

MT VERNON MAINE ANNUAL TOWN REPORT



FY23
July 1, 2022—June 30, 2023



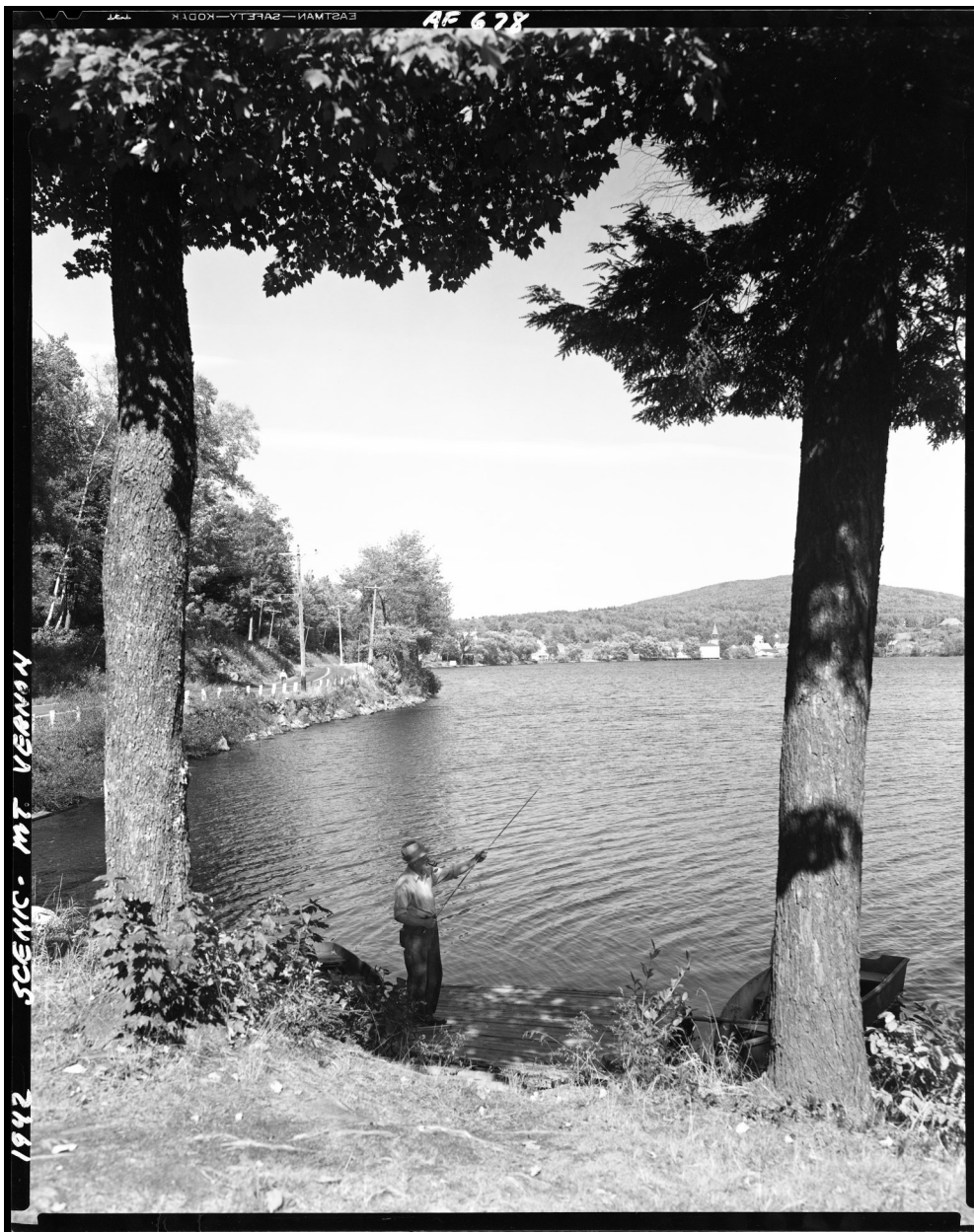
Pat Rawson moved to Mt. Vernon in the late 1970s and quickly set out to make a difference in her community.

She trained as a first responder and EMT and was a founding member of Mt. Vernon Rescue in 1981, becoming its director from 1982 until her passing in 2023. Throughout her 43 years as a member of rescue, Pat selflessly responded to thousands of calls at all times of day and night, working tirelessly and professionally, and treating each patient with utmost respect and compassion. Under her leadership, Mt. Vernon Rescue became a highly respected first responder unit, and received praise from the state emergency medical services and the ambulance personnel who transported her patients. She mentored many community members to become EMTs, working with them to help them through their classes, answering questions, setting up trainings to review needed skills, then debriefing with them after calls.

One of her favorite undertakings each year was the Giving Tree , which she began in 1994. Under Pat's direction wishes were gathered and placed on Giving Tree in the store. Community members chose tags and fulfilled wishes, then Pat and her team of elves organized the gifts, met up with Santa, and took off on a merry firetruck ride delivering gifts to wide-eyed children and lonely senior citizens.

Pat taught for many years in the Maranacook school system, helping students gain necessary skills and acquire a love of reading. After her retirement she continued to share her passion for books with others by volunteering at the Dr. Shaw Memorial Library. Her book recommendations can be found inside the covers of hundreds of books on the library shelves.

Mt. Vernon is fortunate to have had Pat Rawson and her selfless desire to help others. Through Pat's generosity many homes in the area are surrounded by flowers gifted from her garden. In the same way many people carry a piece of her in their hearts going forward.



From the Collection of Photographer George Washington French...

Credits: Maine State Archives

George Washington French (1882-1970) was born in Kezar Falls, Maine to John F. (1851-1926) and Francena (Towle) French (1860-1950). George was the second of four children. His older brother William R. (1879-1953) known as Will, was a Maine Guide. He also had a younger sister Mabel D. Bragdon and a younger brother Earnest "Ern" (1891-1916). He attended Parsonsfield Seminary, Bridgton Academy, and Bates College where he excelled as an athlete. He taught and coached at Deerfield and Monson academies. In the summer of 1911, he married Margaret B. Sears in Hawley, Massachusetts. They had two children Donald Sears (1912-1996) and Barbara Louise (1915-). During this time he worked as an executive for the Boy Scouts of America.

In the early 1920s the family relocated to New Jersey. In 1922 he decided to devote all of his time to his greatest interest, photography. For many years his photographs won awards and were printed on calendars and as greeting cards. In 1936 he became the official photographer for the Maine Development Commission.

The Collection consists of approximately 8,000 black and white negatives varying in size from 2 1/4"x3 1/4" to 8"x10" with a mixture of acetate and glass. Also approximately 400 to 500 color transparencies varying in size from 2 1/4" x3 1/4" to 5"x7", all total about 7.5 cubic feet



Your town working for you!

Office Staff

<p>Heather Wheeler <i>Town Clerk, Tax Collector, Excise Tax Collector, Registrar of Voters</i> clerk@mtvernonme.org</p>	<p>Rachel Meader <i>Deputy Clerk</i> deputyclerk@mtvernonme.org</p>
<p>Kerry Casey <i>Treasurer</i> treasurer@mtvernonme.org</p>	<p>Bill Butler <i>Code Enforcement Officer, Building & Plumbing Inspector, Health Officer</i> ceo@mtvernonme.org 207-446-6541</p>
<p>Lee Dunn <i>Road Commissioner</i> (H): 293-2179 (C): 242-5828</p>	<p>Eric Johnson <i>Animal Control Officer</i> 207 931-7684</p> <p>Eric is available for help with dogs, cats and other domesticated animals only.</p>
<p>Robert Grenier <i>Cemetery Sexton</i> flyingpond1@roadrunner.com 207-293-2783</p>	<p>Tina L. Cagle Administrative Assistant Tina@mtvernonme.org newsletter@mtvernonme.org</p>

Town of Mount Vernon, Maine

1997 North Road

207-293-2379

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ELECTED OFFICIALS

Select Board

Robert Grenier	06/30/2028
Anna Libby	06/30/2024
Carl Rogers	06/30/2023

RSU 38 School Board

Leslie Marco	06/30/2024
Tyler Dunn	06/30/2023
Christine Gatto-Shea	06/30/2025

APPOINTED OFFICIALS

Aging in Place

Karla Arceneaux	06/30/2023
Kerry Casey	06/30/2023
Carol Fuller	06/30/2023
Mary Anne Libby	06/30/2023
Alice Olson	06/30/2023
Jon Olson	06/30/2023
Jane Rogers	06/30/2023
Donna Williams	06/30/2023
Sandy Wright	06/30/2023

Belgrade Area Dam Committee

Larry Liebling	06/30/2023
Matt Zeh	03/29/2026

Broadband Committee

Mark Gilbert	01/01/2026
Scott Herrick	01/01/2026
Frank Nocito	01/01/2026
Carl Rogers	01/01/2026
Bill Rosenberg	01/01/2026
Chuck Wright	01/01/2026
Keith Coulling	01/01/2026

Appeals Board

Scott Herrick	06/30/2024
Randall Oakley	06/30/2024
Kenneth Scheno	06/30/2024
Paul Crockett	06/30/2024
Patricia Jackson	06/30/2025
Heather Roberts	06/30/2026

Beach Committee

Maureen Murray	06/30/2023
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Budget Committee

Katie Farrin	06/30/2023
Lucas Rumler	06/30/2023
Daphne Sanders	06/30/2023
Aaron Berls	06/30/2023

**YOUR
EFFORTS
AREN'T
WASTED**

APPOINTED OFFICIALS CONTINUED...

Community Center

Kathy Booth	06/30/2023
June Cauldwell	06/30/2023
Jane Rogers	06/30/2023
Cherie Wenzel	06/30/2023
Donna Williams	06/30/2023
Nona Boynick	06/30/2023
Amy Jajliardo	06/30/2023
Paula Hanley	06/30/2023
Daphne Sanders	06/30/2023
Ellen Ellis	06/30/2023

Economic Development

William Brown	06/30/2023
Garret Murch	06/30/2023
Carl Rogers	06/30/2023

Governance Committee

Paul Crockett	06/30/2022
Aaron Berls	06/30/2022
Katie Farrin	Indefinite
Susan Herman	Indefinite
Sandy Wright	Indefinite

Library Trustees

Sherene Gilman	06/30/2023
Shari Hamilton	Indefinite
Charlene Lockwood	07/05/2023
Dorcas Riley	Indefinite
Fred Webber	Indefinite

Ordinance Review Committee

Susan Herman	06/30/2023
Ron LaRue	06/30/2023
Michelle Pino	06/30/2023
Heather Roberts	06/30/2023
Quimby Robinson	06/30/2023
Fred Webber	06/30/2023
Kiley Dehaven	06/30/2023

Planning Board

Michael Smith	06/30/2024
Keith Coulling	06/30/2024
Chad Dwelley	06/30/2025
Jonathan Railo	06/30/2025
David Sanders	06/30/2026
Fred Webber	06/30/2026
Ronald LaRue	06/30/2026

THANK
YOU
FOR
ALL
YOU
DO!

APPOINTED OFFICIALS CONTINUED...

Road Committee

Aaron Berls Barry Skilling

Tom Jacobs William Rosenberg

Micheal Smith Doug Stevens

Public Access CH 7

Ron Lockwood Mark Gilbert

Miscellaneous

30 Mile River Jane Rogers

Watershed

Emergency Mike Wenzel

Manager

Health Officer Rachel Criswell

Athletic Committee Vanessa Buuck

We
couldn't
do it
without
YOU!

Selectboard Annual Report

Greetings Mt. Vernon Residents,

This report, as always, is a retrospective on our previous fiscal year. This one covers July 2022 to June 2023. The year began with Carl Rogers being elected to round out the Board, joining Bob Grenier (chair) and myself (Anna Libby). The mil rate approved after the town meeting in June of 2022 was raised to 18.5 to cover a variety of expenses facing the town.

As always, the committees of the town were busy throughout the year. The Ordinance Review Committee was especially busy over this fiscal year, taking on several large projects. One in particular was updating the ordinances to ensure that formatting was the same for all ordinances, references were correct, and other similar housekeeping details. This was a large endeavor and we would like to thank the committee for their work on this! It was approved at the town meeting in June of 2023.

Another project during this past fiscal year was the installation of generators. One was installed at the town office, and another at the community center. These were long planned for projects that were able to come to fruition after work from various committees over the years.

The spring of 2023 was a busy one. We had a special town meeting which had two warrant articles. One to approve the use of ARPA funds to support repairs of the fire truck, and another to use the ARPA funds to support the DEDI Broadband initiative. The first article passed, the second did not.

The spring of 2023 also saw the formation of a road committee, which plans to help support planning for prioritization of road projects and planning around infrastructure needs.

There was also a large rainstorm in May of 2023 which caused flooding on the town beach and other damages throughout town. Financial support for the time and materials to repair damages from the storm are being sought through FEMA funding. Thank you to all those working on this effort.

I want to share the gratitude of myself and the rest of the Selectboard to the many volunteers who serve our community so well.



HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION

AUGUSTA, MAINE 04333-0002

(207) 287-1440

TTY: (207) 287-4469

Daniel J. Newman

33 Caribou Road

Belgrade, ME 04917

Phone: (207) 458-1837

Daniel.Newman@legislature.maine.gov

January 2024

Dear Friends and Neighbors,

As the Second Regular Session of the Maine State Legislature convenes, I would like to thank you for granting me the opportunity to serve the citizens of District 58 in the Maine House of Representatives. Representing you is an honor and a privilege I take seriously. This is a wonderful opportunity for me to make a difference in the community and I am looking forward to the new challenges that wait in the 2024 legislative session.

The First Regular Session of the Legislature was a busy one, as lawmakers faced many difficult issues and decisions. I believe you will be pleased with some of the accomplishments of the 131st Legislature so far. My colleagues and I were able to pass multiple bi-partisan spending agreements that included supporting hospitals and long-term care facilities, working to stabilize highway and road funding, and improving the efficient delivery of government services. I continue to support legislation that would reduce high energy costs while shoring up supply resiliency and capacity, as well as procurement and generation priorities.

I was pleased to introduce LD 296, "An Act to Ensure Municipalities Receive a Higher Percentage of All-terrain Vehicle Registration Fees to Cover Increased Expenses" allowing municipalities to keep a higher percentage of the registration fees for snowmobiles and all-terrain vehicles; helping offset the increased cost to our municipalities for labor and printing.

I will continue to serve on the Joint Standing Committee on Criminal Justice and Public Safety as we tackle matters that are crucial to our community. I encourage you to actively participate in your state government by monitoring all legislative proposals being worked on at the State House by visiting the Legislature's website at www.legislature.maine.gov. From here, you can browse bill summaries, view our legislative session and public hearing schedules, submit testimony, listen to committee hearings or watch live streaming video of the House and Senate.

Once again, thank you for the opportunity to represent you. Hearing your thoughts on the issues that are important to you helps me to better serve you. Please, do not hesitate to call anytime if you feel you need my assistance. If you would like to be added to my email list, you can do so by emailing me directly with your request at Daniel.Newman@legislature.maine.gov.

Sincerely,

A handwritten signature in cursive script that reads "Daniel J. Newman".

Daniel J. Newman
State Representative

District 58 Belgrade, Fayette, Mount Vernon, Rome, Vienna & New Sharon

Washington Office
1710 Longworth House Office Building
Washington, D.C. 20515
Phone: (202) 225-6306
Fax: (202) 225-2943
www.golden.house.gov



Committee on Armed Services
Committee on Small Business

Jared Golden
Congress of the United States
2nd District of Maine

Dear Friends,

I hope this letter finds you safe and well. It's an honor to continue serving as your representative in Congress, and I take the responsibility very seriously. I appreciate the opportunity to update you on what I've been working on behalf of the people of the Second Congressional District.

Maine's heritage industries are the backbone of our state's economy. That is why one of the first bills I introduced in this Congress was the *Northeast Fisheries Heritage Protection Act*, which would prohibit commercial offshore wind energy development in Lobster Management Area 1 (LMA 1) in the Gulf of Maine. LMA 1 was identified by the Bureau of Ocean Energy Management (BOEM) as a potential commercial offshore wind site. LMA 1 is a critical and highly productive fishing ground for a variety of sea life, including lobster. Prohibiting offshore wind development in LMA 1 would help to avoid conflict with the New England commercial and recreational fishing industries. Additionally, the bill would initiate a federal study on the environmental review processes of any relevant Federal agencies for offshore wind projects in the Gulf of Maine.

I also continue to advocate on behalf of our veterans and those providing care to our former service members. The current pay for VA employees in the Kennebec and Penobscot counties does not reflect the critical services they are providing. As the oldest state in the nation, with the fifth highest veteran population, Mainers rely on the services offered at the Department of Veterans Affairs (VA) facilities. That's why recently, Senator Collins, Senator King, Representative Pingree, and I called on the Biden Administration to increase locality pay for VA employees in Kennebec and Penobscot counties. The level of care received is impacted by job vacancies, and the high turnover rate among its healthcare workforce is often the result of pay and compensation issues, which is further exacerbated by the increased cost of living.

Lastly, I'm excited that Mainers are continuing to reap the benefits of the *Bipartisan Infrastructure Law* (BIL). Recently, millions of dollars in grants have been awarded across the state, including \$35 million through the U.S. Department of Transportation's Culvert Aquatic Organism Passage (AOP) program to conserve spawning and migratory habitats for native fish species in Maine, \$460,000 through the Airport Infrastructure Grant (AIG) program for the Princeton Municipal Airport, Stephen A. Bean Municipal Airport, and Dexter Regional Airport, and nearly \$8 million through the Buses and Bus Facilities Program for Bangor's bus system. These investments are critical to ensuring Maine's infrastructure and will help to ensure Mainers and businesses across Maine are connected.

Regardless of the year, one of my top priorities is ensuring I'm accessible to you. My staff and I can help answer questions about and navigate federal programs; find resources in Maine; and resolve issues with Medicare, Social Security, the VA, and other federal agencies and programs. We are here to help:

- **Caribou Office:** 7 Hatch Drive, Suite 230, Caribou, ME 04736. Phone: (207) 492-6009
- **Lewiston Office:** 179 Lisbon Street, Lewiston, ME 04240. Phone: (207) 241-6767
- **Bangor Office:** 6 State Street, Suite 101, Bangor, ME 04401. Phone: (207) 249-7400

I look forward to building on momentum from recent legislative wins for Mainers and continuing to work on your behalf in 2024. Do not hesitate to reach out and voice an opinion on legislation, let us know about local events, or seek assistance navigating federal agencies or programs. It's an honor to represent you in Congress, and I wish you a healthy and prosperous year to come.

Respectfully,

Jared F. Golden
Member of Congress

6 State Street, Suite 101
Bangor, ME 04101
Phone: (207) 249-7400

7 Hatch Drive, Suite 230
Caribou, ME 04736
Phone: (207) 492-6009

179 Lisbon Street
Lewiston, ME 04240
Phone: (207) 241-6767

SECRET



STATE OF MAINE
OFFICE OF THE GOVERNOR
1 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0001

Dear Maine Resident:

In January, I was privileged to take the Oath of Office to begin my second term as your Governor. I am deeply humbled by the trust the people of Maine have placed in me, and I look forward to continuing to work hard over the next four years to improve the lives and livelihoods of Maine people.

Over the past four years, we have made real progress. We have expanded health care, leading to the largest decline in the uninsured rate of any state in the nation. We fully funded the State's share of public education. We delivered two-years of free community college. We fully restored municipal revenue sharing to five percent. We delivered substantial tax relief, nation-leading inflation relief, and emergency energy relief to help Maine people through difficult times.

Through the Maine Jobs & Recovery Plan, we are strengthening and diversifying our economy. In 2022, our state's gross domestic product – a key measure of economic growth – grew at the 9th fastest rate in the United States. People are moving to Maine at a rate higher than any other New England state, and at one of the highest rates in the nation. We have enacted balanced budgets, and we have built up Maine's "Rainy Day" fund to a record high, preparing our state to continue meeting its commitments in the event of an economic downturn.

While I am proud of the progress we have made, there is more to do, like addressing the housing crisis, the workforce shortage, and the opioid epidemic and strengthening health care, education, and the economy. I know that by working together to tackle these issues head-on, we can improve the lives and livelihoods of Maine people and make Maine the best place to live, work, and raise a family.

Thank you again for the honor to serve you as Governor.

Thank you,

A red ink signature of Janet T. Mills, written in a cursive style.

Janet T. Mills
Governor

PHONE: (207) 287-3531 (Voice)

888-577-6690 (TTY)

FAX: (207) 287-1034

www.maine.gov

Report of the Planning Board

Just as a little history, in Maine, all towns with Great Ponds or Streams are required to adopt a shoreland zoning ordinance, which must meet State statutory standards. Other zoning is at the complete discretion of the town. Mt. Vernon has adopted a fairly comprehensive zoning ordinance.

Most permitting is done by the Code Enforcement Officer. However, major commercial and recreational projects are initially handled by the planning board, as are all shoreland permits.

There are five (5) regular members of the board and two (2) alternates, who may stand in, if a regular member is absent.

The present Board consists of a bunch of dedicated and knowledgeable members; augmented by the CEO, William Butler and Tina Cagle, who fixes everything and knows more of the Board's procedural requirements than the Board membership combined. This year the Board has been busy with Site Plan Review applications. This is largely because the Town now has two (2) large commercial and institutional land owners; Camp Laurel and the Travis Mills Foundation.

Also, at this point there are very few, if any, building permit requests for vacant land, in the shoreland zone. This is due to the fact there are no unbuilt shorefront lots left. Therefore, the Board's activities deal mostly with commercial enterprises and repairs, renovations and expansions of existing structures in the shoreland zone.

All Mt. Vernon residence landowners and tenants are welcome to attend Board meetings and hearings which are held at the second floor of the Dr. Shaw Memorial Library every third Tuesday of the month at 7 pm.

Thank you,

Dave Sanders
Chairman

30 Mile River Watershed Association

Mount Vernon Snapshot 2023:

\$3,000 in annual funding from the Town
100 Mount Vernon donors/donor families
57 volunteers providing 469 hours to support 30
Mile programs on Mount Vernon's lakes/ponds
1,028 inspections and 708 inspection hours on Fly-
ing, Minnehonk, and Parker.
44 sampling trips to monitor water quality in Echo,
Flying, Minnehonk, and Parker
Eight (8) Mount Vernon landowners received direct
technical assistance for erosion problems
Fifteen (15) LakeSmart evaluations completed on
Mount Vernon's lakes/ponds
Six (6) YCC projects completed on Flying Pond and
Echo Lake
210 monthly newsletter subscribers from Mt. Vernon

Watershed Impact in 2023:

Water Quality Monitoring

Our staff completed a full season of monitoring on 13 lakes and ponds - expanding our monitoring of **Echo Lake**, and Hales, Kimball, Tilton and Whittier Ponds. Working with 27 volunteers, we completed 112 sampling events. In response to algal blooms on Androscoggin, we completed a second season of intensified monitoring of the lake and its tributaries. For in-depth water quality reports for each lake, go to <https://30mileriver.org/water-quality-monitoring/>

Our First Line of Defense

Our paid staff and 11 volunteer Courtesy Boat Inspectors conducted 2,584 inspections. Although it is rare for us to find an invasive species on a boat or trailer, all it takes is one fragment to start an infestation and ruin a lake.

Supporting Landowners

Our Youth Conservation Corps (YCC) completed 11 projects on 6 lakes and ponds in 2023 to address erosion problems harming water quality. Overall, we provided technical assistance to 33+ landowners.

Septic System Vulnerability Study & Permit Database Project

Thanks in part to a grant from the Maine Outdoor Heritage Fund, we are leading a new project to assess the impact of septic systems within our watershed, and provide our partner towns, including Mt. Vernon, with a town-wide septic system database and a tool for current and future septic permit and maintenance tracking. Project findings and an interactive septic risk map will be available on our website in spring 2024.

LakeSmart

30 Mile is a regional LakeSmart "HUB" support center for this statewide program. LakeSmart is possible thanks to our partner lake associations and the 15 volunteer coordinators and evaluators doing the work. In 2023, more than 20 LakeSmart evaluations were completed in the 30 Mile region, delivering landowner education property-by-property and shore-by-shore to create a conservation ethic across the lake community.

Invasive Milfoil in Androscoggin

Since it was first found in 2020, we have fought the infestation of invasive variable milfoil in Androscoggin Lake. For the third summer, we successfully removed all plants found. We have kept it from spreading and are seeing fewer plants. We will continue the fight in 2024 to protect Androscoggin and all our lakes.

Invasive Bladderwort in Tilton

In August, a new invasive plant, swollen bladderwort, was found in Tilton Pond at the top of the watershed. Our surveys confirmed that there is dense growth throughout the pond. In 2024, we will work to prevent its spread downstream to the other lakes and ponds in the 30 Mile River Watershed.

Androscoggin Lake Watershed Planning

We developed a Watershed-Based Protection Plan for Androscoggin Lake that lays out a strategy for watershed protection over the next 10 years. We applied for and were awarded a grant of \$150K to begin watershed remediation efforts in 2024 & 2025.

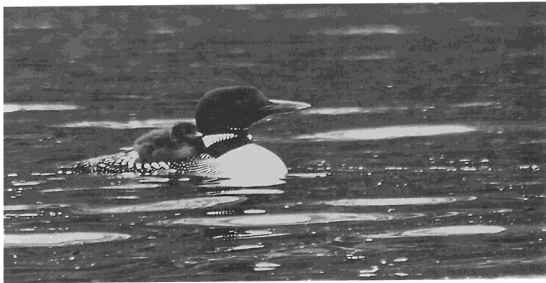
Pocasset Lake Watershed Survey

In September, we completed the Pocasset Lake Watershed Survey. 14 trained volunteers and 6 technical leaders surveyed the developed areas of the watershed, identifying 69 erosion sites that are impacting or have the potential to harm water quality. With this data, we will take steps to address erosion and better protect Pocasset.

Jane Rogers is Mt. Vernon's representative on 30 Mile's Board of Directors.

Thank you, Mount Vernon, for your continued financial support, and to all the residents who contribute individually in support of our mission: ***To work as a community for clean and healthy lakes, ponds and streams in our watershed.***

To learn more about all of 30 Mile's activities, and to sign up for our newsletter, visit: www.30mileriver.org



TAX COLLECTOR AND TOWN CLERK
FOR THE YEAR JULY 1, 2022-JUNE 30, 2023

BIRTHS: 13

MARRIAGES: 17

DEATHS: 16

Respectfully submitted;

Heather Wheeler

Mount Vernon Fire and Rescue

I'd like to start this report by acknowledging the passing of Patricia Rawson, long time director who started Mount Vernon Rescue in 1980. Pat was one of the driving forces in making Mt. Vernon Rescue into the high quality first responder agency that serves the towns of Mt. Vernon and Vienna today. Pat was always a familiar sight on many scenes, and was able to connect with patients in her special way. Pat was a big part of the community and we miss her presence daily. She helped develop the experience of crew members by ensuring that we were provided with essential training to keep our skills up to date while showing us best practices for interacting with patients and other service providers we encounter on scenes.

During 2023, Mt. Vernon Rescue responded to 245 emergency calls in our coverage area. 189 patients were transported to area hospitals by ambulance:

- 155 to Maine General Medical Center, Augusta
- 32 to Franklin Memorial Hospital, Farmington
- 2 to Central Maine Medical Center, Lewiston
- Winthrop Ambulance transported 98 of these patients
- Northstar Ambulance, Farmington, transported 34 of these patients

In addition, 111 individuals did not choose or did not require ambulance transport

We interacted with 75 females and 134 males whose ages ranged from 11 months to 95.

We were called out on calls 143 times during the daytime shift (6 am to 6 pm) and 102 times during the nighttime shift (6 pm to 6 am)

Our busiest months were July (36) and March (12).

Summary of calls

Medical 59
Shortness of Breath 25
Car accidents 18
Falls 24
Chest pain 21
Lift Assist 45
Behavioral 3
Various fire calls 5
Seizure 2
Unattended death 3
Trauma 4
Unresponsive 1
Medical alert 1
Hemorrhage 3
CPR 1
Drowning 1

Currently our numbers are at six EMT's including Leslie Grenier (1982); Amanda Mills, Director (2006); Becky Kent, Assistant Director (2010); Steve Booth (2017); Steve Linder (2020) and Michael Church (2020). We have worked our schedule to try to have two personnel on call during each shift, but with three members working full time jobs out of town, this isn't always possible.

We encourage anyone who has an interest in what rescue does or what is involved in becoming part of this team to contact any rescue member. Each one of us started out in the same place, most with no medical background. We are currently recruiting new members. We are hoping to be able to put on a class if there is enough interest. Please consider becoming part of this rewarding service.

Maine EMS continues to provide guidance in regards to the use of PPE during specific types of calls. We work to keep up to date on the guidance and ensure that we are providing safe settings for patients and responders.

Dr. Rachel Criswell has stepped into the role of Medical Director, and meets with us quarterly to review calls. This allows us a setting to review our actions, discuss things to consider as we process after the call, and in some instances allows us some follow through about patient care after they left our hands.

We continue to extend a "Thank You" to the members of the Vienna Fire Department who help us find residences by marking the ends of roads and driveways. Thank you also to Laura Church, our chaplain. Laura is always available to help comfort families and ourselves whenever necessary.

Going out on emergency calls is made easier with the help of the Mt. Vernon Firefighters who drive the Rescue truck to calls, provide directions, and help to keep us safe at car accidents and other events where we need to work near or on a road.

I would like to continue to recognize the high level of professionalism of our members. They enter scenes, often not knowing what they are walking into. In many instances, they have to quickly adapt to provide necessary care to patients. We interacted with every individual with the highest levels of respect, compassion, and comfort. This year was a difficult one for our unit with the loss of Pat, but together we honor her through carrying out her legacy every time we enter a scene.

Thanks to all of you who show your appreciation and support. Please stay safe and healthy.

Respectfully submitted,

Amanda Mills, Director and Rebecca Kent Assistant Director



MARANACOOK AREA SCHOOLS

A Caring School Community Dedicated to Excellence

James Charette
Superintendent of Schools

Karen G. Smith, Ed.D.
Director of Curriculum, Instruction & Assessment

Tel. 207-685-3336

Ryan Meserve
Special Education Director

Mandy Fitzgerald
Finance Director

Fax. 207-685-4703

April 12, 2024

Dear Community members,

I would like to begin this report by stating that it has been an honor to serve the students of the communities of Manchester, Mount Vernon, Readfield and Wayne. Through the many challenges that happen in the course of a school year there are many more success stories that demonstrate the importance of supporting student success academically, emotionally and physically. This school system is indeed a gleaming gem in Central Maine!

Our proposed budget for the 2025 fiscal year carefully balances responsible spending and investing in our students' futures. We evaluated every cost center, ensuring reasonable allocation of resources while prioritizing the areas that directly impact student learning and growth. By exercising prudent fiscal management, we aim to maximize the value of every dollar invested in our educational system.

One of our primary goals is to maintain a robust and dynamic curriculum that prepares our students for the challenges of the 21st century. Through the dedicated efforts of our subject area committees, we are continuously refining and updating our educational programs to align with the latest pedagogical practices and industry standards. This ongoing process ensures that our students receive a comprehensive and relevant education, equipping them with the knowledge and skills necessary to succeed in an ever-evolving global landscape.

Furthermore, we remain steadfast in our commitment to fostering an equitable learning environment for all students, regardless of their backgrounds or circumstances. We firmly believe every child deserves access to high-quality educational opportunities and experiences nurturing their unique talents and potential. To this end, we continue to address disparities and ensure that all students receive the support and resources they need to thrive academically, socially, and emotionally regardless of the school they attend across all levels.

With great pride, we celebrate our graduating class of 2024 and the remarkable achievements of our students in various extra-curricular activities. Our athletic teams demonstrated exceptional sportsmanship and skill, bringing numerous accolades and championships. Our co-curricular clubs and organizations provided valuable opportunities for students to explore their passions, develop leadership qualities, and contribute to the vibrancy of our school community. Our music and theater programs also produced outstanding performances, showcasing our students' immense talent and dedication.

Manchester ~ Mt. Vernon ~ Readfield ~ Wayne
RSU #38 Office of the Superintendent 45 Millard Harrison Drive Readfield, Maine 04355
www.maranacook.org

Enrollment data for the District – October 1, 2023 (does not include non-resident tuition students).

RSU #38 Resident Students - October 1, 2023					
Grade	Manchester	Mt. Vernon	Readfield	Wayne	Totals
Pre-K	18	10	18	4	50
K	28	12	29	13	82
1	22	12	26	8	68
2	26	16	25	8	75
3	20	14	34	9	77
4	29	17	28	12	86
5	19	8	36	11	74
6	34	20	30	11	95
7	35	14	24	9	82
8	18	24	31	15	88
9	26	21	25	10	82
10	28	16	28	11	83
11	21	17	29	11	78
12	28	15	27	8	78
Totals	352	216	390	140	1098

I would like to thank the students and staff in all of our schools for everything they do, day in and day out. They are what makes the Maranacook Area Schools an incredible place to grow and learn. We look forward to even more success as we head into the new school year.

Sincerely,



James Charette
Superintendent of Schools

Report Town Emergency Manager

Background: The Town Emergency Manager in conjunction with the Selectboard, Fire Chief, Road Commissioner and other town entities coordinates and implements emergency preparedness, response, and recovery efforts within our community. The duties typically include developing emergency plans, consulting with other agencies and organizations, and providing guidance to the public on emergency procedures.

Over the past year the members of the Emergency Management Team have worked with the State's Emergency Management entity (MEMA) and the Federal Emergency Management Agency (FEMA) to recoup funds for damage to our town's roads and infrastructure. These funds are available to towns and political subdivisions when a disaster is declared.

To date the team has recovered funds for an incident in April titled 4719DR-ME. Below are the accounting details of these FEMA funds obligated to the Town of Mount Vernon.

- Dunns Corner, Cottle Hill and Spring Hill Roads and driveway culverts (Project# 735673], Total Project Amount \$56,444.40
- Church, Bean and Fogg roads (Project# 735676], Total Project Amount \$10,432.09
- Dill, Desert Pond, and Sandy River roads (Project# 735680], Total Project Amount \$16,261.12
- South Taylor, Seavey Corner, Hovey Luce, Mooar Hill, and Echo Lake roads (Project# 735683], Total Project Amount \$41,811.05
- Carr Hill and Old Rome roads (Project# 735685], Total Project Amount \$45,297.52

Currently the Town of Mount Vernon is working on another FEMA approved disaster recovery effort, titled incident 4754DR which will recoup funds for December's declared disaster. Our team will be working with both MEMA and FEMA to finalize this application and recoup recovery funds.

Animal Control Officer (ACO) Report

Thanks to everyone that helped me out this year. The job is not easy at times, but I like it.

Number of calls	Description
15	calls about wild animals
6	warnings
2	criminal investigations
36	Dog calls
2	Emu at large
3	Pigs at large
1	Horse
7	transport to animal shelters
8	Cat calls
3	people bit by dogs
1	case of rabies in a racoon
1	Sheep

Sincerely,

Eric Johnson ACO

Animal Control Officer

E911 Report

Our time is spent assigning addresses to new homes on existing roads or adding new roads. If you know of any elderly or someone with health issues who needs a number prominently shown at the road let us know so we can get one posted for them. If you have any questions about your address, please call me at 293-2783 or let the Town Office know.

Respectfully Submitted

Robert Grenier, Addressing Officer

Cemetery Report

Cemetery stone work continued this year in the Bean Cemetery. A total of 25 stones were repaired and many of those were cleaned. Next summer I will continue in the Bean Cemetery.

A total of 398 stones have been repaired to date.

Respectfully Submitted

Robert Grenier

Town and Cemetery Lot Maintenance

TOWN LOT MAINTENANCE			CEMETERY LOT MAINTENANCE		
2022-2023	Total Hours		2022-2023	Total Hours	
	Labor	Equip		Labor	Equip
Town Hall	69	45.5	Well (Hovey Trail)	39	19.5
Beach Lot	85	74	Butler	29.5	11.5
Fire and Rescue	24.5	15	Stevens	162.5	85.5
Library	38	22	Lakeside	80	61
Water Holes	14	14	Marston	29.5	15
Memorial Lot	37	37	Smith	23.5	11
Transfer Station					
Entrance	8	8	Bean	185.5	128
Ballfields	130	41.5	Dunns Corner	25.5	10.5
			Potash	22	15.5
			Philbrick	10	8.5
			Hopkins	33.5	19.5
			Community	88	19
TOTAL	405.5	257	TOTAL	728.5	404.5
			John Robinson	4.5	2.5
			Total Hours	733	407

Cemetery Trust 2022-2023

Name	Amount	Cemetery
Allen, Lewis & Jean	\$300.00	Stevens
Archibald, Mary	\$50.00	Bean
Bartlett, Sam	\$300.00	Potash
Bean, Arthur	\$100.00	Bean
Burbank, Silas	\$50.00	Bean
Brown, Jessie	\$250.00	Bean
Currier, Grover C.	\$100.00	Bean
Clough, Noah A.	\$35.00	Bean
Clough, HH. & L. Norris	\$55.00	Bean
Cressey, Atwood	\$100.00	Bean
Cram, Albion	\$100.00	Bean
Cram, Caroline	\$50.00	Robinson
Cram, Dorothy	\$100.00	Bean
Davis, Freemont	\$100.00	Bean
Davis, Almado	\$100.00	Robinson
Dutton, Sarah	\$55.00	Bean
French, Philip	\$175.00	Lakeside
French, Richard	\$175.00	Lakeside
Gilman, Jessie	\$50.00	Robinson
Greenly, John	\$300.00	Potash
Guild, Angle B.	\$120.00	Bean
Hall, BB. & Myrtle	\$150.00	Bean
Haines, Henry H.	\$3483.24	Bean
Lakeside Cemetery Assoc.	\$4997.43	Lakeside
Lane, Abner A.	\$100.00	Potash
Morse, J. H.	\$100.00	Bean
Olson, Patricia	\$150.00	Stevens
Poole, George H.	\$55.00	Potash
Pratt, Donald	\$150.00	Stevens
Robinson, Augustus	\$100.00	Robinson
Robinson, Edwin	\$100.00	Philbrick
Robinson, Myrtle	\$100.00	Robinson
Smith, John H.	\$150.00	Bean
Thurston, Joanne	\$100.00	Stevens
Turner, Lucy M.	\$2500.00	Bean
Whittier, Elvina	\$50.00	Hovey Trail
Worcester, Dorothy	\$50.00	Bean
Community Cemetery (80 lots)	\$14200.00	Community
Marston Cemetery Trust	\$6796.23	Marston
Lancaster, Dana	\$700.00	Lakeside
Robinson, Peter	\$175.00	Lakeside
Struct, David	\$350.00	Stevens
Hetherly, Pamela	\$350.00	Stevens
Total	\$37746.90	

ANNUAL REPORT FOR MOUNT VERNON ORDINANCE REVIEW COMMITTEE

The year ending June 30, 2023, was another busy year for the Ordinance Review Committee (“ORC”). At the request of the Select Board, the primary work of the ORC was to prepare an updated, reformatted and corrected Land Use Ordinance (“LUO”), amendments to the LUO to conform with L.D. 2003 requirements, and a clarification of the application of the LUO provisions to campgrounds and summer camps.

The ORC split up the various chapters of the LUO, flagging those sections that needed to be reviewed and updated. The formatting and the numbering were made consistent throughout, each section was numbered at the bottom of the page, and an index was created. This was a time-consuming process. Many thanks to the committee members for their contribution to this needed review, and, in particular, to Heather Roberts, who worked tirelessly on the formatting and did an excellent job.

The ORC also worked on a proposal to clarify the LUO provisions related to campgrounds, recreational businesses and summer camps. The planning board had requested clarification as to whether campgrounds are a commercial use. The ORC drafted an amendment which incorporates a footnote in the Land Use Table which makes clear that while campgrounds are a type of commercial use, they are allowed in those districts as specified on the table. This footnote is included in the State Guidelines for Minimum Shoreland Zoning Ordinances. We also included a provision that permits the expansion of grandfathered recreational businesses (such as summer youth camps) in the Rural District, as has been permitted by past practice.

The ORC also spent considerable time developing proposals to comply with the requirements of P. L. 2021, ch. 672, “An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions,” (“ L.D. 2003”). In order to provide increased housing opportunities on a statewide basis, the law requires municipalities to 1) allow accessory dwelling units in certain areas and under specified conditions; 2) provide housing density bonuses in certain areas under specified conditions; and 3) allow for affordable housing in certain areas and under specified conditions. The ORC closely monitored the guidance issued by the Maine Department of Economic and Community Development (“DECD”), the state agency in charge of implementation of L.D. 2003, DECD’s rulemaking process, and attended presentations sponsored by DECD and KVCOG. The ORC prepared draft proposals relating to accessory dwelling units, housing density bonuses, and affordable housing. These drafts were reviewed by the DECD and found to be compliant with L.D. 2003.

The Reformatted, Updated and Corrected LUO and the proposal relating to campgrounds and summer camps were presented and adopted at town meeting on June 17, 2023. The Select Board determined not to include L.D. 2003 proposals on the warrant for the June 17, 2023, town meeting. At the last minute, the Legislature extended the deadline for compliance, which for Mount Vernon, is July 1, 2024. The town has entered into a contract with KVCOG to review the ORC draft proposals and we anticipate L.D. 2003 amendments will be presented at the June 2024 annual town meeting.

Shortly after the close of the fiscal year ending June 30, 2023, Susan Herman stepped down as Chair of ORC, Heather Roberts was elected Chair, Quimby Robinson stepped down as Secretary of ORC, Michele Pino was elected Secretary (Susan Herman as alternate), Kiley DeHaven resigned as a member, and Nona Boyink was appointed as a member. We thank Kiley for her service on the ORC.

Respectfully Submitted, Quimby Robinson (Secretary), Fred Webber, Ron LaRue, Michele Pino, Heather Roberts, Kiley DeHaven, and Susan Herman (Chair).

The Mt Vernon Town Health Officer continued to support the Mt Vernon Emergency Rescue team in reviewing run reports, with the Aging in Place Committee in supporting our home-bound neighbors, and with the Mt Vernon Fire Department to ensure all medical reviews are up to date.

Thanks,
Rachel

Well folks let me first say thank you for your support. We've faced some weird weather this year, summer and winter. We've tried very hard to do the work planned for this year but mother nature had other plans. It seems like we are a dog chasing his tail. We still have a lot of plans still in the works. I've found it takes some time to put a good budgt together and then make it work. It seems like the cost today is astronomical. That being said, I'd like to not keep coming back, and fixing the same problem over and over. Let's try it once and be done. We know it won't be cheap, but in the long run in might. Bob Grenier and a team are working on grant money to fix the Bean Road problem. We are looking at a lift on Desert Pond Road and a bigger culvert for that problem. At the same time trying to stay ahead of culvert fixes. As well as finishing the Dunns Corner Road with more brush cutting, grading and grave. Feels like a full plate.

Respectfully,
Your Road Commissioner

Lee K. Dunn

Dr Shaw Memorial Library Annual Report for the year 2023

Staff and Trustees at the Dr Shaw Memorial Library are so grateful that the library has bounced back and resumed healthy activities with increased patron visits and circulation of materials since Covid. Many habits changed during the pandemic and we needed to adjust our offerings such as providing more access to digital viewing of movies and books, offering take and make crafts, and free passes. Many people switched to audio books and streamed movies, but are now trickling back to the “book in hand.”

Our subscription to Hoopla, the Maine State Download Library, Comics Plus, and our passes to the Boothbay Botanical Gardens have seen much use.

We have been able to provide programming to children and adults on a regular basis. Tech Support and a Knitting & Crafting Group are held regularly with other events and workshops as interest arises. We have increased our involvement to include co-sponsoring programs, such as working together with The Aging in Place Committee, the Community Center, and the Broadband Committee (with the subgroup of the Digital Equity Committee). We have a deep commitment to working collaboratively with other groups in town to continue to make our community a vibrant, thriving and caring place.

We are extremely thankful for the Eleanor Philbrick Trust for the Arts, which has supported the library in many ways, including some programming as well as the Maine artwork which continues to fill almost every available space!

We were able to complete some long overdue goals thanks to the generosity of Barbara Kennedy, who left money to the library in her will. Barbara’s gift enabled us to pave the library driveway, completely replace the heating system in the original part of the building, which included a new furnace as well as heat pumps upstairs. And, we were able to renovate the old attic which now allows access between the original building and the addition. This area will provide a welcoming reading room, and a lovely meeting space.

We have had 59 new patrons sign up for library cards over this past year which brings us now to over 900 people who currently have library cards. We are thrilled to have newcomers as well as longtime residents stop by to see what we are about. There were 2,970 visits to the library with a circulation of 7,681 materials. Our in-house collection, not counting what is available through the downloadable programs includes over 18,800 materials. There is something for everyone at the library. We’d love you to stop by!

Respectfully Submitted,

Alice Olson
Librarian

Mt. Vernon Aging in Place (AIP) Committee Report for 2023

The mission of the Mt. Vernon Aging in Place Committee is to assist older adults in finding the supporting resources and care we need to safely and comfortably age in our homes for as long as possible.

The Mt. Vernon Aging in Place Committee was initially formed during the comprehensive planning process. There is an age friendly section in the plan that was adopted in 2019.

At the time our planning process was happening, AARP began its own age friendly initiative nation-wide around 8 areas of livability. Since many of these areas were reflected in our comprehensive plan section, the committee decided to join the AARP age friendly network.

Part of the work of the AIP committee was establishing a “Caring Ears” program in which committee members and others make regular calls to those known to be most at-risk health-wise. Due to success with this effort, in 2021, the Maine Health Access Foundation awarded the AIP Committee a two-year grant to expand the program to Vienna and Fayette and to establish a system in the three towns that will be more pro-active in ensuring that older residents are not only able to age in place but also be healthy at home. Due to Covid, the grant was extended another year.

To that end, the AIP committee contracted on a part-time basis with 2 individuals to assist it. Amy Perez-Blaisdell is a Mt. Vernon resident and a Licensed Social Worker. Trained as a Hospice worker, Amy has a vast knowledge of resources available.

Kelly O’Neal, a Vienna resident, is our Outreach Coordinator. Because the three communities are rural, it can be difficult to know all the people who are mostly likely to benefit from Caring Ears and other programs that could improve social contacts. Kelly works with town departments and other organizations to locate people at risk of isolation and/or who have difficulty accessing resources. Both Kelly and Amy are available to all residents in these three communities.

Ultimately, through this grant, we will learn how best the AIP committee can help older residents maintain their health while continuing to live at home.

We have offered trainings to the public this year on topics on aging and partnered with the Dr Shaw Memorial Library to host a series of Chair Yoga sessions.

Muffin mornings have been held regularly in all three towns as a way to gather information about the needs people have as they age, provide a social opportunity, and also present information of a variety of topics.

The need for an updated resource directory came out of the Muffin Morning discussions and the AIP Committee has partnered with the Community Partnership Corporation to work on this project.

Please feel free to contact Jon, Amy or Kelly for more information or resources.

Jon Olson: jonolson204@gmail.com 293-2502

Amy Blaisdell: amy.perezblaisdell@gmail.com 485-4778 Kelly O-Neil: outreachaip@gmail.com 314-6571

Respectfully Submitted,

Jon Olson, Chair

Mount Vernon Community Partnership Corporation (CPC) Report

The CPC is pleased to report that in FY2023, we continued good work in several areas for the betterment of our community.

We were able to resume meeting in person but also held some meetings via ZOOM which supported participation and attendance during the winter months. The CPC is a 501c3 non-profit community organization that works with the Select Board, Town Appointed Committees, the Greater Minnehonk Lake Assn., the DOT, DEP, environmental organizations, and input from citizens to promote charitable, educational, public safety, economic and community development.

- The CPC and Greater Minnehonk Lake Association (GMLA) teamed up again in August for the Annual Loon Lap event. A 5K walk or run event around Minnehonk Lake with fun educational signs about water quality and protection posted along the way to add interest. Additionally, we thank our local businesses who sponsored the event. For their participation we display signs along the route to advertise their business. And tee shirts are available for purchase to commemorate the event. This year's event raised \$3,298.00 from registration fees, tee shirt sales, and 11 local sponsors! 50% (1,649.00) was split with GMLA.
- The traffic "calming" delineators were installed by DOT at each road entering the village area again this summer. The Maine Bicycle Coalition, DOT, Aging in Place Committee, Select Board and CPC worked together on this safety initiative. The intent is to provide a visual cue or annoyance that causes traffic to slow in the village area to protect and promote safe walking in our village area.
- The Tool Library finds a home. The Tool Library idea was brought to fruition by the CPC, mainly by board member Tom Ward, through monies awarded through grants from AARP and The Onion Foundation for educational programming and access to equipment to promote home gardening and minor home repair activity. Especially for our community's senior citizen population. A subcommittee within the CPC researched other tool library models, purchased the shed, started obtaining and accepting donations of tools for lending. The CPC board feels pride and success when we transition ideas we cultivate. In this case the Tool Library found a wonderful home with the Mill Stream Grange in Vienna. May the library grow and serve the communities in agricultural awareness. • Excerpt from page 21; item 3 of the Comprehensive Plan 2019 voted into action at Town Meeting by the citizens of Mt. Vernon, "prioritize creating opportunities for more affordable and manageable housing for senior citizens". The CPC formed a subcommittee called Senior Housing Committee. The board members, along with Ad hoc members from the Aging in Place Committee, continued meeting regularly and spent many hours of research work exploring Senior Housing opportunities in Mt. Vernon. With the size and scope of this task, the work continues. Thank you to the volunteers working on this project.
- Digital Equity and Digital Inclusion Pilot. The CPC was thrilled to support the Broad Band Committee/Digital Equity Committee by being a fiscal agent for two grants to support computer technology support and education to our citizens. In conjunction with The Dr. Shaw Memorial Library, this program helps our citizens bridge the digital divide. The Tech Help programs and resources each Wednesday at the Library have been very well attended. A sign of success.

Respectfully submitted,

Sherene Gilman Vice Chair

Community Center FY23 Summary

With the easing of COVID restrictions, the Community Center resumed monthly breakfasts the first Saturday of each month. It started out slowly, with people getting back together to catch up with neighbors or meet new ones, but by the end of the year we once again had a good turnout.

The Community Center board developed its mission statement and bylaws.

We hosted several events in 2022:

- Halloween Trunk or Treat included a costume parade with the children, a treasure hunt, and a bonfire.
- Other non-profits organizations sponsored breakfasts – Vienna Church, Neighbors Driving Neighbors, 30 Mile River Watershed Association, and Hospice.
- In February as part of February Frolics we held our Cabin Fever Reliever. The board prepared and sold lunch, there was a magic show, and the lake was cleared for skating. The Aging in Place committee monitored the bonfire. The Fire Dept. demonstrated ice rescue and ice safety.
- There were two Craft Fairs (July and November)
- The Auction in August was our best fund raiser. The fire department and other volunteers manned the grills for lunch and with the many items donated we raised \$4,450 for the building.

A consultant did a safety review of all town buildings, and the Community Center has a list of improvements that will be completed.

We spent a lot of time during COVID cleaning and repainting the interior of the Community Center, added heat pumps and an instant hot water system. For fiscal year '23 we focused on the outside. We received a permit from DEP and worked with Maine School of Masonry to begin foundation repairs. The town bought a generator for the building, to be installed by the end of May 2023. The Community Center building is more than 150 years old. The Board decided to have a structural assessment done by an engineer to see if there were any issues with the building that we would need to address in 2023.

Audit Summary Report

Mount Vernon
12:04 PM

Audit Summary Report Show Interest

06/29/2023
Page 1

Acct	Name ----	Year	Original Tax	Payment / Adjustments	Prin	PLI	Interest	Costs	Total
630 R	ADAMES-GARY, KATHERINE F	2022	4,760.05	2,378.18	2,380.02	0.00	1.85	11.13	2,381.87
15 R	ARBOUR, MICHAEL J - TTEE	2022	5,261.40	2,604.10	2,630.70	0.00	26.60	11.13	2,657.30
667 R	BANNER, JENNIFER	2022	5,487.10	2,715.81	2,743.55	0.00	27.74	11.13	2,771.29
332 R	BEZANSON, WILLIAM J JR	2022	727.05	359.85	363.52	0.00	3.68	11.13	367.20
127 R	BRANN, PAUL (J/T)	2022	3,674.10	3,643.21	30.58	0.00	0.31	11.13	30.89
1258 R	BRINGHAM, JENNIFER S	2022	5,701.70	2,822.02	2,850.85	0.00	28.83	11.13	2,879.68
442 R	BROWN, JOEL (JT)	2022	3,261.55	1,614.35	1,630.71	0.00	16.49	11.13	1,647.20
1838 R	CARON, ALAN	2022	7,705.25	3,186.45	4,463.10	0.00	55.70	11.13	4,518.80
1847 R	CLEMENTS, TODD	2022	421.80	208.77	210.90	0.00	2.13	11.13	213.03
218 R	CLOUGH, CLYDE H Estate	2022	693.75	343.37	346.87	0.00	3.51	11.13	350.38
221 R	CLOUGH, CLYDE H Estate	2022	107.30	53.11	53.65	0.00	0.54	11.13	54.19
1592 R	CLOUTIER, MARLON	2022	880.60	214.92	654.73	0.00	10.95	11.13	665.68
1316 R	COLE, WILLIAM J (T/C)	2022	6,974.50	3,405.48	3,532.97	0.00	36.05	11.13	3,569.02
234 R	COLEBROOKE, RUTH	2022	388.50	192.29	194.25	0.00	1.96	11.13	196.21
786 R	CORNELIO, JODI J	2022	8,571.05	-159.32	8,557.46	0.00	172.91	11.13	8,730.37
244 R	CORTELYOU, GARY W	2022	4,515.85	2,589.15	1,917.11	0.00	9.59	11.13	1,926.70
250 R	CORYELL, GILMAN	2022	3,875.75	1,918.29	1,937.87	0.00	19.59	11.13	1,957.46
248 R	CORYELL, GILMAN S	2022	2,451.25	1,213.24	1,225.62	0.00	12.39	11.13	1,238.01
530 R	DALTON, RICHARD A (JT)	2022	7,853.25	3,343.80	4,505.95	0.00	3.50	11.13	4,509.45
889 R	DEOJAY, CANDY J (JT)	2022	1,036.00	1,311.75	-275.75	0.00	0.00	0.00	-275.75
336 R	DILLOF, ROBERT	2022	8,288.00	4,102.10	4,144.00	0.00	41.90	11.13	4,185.90
347 R	DOLBEAR, F TRENERY JR	2022	6,907.90	3,419.03	3,453.95	0.00	34.92	11.13	3,488.87
1052 R	DOUGLAS, MERLINE A (JT)	2022	3,082.10	1,525.47	1,541.05	0.00	15.58	11.13	1,556.63
1053 R	DOUGLAS, MERLINE A (JT)	2022	569.80	282.02	284.90	0.00	2.88	11.13	287.78
203 R	DUBE, MARC	2022	2,969.25	1,469.62	1,484.62	0.00	15.01	11.13	1,499.63
525 R	FAST, ONA	2022	2,897.10	2,366.62	527.03	0.00	3.45	11.13	530.48
438 R	FOSTER, KENNETH H	2022	201.65	99.81	100.82	0.00	1.02	11.13	101.84
439 R	FOSTER, KENNETH H	2022	181.30	89.73	90.65	0.00	0.92	11.13	91.57
157 R	FOX, STACY (JT)	2022	1,587.30	785.63	793.65	0.00	8.02	11.13	801.67
782 R	FREEMAN, THOMAS J - TTEE	2022	3,030.30	688.31	2,329.31	0.00	12.68	11.13	2,341.99
502 R	FUEGEN, BRAD (JT)	2022	3,363.30	1,663.12	1,683.14	0.00	17.04	11.13	1,700.18
563 R	HALL, GENE A (JT)	2022	3,842.45	1,923.56	1,918.25	0.00	0.64	11.13	1,918.89
1743 R	HALL, KEVIN	2022	1,748.25	870.19	869.27	0.00	8.79	11.13	878.06

Acct	Name ----	Year	Original Tax	Payment / Adjustments	Prin	PLI	Interest	Costs	Total
585	R HALL, ROBERT (JT)	2022	1,148.85	476.93	671.70	0.00	0.22	11.13	671.92
594	R HAMILTON, DANIEL F	2022	371.85	146.89	222.02	0.00	2.94	11.13	224.96
593	R HAMILTON, DANIEL F (JT)	2022	1,773.41	1,432.49	340.28	0.00	0.64	11.13	340.92
98	R HARDY, MALCOLM D	2022	3,004.40	1,487.01	1,502.20	0.00	15.19	11.13	1,517.39
1791	R HASTINGS, MARIE S	2022	3,165.35	1,566.67	1,582.68	0.00	16.00	11.13	1,598.68
904	R HEMMETER, VINCENT	2022	4,049.65	2,007.99	2,021.22	0.00	20.44	11.13	2,041.66
1138	R HILL, DEBRA A	2022	2,525.25	818.52	1,696.92	0.00	9.81	11.13	1,706.73
661	R HODGDON, SHAWN K	2022	3,698.15	3,700.00	-1.85	0.00	0.00	0.00	-1.85
1562	R KARABIN-AHERN, REBECCA	2022	3,078.40	1,523.64	1,539.20	0.00	15.56	11.13	1,554.76
763	R KENT, DOROTHY M - L/E	2022	1,714.95	969.43	742.39	0.00	3.13	11.13	745.52
1242	R KENT, TENLEY W	2022	236.80	117.20	118.40	0.00	1.20	11.13	119.60
512	R KINNEY, TIMOTHY J	2022	2,597.40	1,285.57	1,298.70	0.00	13.13	11.13	1,311.83
780	R KINNEY, TIMOTHY J	2022	4,941.35	2,445.70	2,470.67	0.00	24.98	11.13	2,495.65
811	R LAPOINTE, DANIEL M	2022	2,549.30	1,618.24	921.74	0.00	9.32	11.13	931.06
1346	R LAVELLE, TERRENCE & ALINE	2022	7,355.60	3,640.61	3,677.80	0.00	37.19	11.13	3,714.99
1854	R LEWIS, KATHERINE S	2022	1,679.80	-30.35	1,676.29	0.00	33.86	11.13	1,710.15
1373	R LINDHOLM, SCOTT E	2022	1,196.95	56.61	1,138.19	0.00	2.15	11.13	1,140.34
1908	R LONG, ANTHONY M	2022	1,006.40	498.11	503.20	0.00	5.09	11.13	508.29
1504	R LOON SONG PROPERTIES LLC	2022	4,615.75	2,237.76	2,354.18	0.00	23.81	11.13	2,377.99
1889	R MACDONALD, DANIEL J	2022	357.05	304.76	52.01	0.00	0.28	11.13	52.29
917	R MORSE, JOSHUA D	2022	386.65	-0.44	379.49	0.00	7.60	11.13	387.09
1159	R MURRAY, MAUREEN M	2022	1,716.80	672.18	1,034.16	0.00	10.46	11.13	1,044.62
1749	R ORR, ROBERT A (JT)	2022	3,629.70	1,797.31	1,814.85	0.00	17.54	11.13	1,832.39
279	R PERKINS, LARRY W	2022	949.05	587.02	361.35	0.00	0.68	11.13	362.03
140	R POND, STEPHEN A	2022	1,359.75	673.01	679.87	0.00	6.87	11.13	686.74
1124	R POULIN, LARRY	2022	1,024.90	507.27	512.45	0.00	5.18	11.13	517.63
513	R PUTNAM, J LORRAINE	2022	5,575.90	2,759.76	2,787.95	0.00	28.19	11.13	2,816.14
1850	R RASMUSSEN, BREEZE DEAN	2022	334.85	400.00	-65.15	0.00	0.00	0.00	-65.15
1144	R RAWSON, PATRICIA A	2022	1,924.00	952.27	962.00	0.00	9.73	11.13	971.73
533	R ROUND STONE MHP, LLC	2022	333.00	164.82	166.50	0.00	1.68	11.13	168.18
880	R ROUND STONE MHP, LLC	2022	286.75	145.09	140.24	0.00	1.42	11.13	141.66
1035	R ROUND STONE MHP, LLC	2022	318.20	159.51	157.10	0.00	1.59	11.13	158.69
1066	R ROUND STONE MHP, LLC	2022	170.20	84.24	85.10	0.00	0.86	11.13	85.96

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Acct	Name ----	Year	Original Tax	Payment / Adjustments	Prin	PLI	Outstanding	Interest	Costs	Total
1148 R	ROUND STONE MHP, LLC	2022	277.50	137.35	138.75	0.00	0.00	1.40	11.13	140.15
1292 R	ROUND STONE MHP, LLC	2022	336.70	166.65	168.35	0.00	0.00	1.70	11.13	170.05
1640 R	ROUND STONE MHP, LLC	2022	266.40	131.85	133.20	0.00	0.00	1.35	11.13	134.55
1671 R	ROUND STONE MHP, LLC	2022	242.35	119.95	121.17	0.00	0.00	1.23	11.13	122.40
1672 R	ROUND STONE MHP, LLC	2022	197.95	97.98	98.97	0.00	0.00	1.00	11.13	99.97
1675 R	ROUND STONE MHP, LLC	2022	125.80	62.26	62.90	0.00	0.00	0.64	11.13	63.54
1690 R	ROUND STONE MHP, LLC	2022	146.15	74.35	71.08	0.00	0.00	0.72	11.13	71.80
1863 R	ROY, DEREK J	2022	2,516.00	1,234.58	1,280.14	0.00	0.00	1.28	11.13	1,281.42
1452 R	SIMONS, DAVID T	2022	3,577.90	3,511.44	66.41	0.00	0.00	0.05	-11.13	66.46
1366 R	SKAPA, BARBARA	2022	1,994.30	987.07	997.15	0.00	0.00	10.08	11.13	1,007.23
1260 R	SKILLINGS, KELLY	2022	4,401.15	4,261.45	139.48	0.00	0.00	0.22	11.13	139.70
1115 R	SMITH, DWIGHT D	2022	904.65	447.76	452.32	0.00	0.00	4.57	11.13	456.89
1264 R	SMITH, SIDNEY L (JT)	2022	5,603.65	2,843.51	2,732.51	0.00	0.00	27.63	11.13	2,760.14
184 R	ST LAURENT, DANIEL JAMES	2022	1,487.40	736.18	743.70	0.00	0.00	7.52	11.13	751.22
1312 R	STILES, NORMAN S. Trustee	2022	3,688.90	3,599.43	88.57	0.00	0.00	0.90	11.13	89.47
1313 R	STOCKFORD, DAVID N (JT)	2022	3,091.35	1,530.05	1,545.67	0.00	0.00	15.63	11.13	1,561.30
484 R	STUART, NANCY ANN (f/k/a)	2022	1,224.70	1,159.41	65.29	0.00	0.00	0.00	0.00	65.29
735 R	SYKES, LEE E, JR	2022	614.20	300.18	310.85	0.00	0.00	3.17	11.13	314.02
866 R	THOMPSON, RICKY R (JT)	2022	2,934.10	1,854.24	1,076.39	0.00	0.00	3.47	11.13	1,079.86
1523 R	TODEY, LINDA Z	2022	11,664.25	-20.74	11,664.25	0.00	0.00	235.05	11.13	11,684.99
73 R	TRAINER, THOMAS P	2022	2,496.76	1,235.76	1,248.38	0.00	0.00	12.62	11.13	1,261.00
143 R	TUCKER, ARTHUR N III	2022	2,456.80	778.96	1,652.87	0.00	0.00	24.97	11.13	1,677.84
1680 R	VIRGIN, WAYNE M	2022	351.50	173.97	175.75	0.00	0.00	1.78	11.13	177.53
933 R	WALLACK, ROBERT M	2022	1,063.75	526.50	531.87	0.00	0.00	5.38	11.13	537.25
932 R	WALLACK, ROBERT M (JT)	2022	3,542.75	1,753.47	1,771.37	0.00	0.00	17.91	11.13	1,789.28
729 R	WEBB, KEVIN K (JT)	2022	1,637.25	1,159.03	473.43	0.00	0.00	4.79	11.13	478.22
1578 R	WHITE, DARREN K	2022	1,376.40	1,081.63	293.08	0.00	0.00	1.69	11.13	294.77
1918 R	WILLIAMS, DONNA L	2022	342.25	150.34	189.62	0.00	0.00	2.29	11.13	191.91
1175 R	WILSON, KATHRYN L	2022	1,346.06	690.82	648.68	0.00	0.00	6.56	11.13	655.24
1024 R	WOODS AND WAVES PROPERTIES LLC	2022	4,939.50	2,393.24	2,521.89	0.00	0.00	24.37	11.13	2,546.26
Total for 96 Bills:		96 Accounts	246,941.33	121,628.52	124,183.24	0.00	0.00	1,343.88	1,001.70	125,312.81

Acct	Name ----	Year	Original Tax	Payment / Adjustments	Prin	PLI	Interest	Costs	Total
Payment Summary									
Type			Principal	Interest	Costs				Total
3 - 30 DN Costs			0.00	0.00	-1,023.96				-1,023.96
P - Payment		121,185.28		984.30	33.39				122,202.97
I - Interest Charged			0.00	-1,198.25	0.00				-1,198.25
Y - Prepayment		7,090.11		0.00	0.00				7,090.11
C - Corrections		-5,517.30		-0.36	-11.13				-5,528.79
Total		122,758.09		-214.31	-1,001.70				121,542.08

Non Lien Summary

2022-1	96	125,312.81
Total	96	125,312.81

1856 L	BRIDGHAM, SCOTT R	2020	2,459.64	-359.83	2,283.75	110.89	351.70	73.13	2,819.47
1540 L	CALDWELL, DAVID B	2020	6,010.65	3,992.64	1,734.27	0.00	8.09	0.00	2,018.01
377 L	DUNN, TODD	2019	1,590.05	1,251.75	266.52	0.00	1.60	0.00	338.30
377 L	DUNN, TODD	2020	1,546.16	-226.70	1,419.25	68.91	218.57	66.13	1,772.86
1844 L	HALL, RODNEY (JT)	2020	280.03	-40.74	211.75	10.28	32.61	66.13	320.77
1873 L	HAMILTON, JESSE G	2020	569.61	472.45	57.02	0.00	8.65	8.13	97.16
230 L	HORNE, DONALD	2021	2,163.28	-72.99	2,003.10	94.13	72.99	63.14	2,236.27
1058 L	IRVING, LANCE	2020	762.63	-111.62	672.00	32.63	103.49	66.13	874.25
1590 L	KOUCHALALOS, EVAN J	2020	3,852.72	-565.45	3,619.00	175.72	557.32	66.13	4,418.17
705 L	LUDWIG, KIRSTIE	2020	830.53	-121.59	736.75	35.78	113.46	66.13	952.12
1474 L	MITCHELL, DENNIS A	2021	748.60	-24.08	660.83	21.42	24.08	55.76	772.68
1663 L	MORGAN, WILLIAM E, IV	2020	388.29	-56.64	315.00	15.29	48.51	66.13	444.93
92 L	MORIN, DAVID	2021	2,138.60	-58.48	1,986.60	0.00	58.48	55.76	2,197.08
91 L	SCHLEYER, RAYMOND C	2020	164.42	151.98	7.30	0.00	0.22	0.00	12.44
1104 L	TIAR, NABIL	2020	217.31	-30.50	145.25	7.06	22.37	73.13	247.81
1599 L	TOMPKINS, RICKY G	2019	1,105.91	789.41	267.22	0.00	1.60	0.00	316.50
1599 L	TOMPKINS, RICKY G	2020	1,103.60	-160.67	990.50	48.10	152.54	73.13	1,264.27
891 L	WELSH, RANDALL R	2020	2,193.57	-320.75	2,030.00	98.57	312.62	73.13	2,514.32
1455 L	WHELTON, PAUL M; HARRIET et	2015	474.41	284.78	0.00	0.00	0.00	171.00	189.63
1500 L	WING, DONALD SR	2020	375.45	-54.76	302.75	14.70	46.63	66.13	430.21

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Acct	Name ----	Year	Original Tax	Payment / Adjustments	Prin	PLI	Outstanding Interest	Costs	Total
Total for 20 Bills:		18 Accounts	28,975.46	4,738.21	19,708.86	733.48	2,135.53	1,109.22	24,237.25

Payment Summary

Type	Principal	Interest	Costs	Total
I - Interest Charged	0.00	-3,095.36	0.00	-3,095.36
L - Lien Costs	0.00	0.00	-384.82	-384.82
P - Payment	6,774.51	2,007.64	484.05	9,266.20
Total	6,774.51	-1,087.72	99.23	5,786.02

Lien Summary

2015-1	1	189.63
2019-1	2	654.80
2020-1	14	18,186.79
2021-1	3	5,206.03
Total	20	24,237.25

Total for 116 Bills:

275,916.79	126,366.73	143,892.10	733.48	3,479.41	2,110.92	149,550.06
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Acct	Name ----	Year	Original Tax	Payment / Adjustments	Amount Due
630 R	ADAMES-GARY, KATHERINE F	2022	4,760.05	2,368.90	2,391.15
15 R	ARBOUR, MICHAEL J - TTEE	2022	5,261.40	2,619.57	2,641.83
667 R	BANNER, JENNIFER	2022	5,487.10	2,732.42	2,754.68
332 R	BEZANSON, WILLIAM J JR	2022	727.05	352.40	374.65
127 R	BRANN, PAUL (J/T)	2022	3,674.10	3,632.39	41.71
1258 R	BRINGHAM, JENNIFER S	2022	5,701.70	2,839.72	2,861.98
442 R	BROWN, JOEL (JT)	2022	3,261.55	1,619.71	1,641.84
1838 R	CARON, ALAN	2022	7,705.25	3,231.02	4,474.23
1847 R	CLEMENTS, TODD	2022	421.80	199.77	222.03
218 R	CLOUGH, CLYDE H Estate	2022	693.75	335.75	358.00
221 R	CLOUGH, CLYDE H Estate	2022	107.30	42.52	64.78
1592 R	CLOUTIER, MARLON	2022	880.60	214.74	665.86
1316 R	COLE, WILLIAM J (T/C)	2022	6,974.50	3,430.40	3,544.10
234 R	COLEBROOKE, RUTH	2022	388.50	183.12	205.38
786 R	CORNELIO, JODI J	2022	8,571.05	2.46	8,568.59
244 R	CORTELYOU, GARY W	2022	4,515.85	2,587.61	1,928.24
250 R	CORYELL, GILMAN	2022	3,875.75	1,926.75	1,949.00
248 R	CORYELL, GILMAN S	2022	2,451.25	1,214.50	1,236.75
530 R	DALTON, RICHARD A (JT)	2022	7,853.25	3,336.17	4,517.08
889 R	DEOJAY, CANDY J (JT)	2022	1,036.00	1,311.75	-275.75
336 R	DILLOF, ROBERT	2022	8,288.00	4,132.87	4,155.13
347 R	DOLBEAR, F TRENER Y JR	2022	6,907.90	3,442.82	3,465.08
1052 R	DOUGLAS, MERLINE A (JT)	2022	3,082.10	1,529.92	1,552.18
1053 R	DOUGLAS, MERLINE A (JT)	2022	569.80	273.77	296.03
203 R	DUBE, MARC	2022	2,969.25	1,473.50	1,495.75
525 R	FAST, ONA	2022	2,897.10	2,358.94	538.16
438 R	FOSTER, KENNETH H	2022	201.65	89.70	111.95
439 R	FOSTER, KENNETH H	2022	181.30	79.52	101.78
157 R	FOX, STACY (JT)	2022	1,587.30	782.52	804.78
782 R	FREEMAN, THOMAS J - TTEE	2022	3,030.30	689.86	2,340.44
502 R	FUEGEN, BRAD (JT)	2022	3,363.30	1,669.03	1,694.27
563 R	HALL, GENE A (JT)	2022	3,842.45	1,913.07	1,929.38
1743 R	HALL, KEVIN	2022	1,748.25	867.85	880.40
585 R	HALL, ROBERT (JT)	2022	1,148.85	466.02	682.83
594 R	HAMILTON, DANIEL F	2022	371.85	138.70	233.15
593 R	HAMILTON, DANIEL F (JT)	2022	1,773.41	1,422.00	351.41
98 R	HARDY, MALCOLM D	2022	3,004.40	1,491.07	1,513.33
1791 R	HASTINGS, MARIE S	2022	3,165.35	1,571.54	1,593.81
904 R	HEMMETER, VINCENT	2022	4,049.65	2,017.30	2,032.35
1138 R	HILL, DEBRA A	2022	2,525.25	817.20	1,708.05
661 R	HODGDON, SHAWN K	2022	3,698.15	3,700.00	-1.85
1562 R	KARABIN-AHERN, REBECCA	2022	3,078.40	1,528.07	1,550.33
763 R	KENT, DOROTHY M - L/E	2022	1,714.95	961.43	753.52
1242 R	KENT, TENLEY W	2022	236.80	107.27	129.53
512 R	KINNEY, TIMOTHY J	2022	2,597.40	1,287.57	1,309.83
780 R	KINNEY, TIMOTHY J	2022	4,941.35	2,459.55	2,481.80

Acct	Name ----	Year	Original Tax	Payment / Adjustments	Amount Due
811 R	LAPOINTE, DANIEL M	2022	2,549.30	1,616.43	932.87
1346 R	LAVELLE, TERRENCE & ALINE	2022	7,355.60	3,666.67	3,688.93
1854 R	LEWIS, KATHERINE S	2022	1,679.80	-7.62	1,687.42
1373 R	LINDHOLM, SCOTT E	2022	1,196.95	47.63	1,149.32
1908 R	LONG, ANTHONY M	2022	1,006.40	492.07	514.33
1504 R	LOON SONG PROPERTIES LLC	2022	4,615.75	2,250.44	2,365.31
1889 R	MACDONALD, DANIEL J	2022	357.05	293.91	63.14
917 R	MORSE, JOSHUA D	2022	386.65	-3.97	390.62
1159 R	MURRAY, MAUREEN M	2022	1,716.80	671.51	1,045.29
1749 R	ORR, ROBERT A (JT)	2022	3,629.70	1,803.72	1,825.98
279 R	PERKINS, LARRY W	2022	949.05	576.57	372.48
140 R	POND, STEPHEN A	2022	1,359.75	668.75	691.00
1124 R	POULIN, LARRY	2022	1,024.90	501.32	523.58
513 R	PUTNAM, J LORRAINE	2022	5,575.90	2,776.82	2,799.08
1850 R	RASMUSSEN, BREEZE DEAN	2022	334.85	400.00	-65.15
1144 R	RAWSON, PATRICIA A	2022	1,924.00	950.87	973.13
533 R	ROUND STONE MHP, LLC	2022	333.00	155.37	177.63
880 R	ROUND STONE MHP, LLC	2022	286.75	135.38	151.37
1035 R	ROUND STONE MHP, LLC	2022	318.20	149.97	168.23
1066 R	ROUND STONE MHP, LLC	2022	170.20	73.97	96.23
1148 R	ROUND STONE MHP, LLC	2022	277.50	127.62	149.88
1292 R	ROUND STONE MHP, LLC	2022	336.70	157.22	179.48
1640 R	ROUND STONE MHP, LLC	2022	266.40	122.07	144.33
1671 R	ROUND STONE MHP, LLC	2022	242.35	110.05	132.30
1672 R	ROUND STONE MHP, LLC	2022	197.95	87.85	110.10
1675 R	ROUND STONE MHP, LLC	2022	125.80	51.77	74.03
1690 R	ROUND STONE MHP, LLC	2022	146.15	63.94	82.21
1863 R	ROY, DEREK J	2022	2,516.00	1,224.73	1,291.27
1452 R	SIMONS, DAVID T	2022	3,577.90	3,522.62	55.28
1366 R	SKAPA, BARBARA	2022	1,994.30	986.02	1,008.28
1260 R	SKILLINGS, KELLY	2022	4,401.15	4,250.54	150.61
1115 R	SMITH, DWIGHT D	2022	904.65	441.20	463.45
1264 R	SMITH, SIDNEY L (JT)	2022	5,603.65	2,860.01	2,743.64
184 R	ST LAURENT, DANIEL JAMES	2022	1,487.40	732.57	754.83
1312 R	STILES, NORMAN S. Trustee	2022	3,688.90	3,589.20	99.70
1313 R	STOCKFORD, DAVID N (JT)	2022	3,091.35	1,534.55	1,556.80
484 R	STUART, NANCY ANN (f/k/a)	2022	1,224.70	1,159.41	65.29
735 R	SYKES, LEE E, JR	2022	614.20	292.22	321.98
866 R	THOMPSON, RICKY R (JT)	2022	2,934.10	1,846.58	1,087.52
1523 R	TODEY, LINDA Z	2022	11,664.25	-11.13	11,675.38
73 R	TRAINER, THOMAS P	2022	2,496.76	1,237.25	1,259.51
143 R	TUCKER, ARTHUR N III	2022	2,456.80	792.80	1,664.00
1680 R	VIRGIN, WAYNE M	2022	351.50	164.62	186.88
933 R	WALLACK, ROBERT M	2022	1,063.75	520.75	543.00
932 R	WALLACK, ROBERT M (JT)	2022	3,542.75	1,760.25	1,782.50
729 R	WEBB, KEVIN K (JT)	2022	1,637.25	1,152.69	484.56

Acct	Name ----	Year	Original Tax	Payment / Adjustments	Amount Due
1578 R	WHITE, DARREN K	2022	1,376.40	1,072.19	304.21
1918 R	WILLIAMS, DONNA L	2022	342.25	141.50	200.75
1175 R	WILSON, KATHRYN L	2022	1,346.06	686.25	659.81
1024 R	WOODS AND WAVES PROPERTIES LLC	2022	4,939.50	2,406.48	2,533.02
18 R	AROOSTOOK MICMAC COUNCIL	2023	0.00	21.26	-21.26
1783 R	BAKER, MARTIN J	2023	0.00	0.01	-0.01
45 R	BARCZYK, JONATHAN T	2023	0.00	22.79	-22.79
44 R	BARTER, EVELYN	2023	0.00	4.27	-4.27
1917 R	BEGIN, JONATHAN J	2023	0.00	0.47	-0.47
131 R	BRESCIA, VICTOR P	2023	0.00	0.52	-0.52
1246 R	BUKHER, EMIL	2023	0.00	0.01	-0.01
1444 R	BUREAU, DANIEL W (JT)	2023	0.00	0.01	-0.01
485 R	COGLIANO, CHRISTOPHER	2023	0.00	0.88	-0.88
1655 R	COLE, SHANNON HODGDON	2023	0.00	537.61	-537.61
759 R	COTTLE, KAY - TTEE	2023	0.00	3.44	-3.44
287 R	DAFFE, DANIEL	2023	0.00	8.22	-8.22
1866 R	DANFORTH, MATTHEW W	2023	0.00	4.41	-4.41
315 R	DEAN, ARTHUR	2023	0.00	0.65	-0.65
483 R	DEELSNYDER, CHRISTOPHER T	2023	0.00	21.11	-21.11
320 R	DELUCA, JOSEPH	2023	0.00	0.75	-0.75
1683 R	DEROSBY, CRAIG A	2023	0.00	3.20	-3.20
1188 R	DUNN, JED K	2023	0.00	1.63	-1.63
381 R	DUNN, LEE K (JT)	2023	0.00	600.00	-600.00
1494 R	DUNN, MATTHEW D (JT)	2023	0.00	0.16	-0.16
1458 R	EWBIT, LLC	2023	0.00	5.98	-5.98
1803 R	GERO, JUDITH E	2023	0.00	32.15	-32.15
467 R	GILLEY, JAMES C, JR	2023	0.00	0.52	-0.52
489 R	GORDEN, DOUGLAS M	2023	0.00	0.48	-0.48
536 R	GRENIER, ROBERT J (JT)	2023	0.00	0.01	-0.01
1790 R	HASKELL, SHANE M (JT)	2023	0.00	0.70	-0.70
636 R	HENDRICH, DAVID	2023	0.00	0.67	-0.67
32 R	HOME SWEET HOME OF MAINE REAL ESTATE, INC.	2023	0.00	2.85	-2.85
1533 R	HUNT, J HOWARD - TTEE	2023	0.00	0.75	-0.75
1586 R	HUNTER, WILLIAM	2023	0.00	21.35	-21.35
1587 R	HUNTER, WILLIAM	2023	0.00	19.70	-19.70
94 R	HUOT, WILLIAM R.	2023	0.00	4.00	-4.00
707 R	HUSSEY, PHYLLIS A., TRUSTEE	2023	0.00	0.01	-0.01
1840 R	INTRIAGO, CHARLES A Trustee	2023	0.00	0.57	-0.57
1294 R	JACOBS, JESSE LEE (JT)	2023	0.00	0.45	-0.45
1392 R	JAYNE MICHAEL P	2023	0.00	32.28	-32.28
62 R	JERNIGAN, JAMES W	2023	0.00	0.01	-0.01
296 R	JONES, DUANE A, SR & DEBORAH G Trustees	2023	0.00	0.01	-0.01
734 R	JUDKINS, ROBERT (T/C)	2023	0.00	0.87	-0.87
764 R	KENT, MARK A (JT)	2023	0.00	0.01	-0.01



INDEPENDENT AUDITOR'S REPORT

Selectboard
Town of Mount Vernon
Mount Vernon, Maine

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the Town of Mount Vernon, Maine, as of and for the year ended June 30, 2023 and the related notes to the financial statements, which collectively comprise the Town of Mount Vernon, Maine's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the Town of Mount Vernon, Maine as of June 30, 2023 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Mount Vernon, Maine and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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www.rhrsmith.com

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Mount Vernon, Maine's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatements of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Mount Vernon's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise doubt about the Town of Mount Vernon's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5 through 11 and 41 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Mount Vernon, Maine's basic financial statements. The Schedule of Departmental Operations - General Fund, combining and individual nonmajor fund financial statements and capital asset schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Departmental Operations - General Fund, combining and individual nonmajor fund financial statements and capital asset schedules are the responsibility of management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Departmental Operations - General Fund, combining and individual nonmajor fund financial statements and capital asset schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 19, 2024, on our consideration of the Town of Mount Vernon, Maine's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Town of Mount Vernon, Maine's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Mount Vernon, Maine's internal control over financial reporting and compliance.

RHR Smith & Company

Buxton, Maine
April 19, 2024

SCHEDULE 1

TOWN OF MOUNT VERNON, MAINE

**BUDGETARY COMPARISON SCHEDULE - BUDGETARY BASIS
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1, Restated	\$ 2,639,153	\$ 2,639,153	\$ 2,639,153	\$ -
Resources (Inflows):				
Taxes:				
Property taxes	4,557,092	4,557,092	4,641,401	84,309
Excise taxes	282,500	282,500	391,598	109,098
Intergovernmental revenues:				
State revenue sharing	296,858	296,858	327,802	30,944
Homestead exemption	144,414	144,414	127,861	(16,553)
Local road assistance	48,000	48,000	49,444	1,444
Tree growth reimbursement	10,000	10,000	17,340	7,340
Other	10,470	11,456	6,591	(4,865)
Charges for services	31,000	31,000	75,587	44,587
Investment income	-	-	33,990	33,990
Interest on taxes/lien costs	36,000	36,000	32,138	(3,862)
Other revenue	6,000	6,000	8,044	2,044
Transfers from other funds	-	31,800	31,800	-
Amounts Available for Appropriation	<u>8,061,487</u>	<u>8,094,273</u>	<u>8,382,749</u>	<u>288,476</u>
Charges to Appropriations (Outflows)				
General government	506,833	506,833	403,322	103,511
Protection	256,304	256,304	235,453	20,851
Health and sanitation	178,905	178,905	162,684	16,221
Public works	785,250	817,050	722,424	94,626
Education	3,054,506	3,054,506	3,054,506	-
County tax	308,277	308,277	308,277	-
Unclassified	264,239	265,225	35,616	229,609
Transfers to other funds	68,520	68,520	68,520	-
Total Charges to Appropriations	<u>5,422,834</u>	<u>5,455,620</u>	<u>4,990,802</u>	<u>464,818</u>
Budgetary Fund Balance, June 30	<u>\$ 2,638,653</u>	<u>\$ 2,638,653</u>	<u>\$ 3,391,947</u>	<u>\$ 753,294</u>

See accompanying independent auditor's report and notes to financial statements.

Other Supplementary Information

Other supplementary information includes financial statements and schedules not required by the Governmental Accounting Standards Board, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

- Schedule of Departmental Operations - General Fund
- Combining Balance Sheet - Nonmajor Governmental Funds
- Combining Schedule of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds
- Combining Balance Sheet - Nonmajor Special Revenue Funds
- Combining Schedule of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
- Combining Balance Sheet - Nonmajor Permanent Funds
- Combining Schedule of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Permanent Funds
- Schedule of General Capital Assets by Function
- Schedule of Changes in General Capital Assets by Function

SCHEDULE A

TOWN OF MOUNT VERNON, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2023

	Original Budget	Budget Adjustments	Final Budget	Actual Expenditures	Variance Positive (Negative)
General Government -					
Administration	\$ 270,123	\$ -	270,123	\$ 199,720	\$ 70,403
Abatements	10,000	-	10,000	10,731	(731)
Property tax assessor	29,449	-	29,449	27,400	2,049
Contingency	-	-	-	2,022	(2,022)
Insurance	65,367	-	65,367	51,921	13,446
Legal	6,500	-	6,500	5,630	870
Unemployment	2,060	-	2,060	43	2,017
Elections	7,289	-	7,289	3,479	3,810
Municipal building operations	16,842	-	16,842	16,665	177
Code enforcement	33,598	-	33,598	33,364	234
Planning board	500	-	500	1,086	(586)
Dues	3,085	-	3,085	3,488	(403)
Capital improvements - municipal bldg	6,000	-	6,000	15,471	(9,471)
Municipal building lawn	28,880	-	28,880	26,606	2,274
Municipal building office equipment	7,140	-	7,140	5,696	1,444
Town match grant funds	20,000	-	20,000	-	20,000
	506,833	-	506,833	403,322	103,511
Protection -					
Ambulance	32,288	-	32,288	32,288	-
Fire department and rescue unit	138,811	-	138,811	134,441	4,370
Fire department capital improvement	5,000	-	5,000	3,655	1,345
Fire department vehicle maintenance/repair	22,000	-	22,000	9,768	12,232
Fire department training	4,777	-	4,777	-	4,777
Fire department waterhole maintenance	3,500	-	3,500	229	3,271
Fire department station maintenance	11,500	-	11,500	18,901	(7,401)
Fire department firefighter equipment	-	-	-	4,500	(4,500)
Emergency manager	1,000	-	1,000	-	1,000
Health officer	60	-	60	-	60
Animal control	5,844	-	5,844	5,462	382
PSAP	4,099	-	4,099	11,270	(7,171)
Dispatch - Winthrop	5,679	-	5,679	5,319	360
Dispatch services	13,785	-	13,785	6,957	6,828
Lifeflight	861	-	861	-	861
E-911 signage	300	-	300	-	300
Street lights	6,800	-	6,800	2,663	4,137
	256,304	-	256,304	235,453	20,851

SCHEDULE A (CONTINUED)

TOWN OF MOUNT VERNON, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2023

	Original Budget	Budget Adjustments	Final Budget	Actual Expenditures	Variance Positive (Negative)
County Tax	308,277	-	308,277	308,277	-
Public Works -					
Road maintenance	120,000	-	120,000	210,150	(90,150)
FICA and Medicare tax	3,500	-	3,500	2,744	756
Road construction	260,000	31,800	291,800	111,252	180,548
Bridge and culverts	19,000	-	19,000	39,392	(20,392)
Snowplow contract, roads	258,550	-	258,550	258,550	-
Snowplow contract, non-roads	11,200	-	11,200	11,200	-
PW and Highway capital improvement	50,000	-	50,000	-	50,000
Winter sand/salt stockpile	60,500	-	60,500	87,900	(27,400)
Sign account	2,500	-	2,500	1,236	1,264
	785,250	31,800	817,050	722,424	94,626
Unclassified -					
General assistance	6,000	-	6,000	2,502	3,498
Cemetery	3,359	-	3,359	855	2,504
Belgrade interlocal dam maintenance	3,699	-	3,699	3,699	-
30 Mile River	3,000	-	3,000	3,000	-
Fire station tarmac	20,000	-	20,000	20,000	-
Senior Spectrum	1,000	-	1,000	1,000	-
Family Violence Project	2,000	-	2,000	2,000	-
Masonic Hall parking	300	-	300	-	300
Overlay	223,307	-	223,307	-	223,307
Hospice	1,000	-	1,000	1,000	-
Sexual Assault Crisis	574	-	574	574	-
Snowmobile club (Ridge Riders)	-	986	986	986	-
	264,239	986	265,225	35,616	229,609

SCHEDULE A (CONTINUED)

TOWN OF MOUNT VERNON, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2023

	Original Budget	Budget Adjustments	Final Budget	Actual Expenditures	Variance Positive (Negative)
Education -					
RSU #38	3,054,506	-	3,054,506	3,054,506	-
	<u>3,054,506</u>	<u>-</u>	<u>3,054,506</u>	<u>3,054,506</u>	<u>-</u>
Health and Sanitation -					
Transfer station	175,881	-	175,881	159,748	16,133
Kennebec Valley Humane Society	3,024	-	3,024	2,936	88
	<u>178,905</u>	<u>-</u>	<u>178,905</u>	<u>162,684</u>	<u>16,221</u>
Transfers to Other Funds -					
Special revenue funds	68,520	-	68,520	68,520	-
	<u>68,520</u>	<u>-</u>	<u>68,520</u>	<u>68,520</u>	<u>-</u>
TOTAL DEPARTMENTAL OPERATIONS	\$ 5,422,834	\$ 32,786	\$ 5,455,620	\$ 4,990,802	\$ 464,818

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE B

TOWN OF MOUNT VERNON, MAINE

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2023

	Special Revenue Funds	Permanent Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 4,263	\$ 173,098	\$ 177,361
Investments	-	362,092	362,092
Due from other funds	218,109	9,251	227,360
TOTAL ASSETS	<u>\$ 222,372</u>	<u>\$ 544,441</u>	<u>\$ 766,813</u>
LIABILITIES			
Accounts payable	\$ -	\$ 476	\$ 476
Due to other funds	-	4,829	4,829
TOTAL LIABILITIES	<u>-</u>	<u>5,305</u>	<u>5,305</u>
FUND BALANCES			
Nonspendable	-	30,000	30,000
Restricted	43,187	509,136	552,323
Committed	111,916	-	111,916
Assigned	67,269	-	67,269
Unassigned	-	-	-
TOTAL FUND BALANCES	<u>222,372</u>	<u>539,136</u>	<u>761,508</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 222,372</u>	<u>\$ 544,441</u>	<u>\$ 766,813</u>

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE C

TOWN OF MOUNT VERNON, MAINE

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

	Special Revenue Funds	Permanent Funds	Total Nonmajor Governmental Funds
REVENUES			
Investment income, net of unrealized gains/(losses)	\$ 24	\$ 13,237	\$ 13,261
Other	57,282	38,664	95,946
TOTAL REVENUES	57,306	51,901	109,207
EXPENDITURES			
Program expenses	171,085	21,779	192,864
TOTAL EXPENDITURES	171,085	21,779	192,864
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(113,779)	30,122	(83,657)
OTHER FINANCING SOURCES (USES)			
Transfers in	68,520	-	68,520
Transfers (out)	(31,800)	-	(31,800)
TOTAL OTHER FINANCING SOURCES (USES)	36,720	-	36,720
NET CHANGE IN FUND BALANCES	(77,059)	30,122	(46,937)
FUND BALANCES, JULY 1, RESTATED	299,431	509,014	808,445
FUND BALANCES, JUNE 30	\$ 222,372	\$ 539,136	\$ 761,508

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE E

TOWN OF MOUNT VERNON, MAINE

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

	Community Center	Beach Comm	Comm for Children Grant	Alive and Well	Garden	Playground	Aging in Place
REVENUES							
Interest income	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	9,159	200	-	-	-	-	30,500
TOTAL REVENUES	9,183	200	-	-	-	-	30,500
EXPENDITURES							
Other	31,406	1,419	-	-	-	-	2,043
TOTAL EXPENDITURES	31,406	1,419	-	-	-	-	2,043
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(22,223)	(1,219)	-	-	-	-	28,457
OTHER FINANCING SOURCES (USES)							
Transfers in	18,800	1,000	-	-	-	-	500
Transfers (out)	-	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	18,800	1,000	-	-	-	-	500
NET CHANGE IN FUND BALANCES	(3,423)	(219)	-	-	-	-	28,957
FUND BALANCES, JULY 1, RESTATED	33,967	5,085	1,129	140	110	599	36,334
FUND BALANCES, JUNE 30	\$ 30,544	\$ 4,866	\$ 1,129	\$ 140	\$ 110	\$ 599	\$ 65,291

SCHEDULE E (CONTINUED)

TOWN OF MOUNT VERNON, MAINE

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 NONMAJOR SPECIAL REVENUE FUNDS
 FOR THE YEAR ENDED JUNE 30, 2023

	Athletic Association	Public Access	CDBG #2 Grant	Dr. Shaw Library Operations	ARPA	Library Addition	Total
REVENUES							
Interest income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Other	1,723	-	-	15,700	-	-	57,282
TOTAL REVENUES	1,723	-	-	15,700	-	-	57,306
EXPENDITURES							
Other	2,090	155	-	44,714	89,258	-	171,085
TOTAL EXPENDITURES	2,090	155	-	44,714	89,258	-	171,085
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(367)	(155)	-	(29,014)	(89,258)	-	(113,779)
OTHER FINANCING SOURCES (USES)							
Transfers in	4,500	-	-	43,720	-	-	68,520
Transfers (out)	-	-	-	-	(31,800)	-	(31,800)
TOTAL OTHER FINANCING SOURCES (USES)	4,500	-	-	43,720	(31,800)	-	36,720
NET CHANGE IN FUND BALANCES	4,133	(155)	-	14,706	(121,058)	-	(77,059)
FUND BALANCES, JULY 1, RESTATED	20,020	9,436	319	26,020	163,926	2,346	299,431
FUND BALANCES, JUNE 30	\$ 24,153	\$ 9,281	\$ 319	\$ 40,726	\$ 42,868	\$ 2,346	\$ 222,372

See accompanying independent auditor's report and notes to financial statements.

WARRANT FOR THE ANNUAL TOWN MEETING OF THE TOWN OF MOUNT VERNON

Tuesday, June 11, 2024

and

Saturday, June 15, 2024

TO: Tina Cagle, a resident in the Town of Mount Vernon, in the County of Kennebec, State of Maine,

GREETINGS: In the name of the State of Maine, you are hereby requested to notify and warn the voters of the Town of Mount Vernon, in said County, qualified by law to vote in town affairs to meet at the Mt. Vernon Community Center in said town on Tuesday the 11th of June 2024 from noon to 8:00PM, then and there to act on the articles numbered 1 and 2. The Town Meeting will be 9:00 AM on Saturday, June 15th, 2024 at the Mount Vernon Elementary School to act on Articles 3 through 34.

The Select Board hereby gives notice that the Registrar of Voters will be in session at the Mt. Vernon Community Center on the day of the voting, Tuesday, the 11th day of June 2024 for the purpose of voter registration.

chg

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

Article 2 To conduct all state and local elections, for which purpose the polls will be open at noon and close at 8:00 PM.

POSITION	VACANCY	TERM
Selectboard	One	3 yr
RSU 38 School Board	One	3 yr
Town Clerk/Tax Collector	One	3 yr
Road Commissioner	One	3 yr

Article 3 To see if the Town will allow the following Non-Residents to speak at the Town Meeting in order to answer any questions or to provide any other necessary information:

Town Clerk: Heather Wheeler

Town Deputy Clerk: Kelley Hutchins

All other Non-Residents will be nominated to speak on an article by article basis.

Article 4 To see if the town will adopt the rules of the "Maine Moderator's Manual" as the official rules of this meeting.

Article 5 To fix the pay of the following town officers and employees as Recommended Below:

	Personnel (summarized under Administration)	24-25 rate	budgeted hours	24-25 cap
5.01	Tax collector/Town Clerk	26.91	Salary	\$ 44,778.24
5.02	Selectmen each	4,000.00	3.00	\$ 12,000.00
5.03	Select Chair	1,200.00	1.00	\$ 1,200.00
5.04	GA admin	1,000.00	1.00	\$ 1,000.00
5.05	All other admin compensation			\$ 94,550.98
	Total Admin Salary & Wages			\$ 153,529.22
	Fica			\$ 11,744.99
6%	Total Admin Office Personnel			\$ 165,274.20

Article 6	To see if the Town will vote to raise and appropriate the following sums for General Government.				
	13%	Recommended:	Totals	\$ 447,946.06	Totals
6.01	6%	Administration			\$ 242,518.34
6.02	54%	Legal Fees			\$ 10,000.00
6.03	new	Paid Family Medical Leave			\$ 1,000.00
6.04	2%	Elections			\$ 6,856.30
6.05	100%	Contingency Fund			\$ 10,000.00
6.06	15%	Municipal Building			\$ 25,419.66
6.07	0%	Municipal Building Lawn			\$ 30,000.00
6.08	0%	Municipal Bldg Office Equipmnt			\$ 3,640.00
6.09	250%	Office Equipment Capitol			\$ 2,800.00
6.10	4%	Property Tax Assessor			\$ 29,600.00
6.11	0%	Tax Maps			\$ 2,000.00
6.12	4%	MMA membership dues			\$ 3,419.00
6.13	new	KVCOG dues			\$ 3,487.00
6.14	71%	Code Enforcement			\$ 60,205.75
6.15	100%	Appeals Board			\$ 500.00
6.16	0%	Town Newsletter			\$ 1,000.00
6.17	-71%	Planning Board			\$ 500.00
6.18	-100%	CARRY Property Tax Abatements			\$ -
6.19	50%	Town Match Grants			\$ 15,000.00
Article 7	To see if the Town will vote to raise and appropriate for Municipal Building Capitol improvement				
	0%	Recommended			\$ 3,000.00
Article 8	To see if the Town will vote to raise and appropriate the following sums for Protection & Health				
		Recommended:	Totals	\$ 618,356.65	
8.01	23%	Fire Dept Operation			\$ 224,400.26
8.02	0%	Fire Dept spec equip I			\$ 14,000.00
8.03	4%	Vehicle Maintenance			\$ 14,000.00
8.04	100%	Fire Dept Turn out gear			\$ 5,000.00
8.05	0%	Station Maintenance			\$ 5,000.00
8.06	0%	Waterhole Maint. & Development			\$ 5,500.00
8.07	0%	Dispatch ServicesCMRCC			\$ 15,489.00
8.08	21%	Dispatch Winthrop			\$ 7,090.52
8.09	110%	PSAP			\$ 16,248.61
8.10	5%	Ambulance			\$ 34,918.80
8.11	0%	Life Flight			\$ 861.50
8.12	8%	Animal Control (plus late fees)			\$ 6,370.89
8.13	-50%	General Assistance			\$ 3,000.00
8.14	new	Ins, Volunteer			\$ 150.00
8.15	-39%	Ins, Property and Casualty			\$ 24,600.00
8.16	22%	Ins, Worker's Compensation			\$ 32,445.00
8.17	-28%	street lights			\$ 2,880.00
8.18	0%	Kennebec Valley Humane Society			\$ 3,000.00
8.19	0%	e-911 signs			\$ 300.00

8.20	0%	health officer	\$	-
8.21	-100%	CARRY emergency manager	\$	-
8.22	0%	Masonic Hall Parking	\$	300.00
8.23	-50%	Unemployment	\$	500.00
8.24	8%	Transfer Station	\$	202,302.08
Article 9		To see if the Town will vote to appropriate revenue from Vienna in the amount of up to \$4,500 for Mount Vernon Rescue.		
Article 10		To see if the Town will vote to raise and appropriate the following sums for Public Works & Highways		
		Recommended:	Totals	\$ 1,147,280.00
10.01	0%	Capitol Improvement Roads	\$	50,000.00
10.02	29%	Fica/medicare roads	\$	1,930.00
10.03	46%	Road Maint/Bush	\$	159,000.00
10.04	9%	Road Construction	\$	350,000.00
10.05	60%	Bridge & Culvert	\$	40,000.00
10.06	54%	Snowplow Contract Roads	\$	408,850.00
10.07	28%	Snowplow Contract non-roads	\$	14,500.00
10.08	19%	Winter Sand/Salt stockpile	\$	120,000.00
10.01	20%	Sign Account	\$	3,000.00
Article 11	new	To see if the Town will vote to raise and Appropriate up the following recommended amount, and appropriate all monies collected to act as seed money for start up of an afterschool childcare		
		Recommended:	\$	22,000.00
Article 12		To see if the Town will vote to raise and appropriate the following sums for Recreation & Community	\$	-
		Recommended:	Totals	\$ 56,346.98
12.01	21%	Community Center	\$	10,685.57
12.02	1%	Dr. Shaw Memorial Library	\$	44,661.41
12.03	-64%	Cemetery	\$	1,000.00
Article 13		To see if the Town will vote to raise and appropriate the following sum for the 2024-2025 dues for the Inter-Local agreement for the management of the Belgrade Area Dams.		
	-31%	Recommended	\$	7,234.00
Article 14		To see if the Town will vote to raise and appropriate the following sums for these community service/non-profit organizations:		
		Recommended	Totals	\$ 9,504.00
14.01	0%	30 Mile River Watershed Association	\$	3,000.00
14.02	-12%	Sexual Assual Crisis & Support	\$	504.00
14.03	0%	Family Violence Project	\$	2,000.00
14.04	0%	Hospice Volunteers	\$	1,000.00
14.05	0%	Spectrum Generations	\$	1,000.00
14.06	0%	7 Lakes Alliance boat inspection/erosion control work	\$	2,000.00

- Article 15** To see if the Town will appropriate up to \$31,000 from surplus, to repair the Community Center Roof. If funds are awarded from FEMA, they will go back to surplus to replace these funds.
- Article 16** To see if the Town will vote to accept a grandfather clock made in Plymouth Conn. for James Chapman of Mt. Vernon about 1812, at the time of his marriage to Mary (Polly) Porter. Daphne Sanders is making this donation to be placed at the Doctor Shaw Library.
- Article 17** To see if the Town will vote to appropriate the following sums from estimated revenues and the undesignated
- | | | Totals |
|-------|------------------------------------|------------------|
| 17.01 | Cable Franchise Fee | 6,000.00 |
| 17.02 | Code Enforcement Permits | 18,000.00 |
| 17.03 | Excise Tax: Boat | 3,000.00 |
| 17.04 | Excise Tax: Car/Truck | 300,000.00 |
| 17.05 | General Assistance | 1,500.00 |
| 17.06 | Lien Income | 7,500.00 |
| 17.07 | Lincoln Walton Trust Fund | 20,000.00 |
| 17.08 | Municipal Revenue Sharing | 200,000.00 |
| 17.09 | Tax Interest | 15,000.00 |
| 17.10 | Town Clerk Fees & State Agent Fees | 11,000.00 |
| 17.11 | Transfer Station Fees & Revenues | 11,000.00 |
| 17.12 | Tree Growth Refund | 10,000.00 |
| 17.13 | URIP (Local Road Assistance) | 55,000.00 |
| | | <hr/> 658,000.00 |
- Article 18** To see if the Town will vote to appropriate all the snowmobile fees reimbursed from the State of Maine for the Mount Vernon Ridge Riders Snowmobile Club.
- Article 19** To see if the Town will authorize the Select Board to accept and expend funds from any Federal, State, Local or private grant or revenue funds not listed in other articles.
- Article 20** To see if the Town will vote to authorize the Select Board to reimburse all town officials and employees for necessary travel at the rate of \$.50/mile.
- Article 21** To see if the Town will authorize the Town Clerk or Deputies to charge a State Rate of \$25.00 for the receipt of checks with insufficient funds.
- Article 22** To see if the Town will authorize the Select Board to expend the revenues of Special Revenue funds.
- Article 23** To see if the Town will authorize the Select Board to expend the income earned by the Cemetery Trust Funds, Noah A. & Nellie E. Clough Trust Fund, Dr. Gilman Trust Fund, Dr. Shaw Memorial Library Trust Fund, and the Robert George Weiss Memorial Fund for the purpose specified for each trust fund.

- Article 24 To see if the Town will vote to direct the Select Board to not authorize any payments that would overdraft an account (a budgeted expenditure), unless the payments are required by law, approved by voters at a Special Town Meeting, or are the result of a natural disaster. Excess revenues are not considered part of the budgeted expenditures voted on at Town Meeting.
- Article 25 To see if the Town will authorize the Select Board to issue orders for the closing of roads to winter maintenance.
- Article 26 To see if the Town will vote to make property taxes payable, one-half on September 30, 2024 and one-half on March 31, 2025, and that interest be charged on overdue taxes at the rate of 9.0% (or the maximum allowed by state law, if that is greater) per annum after those dates.
- Article 27 To see if the Town will authorize the Select Board to sell and convey/advertised property belonging to the Town by reason of matured tax liens, by sealed competitive bids to be opened in public at an announced time, to the highest acceptable bidder, retaining the right to accept or reject all bids at their discretion, after first posting notice of such sales in the same places that Town Warrants are posted. The Select Board is to give not less than ten days' notice of such sales in a local newspaper and town website, with a description of the properties to be sold. The Select Board is to allow delinquent taxpayers the opportunity to redeem their former property until such time as a bid is accepted from another person on the advertised day of sale, by paying back taxes, administrative costs, and interest to the date of sale.
- Article 28 To see if the Town will vote to carry over Fire, Rescue, Transfer Station, Cemeteries, Public Access TV, Beach and Road accounts unspent balances as Department Capitol accounts; which may only be used by approval of the Selectboard stating purpose in published agenda and minutes. Unspent balances in Capitol funds, specified Special Revenue accounts (Library, Community Center, Aging in Place, Beach, and Athletic), and the general fund contingency account will be carried over to the next year for that same account. Any other non-capitol unspent balance accounts will lapse to General Fund.
- Article 29 To see if the Town will authorize the use of the revenues from the Planning Board, Code Enforcement, Newsletter, and the Appeals Board to help offset the expenditures of such departments.
- Article 30 To see if the Town will vote to exceed the property tax levy limit of \$_____ established for the Town of Mount Vernon 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.
- Article 31 To see if the Town will vote to increase the property tax levy limit only in the circumstance and only to the extent that projected State of Maine revenues for the fiscal year 2024-2025 including, but not limited to, municipal revenue sharing and homestead exemption reimbursement, are adjusted downwards between the annual Town Meeting and the date of commitment, and the result of those adjustments is that the property tax levy calculated at the date of commitment will be greater than the property tax levy calculated at the time of the annual Town Meeting.
- Article 32 To see if the town will adopt amendments to the LUO as recommended by the Ordinance Review Committee regarding definition and notification of abutters, scope of review of appeals board, town attorney and CEO recommendations.
(Public hearing held on April 24, 2024)

1.ADD A DEFINITION OF ABUTTER TO SECTION 3 DEFINITIONS

Abutter: The owner of a lot that is next to the lot on which the proposed activity will occur and which shares a common boundary or portion of a boundary with the lot on which proposed activity will occur. The owner of a lot that is separated by a road from the lot on which the proposed activity will occur and which is directly across the road from the lot on which the proposed activity will occur is also considered an abutter.

2. AMEND SECTION 6(D)(1)(p) Section 6(D)(1)(p) – Site Plan Review, Data Requirements, The Site Plan Application Shall Include as a Minimum Proof of notification and the notification letter sent by the applicant to all abutters of the proposed development site, ~~neighbors owning and owners of property~~ within three hundred (300) feet of any portion of the proposed development site, and town officials, including Select Board, Fire Chief, C.E.O., Planning Board Chair and Road Commissioner; said letter being postmarked or received at least seven (7) days prior to the Planning Board meeting accepting initial application.

3. AMEND SECTION 6(C)(4)(b) Section 6(C)(4)(b) – Site Plan Review, Application Procedures, Public Hearings The Planning Board shall notify, by certified mail, the applicant and all abutters of the property involved, ~~and owners of property within three hundred (300) feet of any portion of the proposed development site, including owners of property on the opposite side of the street,~~ at least ten (10) days in advance of the hearing, of the nature of the application and of the time and place of the public hearing. The owners of property shall be considered to be those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board.

4. AMEND SECTION 6(D)(1)(d) Section 6(D)(1)(d) – Site Plan Review, Data Requirements, Minimum Requirements The property lines and lot numbers of all properties abutting the proposed development, ~~and owners of property within three hundred (300) feet of any portion of the proposed development site, including those properties across the street,~~ together with the names and addresses of the owners as disclosed on the tax maps on file in the Town Office as of the date of the Site Plan review application.

5. AMEND SECTION 7(C)(2) Section 7(C)(2) Subdivision Review, Preapplication, Notification of Abutters The Planning Board shall consider the submission of a preapplication sketch plan sufficient to warrant notification of abutters. Accordingly, upon receiving such an application, the Planning Board shall notify by mail all abutting property owners, ~~and owners of property within three hundred (300) feet of any portion of the proposed subdivision, including property owners across any public or private road the subdivision may abut,~~ specifying the location of the proposed subdivision and a general description of the project.

6. AMEND SECTION 7(D)(2)(e) Section 7(D)(2)(e) Subdivision Review, Minor Subdivisions, Procedure The Planning Board shall hold a public hearing on the Final Plan within thirty (30) days of receipt of a complete application, and shall provide notice of the date, time, and place of the hearing in a newspaper of general circulation in the municipality at least seven (7) days prior to the hearing. In addition, notice shall be posted on the Town bulletin boards used to post notice of Town meeting at least seven (7) days prior to the public hearing, and timely notice shall be provided through any town publications, whenever possible. The Planning Board shall also notify in writing all owners of abutting property, ~~and owners of property within three hundred (300) feet of any portion of the Final Plan,~~ of the hearing.

7. AMEND SECTION 7(E)(1)(e) Section 7(E)(1)(e) Subdivision Review, Preliminary plan for Major/High Impact Subdivisions, Procedure The Planning Board shall hold a public hearing on the Preliminary Plan application within thirty (30) days of receipt of a complete application, and shall provide notice of the date, time, and place of the hearing in a newspaper of general circulation in the municipality at least seven (7) days prior to the hearing. In addition, notice shall be posted on the Town bulletin boards used to post notice of Town meeting at least seven (7) days prior to the public hearing and timely notice shall be provided through any town publications, whenever possible. The Board shall also notify in writing all owners of abutting property, ~~and owners of property within three hundred (300) feet of any portion of the Preliminary Plan,~~ of the hearing.

8. AMEND SECTION 11(J)(1)(e) Section 11(J)(1)(e) Administration, Enforcement and Penalties, Appeals Procedure, Making an Appeal The Board of Appeals shall notify, by certified mail, the applicant, all parties to the proceeding below, and all abutters of the property involved, and owners of property within three hundred (300) feet of any portion of the property involved, including owners of property on the opposite side of the street, at least ten (10) days in advance of the hearing, of the nature of the appeal and of the time and place of the public hearing. A copy of the variance request in the Shoreland Zone shall be forwarded to the Commissioner of the department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals as outlined in 11(I)(5) above. The owners of property shall be considered to be those against whom taxes are assessed. The Board of Appeals shall notify the Planning Board and the municipal officers of any hearing and shall cause said notice of hearing to be posted at such locations where the Town commonly posts public notice, at least fourteen (14) days prior to the hearing. Failure of any property owner to receive notice of public hearing shall not necessitate another hearing or invalidate any action by the Board of Appeals.

9. AMEND SECTION 11(I)

Section 11(I) Appeals

1. POWERS AND DUTIES OF THE BOARD OF APPEALS

The Board of Appeals shall have the following powers:

a. Administrative Appeals

To hear and decide appeals, where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the administration of this Ordinance.

Enforcement decisions made by the Code Enforcement Officer are not appealable to the Board of Appeals. An "enforcement decision" includes "stop work orders, notices of violation, and other enforcement decisions concerning land use activities undertaken after a permit has been granted or denied.

b) Variance Appeals

Variances may be granted only from dimensional requirements including, but not limited to, lot width, structure height, percent of lot coverage, and setback requirements. Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

~~NOTE: Enforcement decisions made by the Code Enforcement Officer are not appealable to the Board of Appeals. An "enforcement decision" is any decision concerning land use activities undertaken after a permit has been granted or denied and includes but is not limited to "stop work" orders, notices of violation, and the commencement of a civil action under Rule 80-K, Maine Rules of Civil Procedure.~~

2. STANDARD OF REVIEW

a. DE NOVO

All appeals from a decision, determination, requirement, or failure to act of the Code Enforcement Officer, and decisions of the Planning Board made without conducting a public hearing, shall be conducted "de novo". The Board of Appeals shall conduct a fact-finding hearing at which it may receive and consider evidence and testimony and oral or written argument in addition to the record of the action taken by the CEO. Based on all the evidence presented, the Board of Appeals shall decide whether the application conforms to the requirements of the Land Use

Ordinance, or in the case of a failure to act, whether there has been a failure to act. When acting in a "de novo" capacity, the Board of Appeals shall hear and decide the matter afresh, undertaking its own independent analysis of the evidence and the law, and reaching its own decision.

b) APPELLATE Appeals from decision of the Planning Board, in those instances where the Planning Board has conducted a public hearing, shall be strictly "appellate" proceedings. Such review is limited to the record of the proceedings before the Planning Board, and the Board of Appeals shall not receive or consider any evidence which was not presented to the Planning Board, but the Board of Appeals may receive and consider oral and written argument. If the Board of Appeals determines that the record of the Planning Board proceedings is not adequate, the Board of Appeals may remand the matter to the Planning Board for additional fact finding. The Board of Appeals shall not substitute its judgement for that of the Planning Board on Page 5 of 10 questions of fact. The Board of Appeals may reverse the decision of the Planning Board only upon finding that the decision was contrary to specific provisions of the Land Use Ordinance or the factual findings of the Planning Board are not supported by substantial evidence in the record presented to the Planning Board.

2.3. The Board shall not grant a variance unless it finds that:

- a) The proposed structure or use would meet the provisions of this Ordinance except for the specific provision which has created the non-conformity and from which relief is sought; and,
- b) The strict application of the terms of this Ordinance would result in undue hardship. The term “undue hardship” shall mean:
 - i. *That the land in question cannot yield a reasonable return unless a variance is granted;*
 - ii. *That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;*
 - iii. *That the granting of a variance will not alter the essential character of the locality; and*
 - iv. *That the hardship is not the result of action taken by the applicant or a prior owner.*

3.4.

In addition, the Board of Appeals may grant a variance to a setback or lot coverage standard in accordance with 30-A M.R.S. § 4353(4-A) to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses a dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with disability. The Board may impose conditions on the variance including limiting the variance to the duration of the disability or to the time the person with the disability lives in the dwelling. The term “structure necessary for access to or egress from the dwelling” shall include railing, wall or roof system necessary for the safety of or effectiveness of the structure. Any permit issued pursuant to this subsection is subject to Sections 11(E), 11(J)(1)(d) and 11(J)(1)(e) of this Ordinance.

- a) A disability as defined in the Americans With Disabilities Act, the Maine Human Rights Act, or the Federal Fair Housing Act; and
- b) That the structural accommodation being requested is fundamentally necessary in order that the applicant may enjoy a reasonable use of his or her property.

4.5. The Board of Appeals shall limit any variances granted as strictly as possible in order to insure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.

5.6.- A copy of each variance request in the Shoreland Zone, including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

6.7.- A copy of all variances granted in the Shoreland Zone by the Board of Appeals shall be submitted to the Department of Environmental Protection within seven (7) days of the decision.

10. AMEND SECTION 3 DEFINITION OF EXPANSION OF A STRUCTURE

Expansion of a Structure: An increase in the footprint or height of a structure, including all extensions such as, but not limited to attached: decks, garages, porches and greenhouses.

11. AMEND SECTION 5(C)(1)

Section 5(C)(1)

1. MINIMUM LOT STANDARDS - SHORELAND AND VILLAGE DISTRICT

	Minimum Lot Area	Minimum Shore Frontage ** (Feet)
Residential per dwelling unit	2 acres	200
Governmental, Institutional Commercial per principal Structure	2* acres	200 300
Public and Private recreational facility	40,000 sq ft	200

12. AMEND SECTION 5(C)(21)

Section 5(C)(21)

a. When revegetation is required in response to violations of the vegetation standards set forth in Section 5(C)(18) to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revelation must comply with the following requirements.

b. ReVegetation must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow revegetation to occur in the same area and at a density comparable to the pre-existing vegetation, in which case revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:

c. If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.

13. AMEND SECTION 5(C)(5)(d)

Section 5(C)(5)(d)

5. INDIVIDUAL PRIVATE CAMPSITES

d) Only one recreational vehicle shall be allowed on a campsite. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies shall be attached to the recreational vehicle.

14. AMEND TABLE 4-2 (only those rows and columns which are amended are included, all remaining rows and columns will remain unchanged from current version)

LAND USE		DISTRICT					
		LC	SP	RP	LR	RD	VD
4	Timber Harvesting						
A. Commercial (more than 50 cords/yr.)		PB/ CEO *	PB/ CEO *	PB/CEO 1 *	PB/ CEO *	PB/ CEO *	No
B. Non-commercial (less than 50 cords/yr.)		Yes *	Yes * 2	CEO Yes 1*	Yes *	Yes *	Yes *
15	Principal structures and uses						
A. One & two family residential		BI	PB 4	No	CEO BI	BI	CEO BI
B. Multi-unit residential		PB 13	No	No	PB	PB 12 13	No
21	Piers, docks, wharfs, bridges and other structures						
A. Temporary		CEO <u>17</u>	CEO <u>17</u>	CEO <u>17</u>	CEO <u>17</u>	CEO <u>17</u>	CEO <u>17</u>
48	Recreational Business	PB No	No	No	No	Yes PB 16	No

*See Requirements of Site Plan Review Section 6(E)(14).

**Industrial Uses not permitted within the Shoreland Zone.

1. In RP not permitted within seventy-five (75) feet of the normal high-water line of great ponds, except to remove safety hazards.

~~2. In RP not permitted within seventy-five (75) feet of the normal high-water line of great ponds, except to remove safety hazard.~~

~~2. Requires permit from Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.~~

3. In RP not permitted in areas so designated because of wildlife value.

4. Provided that a variance from the setback requirement is obtained from the Board of Appeals.

5. Functionally water-dependent uses and uses accessory to such water dependent uses only.

6. See further restrictions in Section 5(C)(14).

7. Except when area is zoned for resource protection due to flood plain criteria in which case a permit is required from the PB.

8. Except to provide access to permitted uses within the district, or where no reasonable alternative route or location is available outside the RP area, in which case a permit is required from the PB.

9. See prohibited uses in Section 5(C)(6).

10. See authorized uses in Section 5(C)(7).

11. Approval required for roads only.

12. See further restrictions in Section 5(C)(8).

13. See further restrictions in Section 5(B) and Section 5(C)(8). See Section 6(E) for allowable reduction of minimum lot size after first unit.

14. Accessory structure in the Shoreland Zone must meet all requirements established by the Department of Environmental Protection under 38 M.R.S. § 3 and this Land Use Ordinance.

15. Except for commercial uses otherwise listed in Table 4-1 and Table 4-2, such as marinas and campgrounds, that are allowed in the respective district.

16. In the Rural District only, expansions of grandfathered, existing Recreational Businesses and Summer Camps are authorized, notwithstanding any provisions of Section 5(C)(8) of this Ordinance.

~~17. PB review may be required, see additional requirements in Section 5(C)(3)E.~~

15. AMEND SECTION 6(B)

Section 6(B)

This section shall apply to all development proposals..... or service organizations, non-profit organizations or activities, municipal.....

16. AMEND SECTION 6(b)(4)(a)

Section 6(B)(4)(a)

New commercial, industrial, office, multiple dwelling residential, non-profit organizations or activities, municipal, or community or service organization structures.....

17. AMEND SECTION 6(b)(4)(b)

Section 6(B)(4)(b)

Changes in use of existing structures to commercial, industrial, office, multiple dwelling residential, non-profit organizations or activities, municipal, institutional, or community or service organization structures, and changes in use from any permitted or exempt land use to another permitted or non-exempt land use;

18. AMEND MINIMUM LOT SIZE TABLE IN SECTION 6(E) USE COLUMN

Office/Commercial/Industrial/Municipal/Institutional/Utility/Non-profit organizations or activities.

Article 33

To see if the town will adopt amendments to the LUO relating to the new state law relating to affordable housing, increased density and accessory dwelling units (known as L.D. 2003) as recommended by the Ordinance Review Committee.

(Public hearings held on April 24, 2024 and May 29, 2024)

1. ADD THE FOLLOWING DEFINITIONS SECTION 3 DEFINITIONS

Affordable Housing Development:

1) For rental housing, a development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford 51% or more of the units in the development without spending more than 30% of the household's monthly income on housing costs; and

2) For owned housing, a development in which a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford 51% or more of the units in the development without spending more than 30% of the household's monthly income on housing costs.

For purposes of this definition, "majority" means more than half.

For purposes of this definition, "housing costs" means:

For a rental unit, the cost of rent and any utilities (and electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and

For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.

Area Median Income: the midpoint of a region's income distribution calculated on an annual basis by the U.S. Department of Housing & Urban Development.

Attached: means connected by a shared wall to the principal structure or having physically connected finished spaces.

Base Density: the maximum number of units allowed on a lot not used for affordable housing based on dimensional requirements in a local land use or zoning ordinance. This does not include local density bonuses, transferable development rights, or other similar means that could increase the density of lots not used for affordable housing.

Centrally Managed Water System: A water system that provides water for human consumption through pipes or other constructed conveyances to at least fifteen (15) service connections or serves an average of at least twenty-five (25) people for at least sixty (60) days a year as regulated by 10-144 C.M.R. Ch. 231, Rules Relating to Drinking Water. This system may be privately owned.

Comparable Sewer System: Any subsurface wastewater disposal system that discharges over two thousand (2,000) gallons of wastewater per day as regulated by 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules.

Density Requirements: The maximum number of dwelling units allowed on a lot, subject to dimensional requirements.

Designated Growth Area: Designated growth area" means an area that is designated in a municipality's or multi-municipal region's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most development projected over ten (10) years is directed. Designated growth areas may also be referred to as priority development zones or other terms with a similar intent. If a municipality does not have a comprehensive plan, "designated growth area" means an area served by a public sewer system that has the capacity for the growth-related project, an area identified in the latest Federal Decennial Census as a census-designated place or a compact area of an urban compact municipality as defined by 23 M.R.S. §754. The location of the Limited Commercial District in the Town of Mount Vernon is as defined in Section 4(C)(4) and as designated on the Official Land Use Map in APPENDIX VII of this Land use Ordinance.

Existing Dwelling Unit: a residential unit in existence on a lot at the time of submission of a permit application to build additional units on that lot. If a municipality does not have a permitting process, the dwelling unit on a lot must be in existence at the time construction begins for additional units on a lot.

Housing: any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, time-share units, and apartments. For purposes of this rule, this does not include dormitories, boarding houses or other similar types of housing units. This also does not include transient housing or short-term rentals, unless these uses are otherwise allowed in local ordinance.

Land Use Ordinance: (Zoning Ordinance) an ordinance or regulation of general application adopted by the municipal legislative body which controls, directs, or delineates allowable uses of land and the standards for those uses.

Potable: Safe for drinking as defined by the U.S. Environmental Protection Agency's (EPA) Drinking Water Standards and Health Advisories Table and Maine's interim drinking water standards for six different perfluoroalkyl and polyfluoroalkyl substances (PFAS), Resolve 2021 Chapter 82, Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Level for Certain Substances and Contaminants.

Restrictive Covenant: A provision in a deed, or other covenant conveying real property, restrictive the use of the land.

Setback Requirements: the minimum horizontal distance from a lot line, shoreline, or road to the nearest part of a structure, or other regulated object or area as defined in local ordinance.

Single-Family Dwelling Unit: a structure containing one (1) dwelling unit.

Zoning Ordinance: (Land Use Ordinance) a type of land use ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.

2. AMEND THE FOLLOWING DEFINITIONS SECTION 3 DEFINITIONS

Accessory Dwelling Unit ("ADU"): A secondary dwelling unit to be used as a single family dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or attached to an existing accessory structure such as an existing garage or existing barn located on the same parcel of land as the primary dwelling unit.

A self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land. An ADU must be a minimum of one hundred ninety (190) square feet, unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. § 9722, adopts a different minimum standard; if so, that standard applies. ADUs may not exceed eight hundred (800) square feet.

Comprehensive Plan: Any part of the overall plan or policy for development and conservation within the municipality as defined in 30 M.R.S. § 4961 and consistent with 30-A M.R.S. §4326(1)-(4); or as subsequently developed pursuant to the Comprehensive Planning and Land Use Regulation Act, 30-A, § 4311 et seq.; specifically, the Comprehensive Plan of the Town of Mt. Vernon including the strategies for an implementation program which are consistent with the goals and guidelines established pursuant to Title 30-A Chapter 187 Subchapter II.

Dimensional Requirements: Numerical standards relating to spatial relationships including but not limited to setback, to area, shore frontage and height. Requirements which govern the size and placement of structures including, but not limited to, the following requirements: building height, lot area, minimum frontage, and lot depth.

Dwelling Unit: A room or group of rooms designed and equipped exclusively for use as living quarters for one family including provisions for living, cooking and eating. Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, time-share units, and apartments.

Lot: A lot is an area of land, in one ownership or one leasehold, developed or undeveloped, with ascertainable boundaries established by deed or other instrument of record, or a segment of land ownership, developed or undeveloped, defined by lot boundary line on a subdivision plan duly approved and recorded in the Kennebec County Registry of Deeds.

Principal Structure: A structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot. Principal structure does not include commercial buildings.

Structure: Anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected on or in the ground as defined in 38 M.R.S. §436-A(12). The term includes structures temporarily or permanently located, such as decks, patios and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in 30-A M.R.S. § 4201(5); geothermal heat exchange wells as defined in 32 M.R.S. § 4700-E(3-C); or wells or water wells as defined in 32 M.R.S. § 4700-E(8).

3. ADD SECTION 5(C)(35)

Section 5(C)(35) – Land Use Standards, Land Use Standards in All Districts

35. AFFORDABLE HOUSING

Multifamily housing developments that meet the definition of affordable housing must comply with minimum lot size, road frontage, shoreline frontage requirements, all provisions of this Land Use Ordinance, and must comply with all shoreland zoning requirements established by the Department of Environmental Protection under 38 M.R.S. § 3. Affordable housing developments are not exempt from the requirements for site plan review (Section 6) and subdivision (Section 7) under this Ordinance and applicable state law. Affordable housing developments located in the Limited Commercial Zone, or which are served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system are eligible for certain density bonuses as required by P.L. 2021, c. 672 (LD 2003) as follows:

a) Notwithstanding any other provision of this Ordinance, for affordable housing developments, no more than two (2) off-street parking spaces are required for every three (3) units, provided that if the number of parking spaces may be rounded up or down to the nearest whole number; and

b) In the Rural District, notwithstanding any other provision of this Ordinance, for affordable housing developments, multi-family housing may contain up to fifteen (15) units.

c) The owner of an affordable housing development provides written verification to the municipality that each unit of the housing development is connected to adequate water and wastewater services before the municipality may certify the development for compliance pursuant to Section 11(G) of this Ordinance. Written certification must include:

i. If a housing unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system;

ii. If a housing unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under 30-A M.R.S. § 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with the *Subsurface Wastewater Disposal Rules* adopted under Title 22, section 42 and 10-144 C.M.R. Ch. 241, *Subsurface Wastewater Disposal Rules* ;

iii. If a housing unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit;

iv. If a housing unit is connected to a well, proof of access to potable water, including the standards outlined in 02-672 C.M.R. Ch 10, section 10.25(J), *Land Use District and Standards* . Any test of an existing well or proposed well must indicate that the water supply is potable and accessible for domestic use. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

d) This section regarding affordable housing may not be construed to interfere or abrogate or annul the validity of any restrictive covenant, deed restriction or other agreement or instrument between private parties that imposes greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.

4. ADD SECTION 6(E)(41)

Section 6(E)(41) – Site Plan Review, Performance Standards

41. ADDITIONAL PERFORMANCE STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to all other applicable requirements, the developer must establish:

a) That a majority of the total units on the lot meet the definition of affordable.

b) The development is located within the Limited Commercial Zone, as established in this Ordinance, which constitutes Mount Vernon's designated growth area pursuant to 30-A M.R.S. § 4349-A(1)(A) or (B) or served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system;

c) Is located in an area in which multifamily dwellings are allowed as of July 1, 2024;

d) Complies with minimum lot size requirements in accordance with Title 12, chapter 423-A and the minimum lot size, road frontage, and set back requirements of this Ordinance.

e) The owner or applicant agrees, as a condition of final approval, to execute and record in the Kennebec County Registry of Deeds a restrictive covenant, in the form of a deed or other recordable instrument, that:

i. Is enforceable by the Town or a party acceptable to the Town;

ii. Remains in full force and effect for a period of at least 30 years; and

iii. Provides that affordable dwelling units offered for rent shall be occupied by families whose aggregate income is equal to or less than 80% of the local area median income at the time of initial occupancy; and that affordable dwelling units offered for sale shall be occupied by families whose aggregate income is equal to or less than 120% of the local area median income at the time of initial occupancy.

5. ADD SECTION 11(G)(5)

Section 11(G)(5) – Administration, Enforcement and Penalties, Certificate of Compliance

5. In addition to all other requirements, the Building Inspector shall not issue a Certificate of Compliance for an affordable housing development or accessory dwelling unit until the requirements of Section 5(B)(10) and Section 5(C)(35) of this Ordinance have been satisfied.

6. AMEND SECTION 5(B)(6)

Section 5(B)(6) – Land Use Standards, General Standards – Building (All Districts), Road Frontage

6. ROAD FRONTAGE

Except as provided in Section 5(B)(5) & (7), all buildings shall be constructed on a lot or parcel of land with a public or private road frontage of at least two hundred (200) feet.

Road frontage for additional dwelling units after the first are as provided in Section 5(B)(8)

7. AMEND SECTION 5(B)(8)

Section 5(B)(8) – Land Use Standards, General Standards – Building (All Districts), Multiple Dwellings on a Single Lot

8. MULTIPLE DWELLING UNITS ON A SINGLE LOT

a. Minimum Lot Size and Road Frontage

If more than one dwelling unit is constructed on a single lot or parcel, the parcel shall contain at least two (2) acres and two hundred (200) feet of road frontage on a public or private road for each dwelling unit, the minimum lot size for each additional dwelling unit and/or principal structure is two (2) acres. The minimum lot size for multi-family dwellings containing three or more dwelling units within a single structure are provided in Section 6(E)(1).

If more than one dwelling unit is constructed on a single lot or parcel, no additional road frontage is required for the additional dwelling units, unless the development is not eligible for additional dwelling unit allowance under Section 5(B)(8)(b). Development involving more than one dwelling unit on a single lot or parcel, which is not eligible under Section 5(B)(8)(b), may be eligible for reduced or no road frontage for the additional dwelling units as provided in Sections 5(B)(5), 5(B)(7), 5(B)(9), 5(B)(10), Sections 6(E)(3), 6(E)(4) and Section 7(G)(10) of this Ordinance. The lot or parcel containing additional dwelling units that is not eligible under Section 5(B)(8)(b), or under the seven other sections of this Ordinance identified in this paragraph that may allow reduced or no road frontage for the additional dwelling units, shall have at least two hundred (200) feet of frontage on a public or private road for each dwelling unit.

If more than one dwelling unit is constructed on a single lot or parcel of land located in the Shoreland Zone, see the requirements in Section 5(C)(1).

b. Additional Dwelling Unit Allowance on a Single Lot per 30-A MRS-4364-A

In all districts in which residential units are allowed, additional dwelling units may be permitted as follows:

- i. Up to two (2) dwelling units per lot shall be permitted if that lot does not contain an existing dwelling unit provided minimum lot size, shoreline frontage requirements, all provisions of this Land Use Ordinance (other than road frontage and density requirements), and all shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 are met. In the Limited Commercial District, up to four (4) dwelling units per lot shall be permitted if that lot does not contain an existing dwelling unit, provided minimum lot size, all provisions of this Land Use Ordinance (other than road frontage and density requirements).
- ii) On a lot with one existing dwelling unit, the addition of up to two dwelling units, one additional dwelling unit within or attached to an existing structure, or one additional detached dwelling unit, or one of each is permitted, provided minimum lot size, shoreline frontage requirements, all provisions of this Land Use Ordinance (other than road frontage and density requirements), and all shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 are met.
- iii) Outside of the Shoreland Zone, additional dwelling units allowed under this Section 5(B)(8)(b) shall be subject to the same dimensional and setback requirements as a single-family dwelling except that two (2) acres of minimum lot size is required for each additional dwelling unit as shown in the following table:
- iv) If more than one dwelling unit has been constructed on a lot as a result of the allowance under Sections (5)(B)(8)(b)(i) or (ii)-or Section 5(B)(10) of this Land Use Ordinance, the lot is not eligible for any additional increases in density.
- v) If a lot becomes vacant as a result of a dwelling unit in existence after July 1, 2024, being torn down, the lot is not eligible for any additional increases in density.

vi) **Water and Wastewater**

The owner of a housing structure must provide written verification that the structure is connected to adequate water and wastewater services before a Certificate of Compliance may be issued. Written verification under this provision must include:

- aa. If a housing unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system;
- bb. If a housing unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under 30-A M.R.S. § 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with the Subsurface Wastewater Disposal Rules adopted under Title 22, section 42 and 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules;
- cc. If a housing unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit;
- dd. If a housing unit is connected to a well, proof of access to potable water, including the standards outlined in 02-672 C.M.R. Ch 10, section 10.25(J), Land Use District and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and accessible for domestic use. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

ee) This section may not be construed to exempt a subdivider from the requirements for a division of a tract or parcel of land in accordance with 30-A M.R.S., chapter 187, subchapter 4, related to subdivisions.

c. **Additional Density, Minimum Lot Size, and Road Frontage Requirements**

The additional density, minimum lot size, and road frontage requirements for multiple dwelling units on a single lot or parcel of land as allowed by Section 5(B)(8)(a) and (b) are shown on the following table:

Districts	Number of Dwelling Units on a Single Lot	Minimum Lot Size	Minimum Road Frontage
		Requirements	Requirements
Rural District and Village District Outside of Shoreland Zone	1 Single Family Principal Dwelling	2 acres*	200 feet*
	2 Principal Dwellings (either attached or detached)	4 acres*	200 feet*
	1 Single Family Principal Dwelling Plus one additional dwelling unit within or attached to an existing structure Plus one detached additional dwelling unit OR One of each for a total of three dwelling units	6 acres	200 feet
	Greater than 3 Dwelling Units (not all in one structure) Maximum determined by lot size and road frontage	6 Acres, + 2 additional acres per dwelling unit greater than 3*	200 feet, + 200 additional feet per dwelling unit greater than 3*
Rural District	Multi Family Dwelling Units	See Section 5(B)(4), 5(B)(8)(a), and 6(E)(1)	See Section 5(B)(6), 5(B)(8)(a), and 6(E)(3)
Limited Commercial	1 Dwelling Unit	2 acres	200 feet
	2 Dwelling Units	4 acres	200 feet
	3 Dwelling Units (not all in one structure)	6 acres	200 feet
	4 Dwelling Units (not all in one structure)	8 acres	200 feet
	Multi Family Dwelling Unit containing 3 Dwelling Units in one structure	4 acres	300 feet
	Multi Family Dwelling Unit containing 4 Dwelling Units in one structure	5 acres	300 feet
	Greater than 4 Dwelling Units on a lot Maximum determined lot size and road frontage	See Section 5(B)(4), 5(B)(8)(a), and 6(E)(1)	See Section 5(B)(6), 5(B)(8)(a), and 6(E)(3)

*See Sections 5(B)(5) and 5(B)(9) for additional density allowance on legally created single lots of record in the Village District.

8. AMEND SECTION 5(C)(7)

Section 5(C)(7) – Land Use Standards, Land Use Standards in All Districts, Allowed Uses – Village District

7. ALLOWED USES – VILLAGE DISTRICT

In the Village District, the following uses shall be permitted provided all other applicable land use standards are complied with:

a. Residential and two family dwellings single-family and two family dwelling units, except that outside the Shoreland Zone, up to three dwelling units in a single structure are an allowed use if the requirements of Section 5(B)(8)(b)(ii) are met

9. AMEND SECTION 5(B)(10)

Section 5(B)(8) – Land Use Standards, General Standards – Building (All Districts), Accessory Dwelling Unit (“ADU”)

10. ACCESSORY DWELLING UNIT (“ADU”)

~~Notwithstanding the road frontage and minimum lot size requirements of this Land Use Ordinance, one ADU may be constructed either as part of the primary dwelling unit or an accessory structure or as an attached structure to a primary dwelling unit or as an attached structure to an existing accessory structure located on the same lot in any zoning district. The primary dwelling unit or the accessory structure must be in existence on July 18, 2020. Accessory dwelling units must comply with all provisions of this Land Use Ordinance, except for the road frontage and minimum lot size requirements and must meet the following additional standards:~~

- ~~A) Either the primary dwelling unit or the ADU must be occupied by the owner of the property.~~
- ~~B) An ADU shall not be constructed prior to the issuance of a permit by the Code Enforcement Officer.~~

C) No more than 5 ADU permits may be issued per year in the Town of Mount Vernon.

D) The ADU shall not exceed eight hundred (800) square feet in size.

E) The ADU shall include no more than one bedroom.

F) Two parking spaces must be provided for the ADU.

G) The primary dwelling unit must conform to the minimum lot size and frontage requirements of this Land Use Ordinance and the Plumbing Inspector indicates adequate capacity and conformity with the State Plumbing Code for the ADU in addition to the primary dwelling unit.

H) ADUs are permitted on conforming lots in the Village District in accordance with Section 5(B)(8).

One ADU is allowed on the same lot as a single-family dwelling unit in any area in which housing is allowed, subject to the requirements of this section.

a. ADUs outside the Shoreland Zone

Outside the Shoreland Zone, One ADU may be constructed only within an existing dwelling unit on the lot, attached to or sharing a wall with a single-family dwelling unit, or as a new structure on the lot for the primary purpose of creating an accessory dwelling unit. ADUs outside the Shoreland Zone must comply with all provisions of this Land Use Ordinance, except for the road frontage and minimum lot size requirements.

B) ADUs in the Shoreland Zone

In all Shoreland Zone areas, one ADU may be constructed only within an existing dwelling unit on the lot, attached to or sharing a wall with a single-family dwelling unit, or as a new structure on the lot for the primary purpose of creating an accessory dwelling unit, provided the minimum lot size, shore frontage requirements, and all other shoreland zoning requirements established by the Department of Environmental Protection under 38 M.R.S. § 3 and shoreland zoning requirements established by this Land Use Ordinance are met.

C) In all districts in which ADAs are allowed, ADUs must meet the following additional standards:

i. Either the primary dwelling unit or the ADU must be occupied by the owner of the property.

ii. An ADU shall not be constructed prior to the issuance of a permit by the Code Enforcement Officer.

iii. An accessory dwelling unit must be allowed on a lot regardless of whether the lot conforms to existing dimensional requirements. Any new structure constructed on the lot to be an accessory dwelling unit must meet the existing dimensional requirements as required by the municipality for an accessory structure. The owner of an ADU must provide written verification that each of the accessory dwelling units are connected to adequate water and wastewater services prior to issuance of a Certificate of Compliance for occupancy of the ADU pursuant to Section 11 (G) of this Ordinance.

iv. If more than one dwelling unit has been constructed on a lot as a result of the allowance pursuant to this section, the lot is not eligible for any additional units or increases in density.

v. For an ADU located within the same structure as a single-family dwelling unit or attached to a single-family dwelling unit, the dimensional requirements and setback requirements must be the same as the dimensional requirements and setback requirements of the single-family dwelling unit.

aa) For an ADU permitted in an existing accessory building or secondary building or garage as of July 1, 2024, the required setback requirements for the existing accessory or secondary building apply.

vi. The owner of an accessory dwelling unit must provide written verification to the Code Enforcement Officer that the ADU is connected to adequate water and wastewater services before the issuance of a Certificate of Compliance for occupancy of the ADU pursuant to Section 11 (G) of this Ordinance. Written verification under this provision must include:

aa) If an ADU is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system;

bb) If an ADU is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under 30-A M.R.S. § 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules;

cc) If an ADU is connected to a public, special district, or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit; and

dd) If an accessory dwelling unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10, section 10.25(J), Land Use Districts and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

vii. ADUs are permitted on non-conforming lots if the ADU does not further increase the non-conformity and, in the Shoreland Zone, also meets the shoreland zoning requirements established by the Department of Environmental Protection under 38 M.R.S. § 3 and the shoreland zoning requirements of this Land Use Ordinance.

viii. ADUs are subject to the requirements of 30-A M.R.S. § 4 and Section 7 of this Land Use Ordinance relating to subdivisions.


ix. For an ADU located within the same structure as a single-family dwelling unit or attached to or sharing a wall with a single-family dwelling unit, the setback requirements and dimensional requirements are the same as the setback requirements and dimensional requirements of the single-family dwelling unit. For ADUs permitted in an existing accessory building or secondary building or garage as of July 1, 2024, the setback requirements for an accessory or secondary structure apply.


x. An ADU that was not built with municipal approval must be allowed if the ADU otherwise meets the requirements for ADUs under the provisions of this Land Use Ordinance and 30-A M.R.S. § 4364-B. An After-the Fact permit may be obtained for an ADU that was not built with municipal approval if the ADU otherwise meets the requirements set forth in this Ordinance, provided proper documentation has been submitted to the CEO.


Article 34

To see if the Town will vote to adjourn.

Given under our hands this ____ day of June 2024


Robert Grenier


Anna Libby


Carl Rogers