dodge having died on November 17<sup>th</sup>, 2016.

This property is conveyed subject to the following restrictive covenants, the purpose of which are to preserve and protect the above described property for access through the property and to the water by the general public and to keep the above-described property in substantially natural undeveloped and scenic condition; to insure the continued enjoyment of the property by the general public as a park for low impact outdoor recreation nature observation and study and to ensure that the above-described property remains under the ownership of the Town of Cushing dedicated to the uses contemplated hereunder.

These covenants shall run with the land and be binding in perpetuity upon the Inhabitants of the Town of Cushing, its successors and assigns forever for the benefit of the general public:

1. The above-described property may not be divided nor used to increase the density of development of other land.



2. The above-described property shall be used as a park to be named the “Good Neighbor Park”.

3. The Town shall have the right to install and maintain only minor structures necessary or appropriate for low impact outdoor recreation nature observation including but not limited to stone benches, a gravel parking area for no more than 5-6 cars (not to be paved), picnic tables, a boat rack, steps or a ramp for access to the shore, a sign in the parking lot explaining the name and history of the Park, and an enclosed porta potty, erosion control devices and barriers to protect the fragile areas and prevent inappropriate use. Notwithstanding the foregoing the following is specifically prohibited on the above-described property: campgrounds, recreational courts and playing fields.

The Town shall have the right to alter the surface of the soils only to the minimum extent necessary and appropriate to install and maintain the improvements permitted herein.

No overboard discharge and no dumping, storage or burial of waste material of any nature shall be permitted on the property.

The Town agrees to permit and will refrain from prohibiting or discouraging day time low impact outdoor recreational use of the property by the general public, such as walking, hiking, nature observation, and picnicking, that are consistent with the protection and preservation of the scenic and natural character of the property. Access to the water for fishing, clamming, worming and other similar uses shall be allowed, subject to generally applicable laws, ordinances and regulations.

The Town agrees to establish a Trust fund for the benefit of the Good Neighbor Park. The Trust shall accept donations from the general public and the funds will be used for the care, maintenance and improvement of the Park. The Town Selectman shall be responsible for overseeing and managing the fund.

Enforcement of these covenants is reserved to the grantor and granted to the Inhabitants of the Town of Cushing.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Kristi A. Niedermann

STATE OF MAINE

County of \_\_\_\_\_, 2017

Personally appeared the above named Kristi A. Niedermann and acknowledged the foregoing instrument to be her free act and deed.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law

PROPOSED