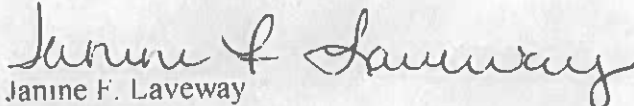


Town of Searsport, Maine
Select Board Meeting

Special Select Board Meeting
February 26, 2024

1. Call to Order: 4:03 pm
2. Roll Call: Mark Bradstreet Vice Chair, Steve Tanguay and Linda Payson are all present. Doug Norman, Chair and Sandra Otis-Anderson called into the meeting.
3. Acceptance of the agenda: No Vote Was Taken
4. Old Business:
 - a. 2024 Annual Town Meeting Warrant Revised . Motion: Linda Payson made a motion to accept the revised warrant for the 2024 Annual Town Meeting as presented. Seconded by Steve Tanguay. Vote 5-0-0
5. Adjournment: Motion: Linda Payson made a motion to adjourn at 4:05 pm Seconded by Steve Tanguay. Vote: 5-0-0

Respectfully Submitted


Janine F. Laveway
Board Recorder

APPROVED MARCH 5, 2024

Warrant Articles

For the Annual Town Meeting to be held on April 6, 2024

To: Brian Lunt, a Constable of Searsport, in the County of Waldo, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Searsport, qualified to vote in Town affairs, to meet at the Searsport Community Building/Lions Club Building, 42 Prospect Street, starting at 8:00 A.M. on Tuesday the fifth day of March, AD 2024, the One Hundred and Seventy Ninth Anniversary of the Town of Searsport, The Two Hundred and Fourth Anniversary of the State of Maine and the Two Hundred and Forty Eighth Anniversary of the United States of America, there and then to act upon Articles 1 and 2, AND to notify and warn said voters to meet at the Searsport Town Office/Union Hall at 1 Union Street at 9:00 A.M. on Saturday, the sixth day of April, AD 2024, there and then to act upon Articles 3 through 22 inclusive.

ARTICLE 1. To choose Moderator to preside at said Town Meeting.

ARTICLE 2. Elect two (2) Selectboard Members and Board of Overseers for a three (3) year term; one (1) Regional School Unit 20 Board Member for a three (3) year term and nine (9) Budget Advisory Committee Members for two (2) year terms.

ARTICLE 3. To see if the town will vote to increase the property tax levy limit of \$3,185,041.00 established for the Town by State law, in the event that the municipal budget approved under the following articles result in a tax commitment that is greater than this property tax levy limit.

ARTICLE 4. To see what sum the Town shall vote to raise and appropriate from 2024 taxes and/or appropriate from general revenues; state or federal grants or subsidies; fund balances; and/or excise taxes for the following municipal accounts for fiscal year 2024.

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>SELECTBOARD</i>				
\$9,831	\$9,831			\$9,257
		Raise and Appropriate \$9,831		
	Selectboard: 3-0-0		BAC 12-0-0	
<i>TOWN MANAGER</i>				
\$125,947	\$113,177	\$12,770		\$123,051
		Raise \$113,177 and Appropriate \$125,947		
	Selectboard: 3-0-0		BAC: 12-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>ADMINISTRATION</i>				
\$425,597	\$326,597	\$44,000	\$55,000	\$377,797
	Raise \$326,597 and Appropriate \$425,597			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>ASSESSOR</i>				
\$27,000	\$27,000			\$37,800
	Raise and Appropriate \$27,000			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>TAX ANTICIPATION NOTE INTEREST</i>				
\$25,000	\$25,000			\$18,000
	Raise and Appropriate \$25,000			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>SELECTBOARD'S CONTINGENCY</i>				
\$40,000	\$40,000			\$30,000
	Raise and Appropriate \$40,000			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>INSURANCE/LEGAL</i>				
\$133,223	\$133,223			\$89,034
	Raise and Appropriate \$133,223			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>TOWN OFFICE</i>				
\$17,800	\$17,800			\$15,322
	Raise and Appropriate \$17,800			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>POLICE DEPARTMENT</i>				
\$542,863	\$513,063	\$29,800		\$434,993
	Raise \$513,063 and Appropriate \$542,863			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>ANIMAL CONTROL</i>				
\$13,500	\$10,500	\$3,000		\$7,500
	Raise \$10,500 and Appropriate \$13,500			
	Selectboard: 3-0-0		BAC: 11-0-1	
<i>SHELLFISH WARDEN</i>				
\$3,450	\$0	\$3,450		\$3,450
	Raise \$0 and Appropriate \$3,450			
	Selectboard: 3-0-0		BAC: 12-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>AMBULANCE DEPARTMENT</i>				
\$407,330	\$232,330	\$175,000		\$406,289
	Raise \$232,330 and Appropriate \$407,330			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>FIRE DEPARTMENT</i>				
\$116,721	\$116,521	\$200		\$98,216
	Raise \$116,521 and Appropriate \$116,721			
	Selectboard: 3-0-0		BAC: 11-0-1	
<i>PUBLIC SAFETY BUILDINGS</i>				
\$29,900	\$29,900			\$23,000
	Raise and Appropriate \$29,900			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>EMERGENCY MANAGEMENT</i>				
\$35,750	\$29,750	\$6,000		\$36,195
	Raise \$29,750 and Appropriate \$35,750			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>STREET LIGHTS</i>				
\$20,000	\$20,000			\$15,000
	Raise and Appropriate \$20,000			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>FIRE PROTECTION/HYDRANTS</i>				
\$270,310	\$270,310			\$241,348
	Raise and Appropriate \$270,310			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>PUBLIC WORKS HIGHWAY DEPARTMENT</i>				
\$535,153	\$ 225,153		\$310,000	\$509,706
	Raise \$225,153 and Appropriate \$535,153			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>HARBORMASTER</i>				
\$30,100	\$23,600	\$3,500	\$3,000	\$26,100
	Raise \$23,600 and Appropriate \$30,100			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>TRANSFER STATION</i>				
\$133,641	\$53,641	\$80,000		\$125,571
	Raise \$53,641 and Appropriate \$133,641			
	Selectboard: 3-0-0		BAC: 12-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>SEPTAGE CONTRACT</i>				
\$8,000	\$8,000			\$8,000
	Raise and Appropriate \$8,000			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>GENERAL ASSISTANCE</i>				
\$47,009	\$27,009	\$20,000		\$47,009
	Raise \$27,009 and Appropriate \$47,009			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>RECREATION</i>				
\$32,773	\$27,773	\$5,000		\$40,871
	Raise \$27,773 and Appropriate \$32,773			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>SEARSPORT COMMUNITY BUILDING</i>				
\$12,950	\$9,450	\$3,500		\$10,890
	Raise \$9,450 and Appropriate \$12,950			
	Selectboard: 3-0-0		BAC: 12-0-0	
<i>WIFI SITES (Wireless)</i>				
\$5,380	\$5,380			\$5,380
	Raise \$5,380 and Appropriate \$5,380			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>CARVER MEMORIAL LIBRARY</i>				
\$160,855	\$160,855			\$132,195
	Raise and Appropriate \$160,855			
	Selectboard: 3-0-0		BAC: 12-0-1	
<i>PLANNING BOARD</i>				
\$3,800	\$1,900	\$1,900		\$3,300
	Raise \$1,900 and Appropriate \$3,800			
	Selectboard: 3-0-0		BAC: 10-0-3	
<i>ECONOMIC DEVELOPMENT COMMITTEE</i>				
\$100	\$100			\$100
	Raise \$100 and Appropriate \$100			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>CODE ENFORCEMENT OFFICER</i>				
\$50,529	\$41,529	\$9,000		\$45,837
	Raise \$41,529 and Appropriate \$50,529			
	Selectboard: 3-0-0		BAC: 13-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>BOARD OF APPEALS</i>				
\$100	\$100			\$0
	Raise and Appropriate \$100			
	Selectboard: 3-0-0		BAC: 10-0-3	
<i>COMMUNITY HEALTH OFFICER</i>				
\$969	\$969			\$969
	Raise and Appropriate \$969			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>MOSMAN PARK</i>				
\$4,500	\$4,500			\$3,000
	Raise and Appropriate \$4,500			
	Selectboard: 3-0-0		BAC: 12-0-1	
<i>HOLIDAY SPECIAL EVENTS</i>				
\$6,000	\$6,000			\$6,000
	Raise and Appropriate \$6,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>HOLIDAY DECORATIONS</i>				
\$1,500	\$1,500			\$300
	Raise and Appropriate \$1,500			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>HISTORIC PRESERVATION</i>				
\$750	\$750			\$750
	Raise and Appropriate \$750			
	Selectboard: 3-0-0		BAC: 12-0-1	
<i>COMPREHENSIVE PLAN</i>				
\$100	\$100			\$0
	Raise and Appropriate \$100			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>VIDEO SYSTEM</i>				
\$32,052	\$0	\$32,052		\$32,052
	Raise \$0 and Appropriate \$32,052			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>CAPITAL & SPECIAL PROJECTS- ROAD BOOK/G.I.S.</i>				
\$1,500	\$1,500			\$3,000
	Raise and Appropriate \$1,500			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>AMBULANCE RESERVE</i>				
\$20,000	\$0	\$20,000		\$10,000
	Raise \$0 and Appropriate \$10,000			
	Selectboard: 3-0-0		BAC: 13-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>PUBLIC WORKS EQUIPMENT RESERVE</i>				
\$10,000	\$10,000			\$10,000
	Raise and Appropriate \$10,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>ROAD MAINTENANCE RESERVE</i>				
\$375,000	\$250,000	\$48,000	\$77,000	\$375,000
	Raise \$250,000 and Appropriate \$375,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>FIRE DEPARTMENT EQUIPMENT RESERVE</i>				
\$15,000	\$15,000			\$15,000
	Raise and Appropriate \$15,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>PUBLIC SAFETY BUILDING REPAIR RESERVE</i>				
\$1,000	\$1,000			\$1,000
	Raise and Appropriate \$1,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>POLICE CRUISER RESERVE</i>				
\$20,000	\$20,000			\$20,000
	Raise and Appropriate \$20,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>WHARF REPAIR RESERVE</i>				
\$500	\$500			\$500
	Raise and Appropriate \$500			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>SIDEWALK REPAIR RESERVE</i>				
\$500	\$500			\$500
	Raise and Appropriate \$500			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>PROPERTY REVALUATION RESERVE</i>				
\$1,000	\$1,000			\$1,000
	Raise and Appropriate \$1,000			
	Selectboard: 3-0-0		BAC: 13-0-0	
<i>LIBRARY CAPITAL RESERVE</i>				
\$10,000	\$10,000			\$15,000
	Raise and Appropriate \$ 10,000			
	Selectboard: 3-0-0		BAC: 13-0-0	

2024 Appropriate Request	Raised By Taxes	REVENUE	EXCISE TAX	2023 Appropriated
<i>CEMETERY EQUIPMENT RESERVE</i>				
\$500	\$500			\$500
Raise and Appropriate \$500				
		Selectboard: 3-0-0	BAC: 13-0-0	
<i>BUILDING REPAIR RESERVE</i>				
\$4,000	\$4,000			\$4,000
Raise and Appropriate \$4,000				
		Selectboard: 3-0-0	BAC: 13-0-0	
<i>TOWN HALL COMPUTER RESERVE</i>				
\$1,000	\$1,000			\$500
Raise and Appropriate \$1,000				
		Selectboard: 3-0-0	BAC: 13-0-0	
<i>AMBULANCE EQUIPMENT RESERVE</i>				
\$500	\$0	\$500		\$500
Raise 0 and Appropriate \$500				
		Selectboard: 3-0-0	BAC: 13-0-0	
<i>SOLAR ENERGY RESERVE</i>				
\$20,000	\$20,000			\$20,000
Raise and Appropriate \$20,000				
		Selectboard: 3-0-0	BAC: 13-0-0	

ARTICLE 5. To see if the Town will vote to authorize the Municipal Officers to spend an amount not to exceed 3/12 of the 2024 annual budget during the period from January 1, 2025 to the completion of the 2025 Town Meeting, except those costs associated with the Public Works Winter Road Maintenance Program which may, if necessary, exceed this amount.

ARTICLE 6. To see if the Town will vote to authorize the Tax Collector to accept and pay no interest on prepaid taxes not yet due or assessed.

ARTICLE 7. To see if the Town will vote to determine when the 2024 taxes shall be due and payable.

RECOMMENDED DUE DATE: September 6, 2024

ARTICLE 8. To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at **7%** for the fiscal year 2024. The maximum State rate is 8.5%.

ARTICLE 9. To see if the Town will vote to charge interest on the 2024 taxes remaining unpaid after a certain date. If so, what rate of interest and what due date?

RECOMMENDED: 7% Annual (.583 Monthly) interest starting October 11, 2024.

ARTICLE 10. To see if the Town will vote to authorize the Selectboard to expend funds from any Town Reserve account for the following purposes: (NOTE: “major” is defined as any cost not included in a corresponding operating budget).

Ambulance Reserve – purchase of a vehicle or major repairs to existing vehicles.

Public Works Equipment Reserve – purchase of vehicles or equipment, or major repairs to existing vehicles or equipment.

Road Maintenance Reserve – costs associated with the rebuilding, resurfacing and major repair of Town roads and shoulders.

Fire Department Equipment Reserve – purchase of vehicles or equipment, or major repairs to existing vehicles or equipment.

Public Safety Buildings Reserve – major repair/renovation of or upgrade to the Town Public Safety Building and North Fire Station.

Police Cruiser Reserve – purchase of vehicle or major repairs to existing vehicle(s).

Wastewater System Reserve – addition to or repair/replacement of the wastewater system structures, equipment, sewer lines, or anything appurtenant thereto.

Dredging Reserve – dredging of Searsport Harbor or harbor related projects.

Transfer Station Reserve – purchase or repair of disposal related vehicles, equipment, or structures; costs associated with any reconfiguration of the Transfer Station site, or relocation to a different site if required; and any other costs associated with bringing the site into compliance with Town/State/Federal regulations.

Wharf Repair Reserve – major repairs/replacement of the Town Wharf, floats, or portions thereof.

Sidewalk Repair Reserve – major rebuilding/extension or resurfacing of Town sidewalks.

Property Revaluation Reserve – costs associated with the revaluation of real and personal property within the Town.

Library Capital Repair Reserve – major repairs/renovation of the Carver Memorial Library.

Cemetery Equipment Reserve – purchase of capital equipment or major repairs to existing equipment.

Building Repair Reserve – major repair/renovation of Town buildings.

Computer Capital Reserve – purchase or upgrade of Town computer equipment, peripherals and software necessary to Town operation.

Economic Development Reserve – for Economic Development projects and to print a business and visitors guide as needed.

TIF Revenue Reserve – Tax Increment Financing revenue to be used on approved Economic Development projects for the Town.

Police Personnel Reserve – for purpose of depositing funds refunded to the Town when a trained officer leaves Searsport to take a position with another department. These funds are only to be used for the purpose of training and equipping replacement officers as needed.

Ambulance Equipment Reserve – for the purpose of depositing funds to buy specialized equipment for the Ambulance Department.

Solar Energy Reserve – for the purpose of depositing funds to purchase the solar field equipment in the future.

ARTICLE 11. To see if the Town will vote to authorize the Selectboard to dispose of surplus equipment or vehicles, crediting the respective department reserve with any proceeds.

ARTICLE 12. To see if the Town will vote to authorize the Selectboard to dispose of Town-owned personal property, not otherwise addressed in Article 10, with a sale value of \$3,000 or less, upon such terms and conditions as the Selectboard shall deem advisable.

ARTICLE 13. To see if the Town will vote to authorize the Selectboard to contract for necessary services, as appropriated, under such terms and conditions as they deem advisable.

ARTICLE 14. To see if the Town will vote to authorize the Selectboard to expend funds from the Selectboard's Contingency Account to meet unbudgeted, necessary expenses, or to meet an unexpected need for additional money to fund an expenditure previously authorized.

ARTICLE 15. To see if the Town of Searsport will appropriate up to \$ 75,000 from the 2024 Imery's Clay (formerly PPSA-OV) tax revenue to fulfill the year nineteen (19) requirement of the Town of Searsport's Credit Enhancement Contract with Imery's Clay (formerly PPSA-OV) for Tax Increment Financing to the following: Sixty-five percent of the amount will be returned to Imery's Clay formerly PPSA-OV and thirty-five percent will be placed in the Town of Searsport TIF Reserve Account.

ARTICLE 16. To see if the Town will vote to accept the following sums to be paid, in trust, for cemeteries. The investment income is to be used toward the perpetual care cost of the cemetery lots designated to the following:

2023			
DONOR	AMOUNT	CEMETERY	LOTS
Dale Hutchinson	\$225	Bowditch	Lot 87 (3)

ARTICLE 17. To see if the Town will authorize the Selectboard to appropriate up to \$400,000.00 from surplus to fund items within the 2024 municipal budget that would otherwise be raised by taxes.

Selectboard: 3-0-0

BAC: 11-0-0

ARTICLE 18. To see if the Town will vote to create a reserve account for the purpose of repairing public recreation infrastructure including the seawall at Mosman park, repairs to the community building, establishing walking trails and other projects related to recreation as determined by the Searsport Selectboard and to place \$20,000 in the account for 2024.

Selectboard: 3-0-0

BAC: 11-0-0

ARTICLE 19. To see if the Town will vote to accept the following streets and ways located within the town as public ways: Spruce Knoll Lane, and a section of Trout Brook Land for turning plow vehicles and to take any and all action required to accept said streets and ways.

Spruce Knoll Lane – 1,430 feet long 24 feet wide. Starting at a point from Route 1, Lat: 44°25'59.96" N - Lon: 68°57'20.38" W. Continuing in a northerly direction to a point, Lat: 44°26'13.62"N - Lon: 68°57'24.06"W.

Trout Brook Lane – 50 feet long 24 feet wide. Starting at the intersection of Spruce Knoll Lane in a generally easterly direction. Lat: 44°26'12.77" N - Lon: 68°57'23.57" W. Continuing in an easterly direction to a point, Lat: 44°26'12.92"N - Lon: 68°57'22.93"W

ARTICLE 20. To see what sum the Town shall vote to raise and appropriate from 2024 taxes for the out of house accounts for fiscal year 2024 and the distribution plan to use. In the 2020 Town Meeting, voters approved a 1% of the previous years operating budget cap of funds available for "Out of House" accounts. That only allows \$30,775 dollars to be available in 2024. The Selectboard and the Budget Advisory Committee have voted on the same distribution plan for the funds as follows:

OUT OF HOUSE ACCOUNTS PLAN			
Organization	Last Year Amount	Request	Approved
Searsport Historic Society	\$ 2,000	\$ 2,000	\$ 2,000
Friends of Sears Island	\$ 2,000	\$ 2,000	\$ 2,000
Swan Lake Association	\$ 1,200	\$ 1,200	\$ 1,200
Head of the Bay Business Assoc.	\$ 600	\$ 2,000	\$ 2,000
Waldo County Woodshed	\$ 1,000	\$ 1,000	\$ 1,000
Lifeflight	\$ 662	\$ 662	\$ 662
Waldo CAP	\$ 18,500	\$ 29,613	\$ 14,423
Spectrum Generations	\$ 1,000	\$ 1,000	\$ 1,000
Waldo Hospice Volunteers	\$ 1,500	\$ 1,500	\$ 1,500
New Hope for Woman	\$ 1,150	\$ 1,590	\$ 1,590
YMCA	\$ 1,100	\$ 2,000	\$ 2,000
Maine Youth Alliance/Game Loft	\$ 400	\$ 400	\$ 400
SSASM	\$ 575	\$ 1,185	\$ 500
Waldo County Pet Food Pantry	0	\$ 500	\$ 500
Habitat for Humanity	\$ 250	0	0
TOTAL	\$ 31,937	\$ 45,958	\$ 30,775

Selectboard: 3-0-0

BAC: 7-5-1

ARTICLE 21. To see if the Town will vote to repeal the Mobile Home Park Ordinance passed in 2020.

ARTICLE 22. To see if the Town will amend the Land Use Ordinance for the Town of Searsport. The following changes are added to comply with LD 2003.

A. GENERAL PERFORMANCE STANDARDS

12. AFFORDABLE HOUSING DENSITY

In any district in which a maximum density requirement is applicable, an affordable housing development may be allowed at least 2.5 times the base density otherwise permitted within the district in which it is located and may not be required to provide more than two off-street parking spaces for every three dwelling units. In calculating the allowances permitted under this Section, any fractional result shall be rounded down to the nearest whole number. These allowances shall be granted to any such affordable housing development that satisfies the following performance standards:

- a. The affordable housing development is located within a designated growth area (H, R2, R3, MR, R, C, C2, C3, Mand I) or served by public water and sewer systems.
- b. The affordable housing development is located on a property on which multiple family dwellings are permitted;
- c. The affordable housing development is located on a property that complies with the minimum lot size requirements of 12 M.R.S.A. c. 423-A;
- d. The owner or applicant must provide written verification, in accordance with 30- A M.R.S.A. § 4364-A(4) and any rules or regulations adopted pursuant thereto, that each dwelling unit is or will be connected to adequate water and wastewater services; and
- e. As a condition of final approval and the issuance of a certificate of occupancy, the owner or applicant must execute and record in the Waldo County Registry of Deeds a restrictive covenant in the form of a deed or other recordable instrument, satisfying the following criteria:

- a) The restrictive covenant must be enforceable by the Town or a party acceptable to the Town;
- b) The restrictive covenant must remain in full force and effect for a period of at least 30 years; and
- c) The restrictive covenant must provide for the following restrictions on the use of the property: (1) for dwelling units offered for rent, that all dwelling units designated as affordable 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 (2) for dwelling units offered for sale, that all dwelling units designated as affordable 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. If this definition is in conflict with 30-A M.R.S. § 4364(1), as it may be amended, the definition set forth in said statute shall control.

13. ADDITIONAL DWELLING ALLOWANCE

Notwithstanding any minimum lot size or density requirements, additional dwelling units may be permitted in any district in which residential uses are permitted as follows:

- a. Up to four dwelling units may be constructed on any vacant property located in a designated growth area (H. R2, R3, MR. R. C, C2, C3, Mand I);
- b. Up to two dwelling units may be constructed on any vacant property outside of a designated growth area; and
- c. Up to two additional dwelling units may be constructed on any property on which no more than one dwelling unit currently exists.

Additional dwelling units permitted in accordance with this section must satisfy the following standards:

- d. All additional dwelling units shall be subject to the same dimensional and setback requirements as single-family dwelling units; and
- e. The owner or applicant must provide written verification, in accordance with 30- A M.R.S.A. § 4364-A(4) and any rules or regulations adopted pursuant thereto, that each additional dwelling unit is or will be connected to adequate water and wastewater services.

14. ACCESSORY DWELLING UNITS

Accessory dwellings shall be subject to Code Enforcement Officer review and shall be permitted subject to the following standards:

- a. The accessory dwelling unit may be constructed in any district in which residential uses are permitted within an existing dwelling, attached to a single- family detached dwelling unit or as a separate accessory building.
- b. The accessory dwelling unit shall be subject to the same permitting requirements as a dwelling unit, if located within or attached to an existing dwelling, or a single-family detached dwelling, if constructed as a separate building.
- c. No more than one accessory dwelling unit may be located on any property on which a single-family detached dwelling is the principal building or principal use;
- d. Density and lot size requirements otherwise applicable to the district in which the accessory dwelling is located shall not apply to the accessory dwelling unit;
- e. The accessory dwelling unit is subject to the same setback requirements applicable to an accessory building;
- f. No additional parking may be required for any accessory dwelling;
- g. The accessory dwelling unit shall be at least 190 square feet in size and no more than 1000

- square feet of 40% of the principal dwelling, whichever is less.
- h. The accessory dwelling unit shall not be rented for periods of less than 30 days.
 - i. If two or more accessory dwellings units have been constructed on a single lot in accordance with Section 13 or this Section, the property is ineligible for any further exceptions to density requirements imposed by this Ordinance.
 - j. No permit for an accessory dwelling unit may issue until the applicant has provided written verification that the accessory dwelling unit will have adequate connection to water and wastewater services, as required by 30-A M.R.S.A §4364-B(7), as amended.

SECTION IX DEFINITIONS

Affordable: means (1) for dwelling units offered for rent, a dwelling unit for which a family whose aggregate income is less than 80% of the median income for the area would spend no more than 30% of its monthly income on housing costs; and (2) for dwelling units offered for sale or permanent ownership, a dwelling unit for which a family whose aggregate income does not exceed 120% of the median income for the area would spend no more than 30% of its monthly income on housing costs. For purposes of this definition, "median income for the area" is 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 81 as amended. For purposes of this definition, "housing costs" include but are not limited to the cost of rent and utilities paid for rental dwelling units and the cost of mortgage principal and interest, real estate taxes and assessments, private mortgage insurance, and condominium and homeowners' association fees for dwelling units offered for sale.

Affordable housing development: One or more dwelling units on a single property that are offered for rent or sale, provided that at least 51% of such dwelling units are designated as affordable by the owner or developer.

Dwelling, Accessory: A self-contained dwelling unit, featuring living, cooking and bathroom facilities, designed for and occupied by not more than one (1) family and located within, attached to or detached from a single-family dwelling.

A copy of the ordinance is available from the Town Clerk at the Town Office, online at www.searsport.maine.gov and at the Town Meeting.

The Polls for voting on Articles 1 and 2 will be open at 8:00 a.m. in the morning and will close at 8:00 p.m. in the evening of March 5, 2024 at the Searsport Community Building at 42 Prospect Street, Searsport, ME.

The Registrar of Voters will be in session on Tuesday, March 5, 2024, for the purpose of revising and correcting the list of voters.

Given under our hands at Searsport, Maine, the 26thst day of February, 2024.

Doug Norman, Chair

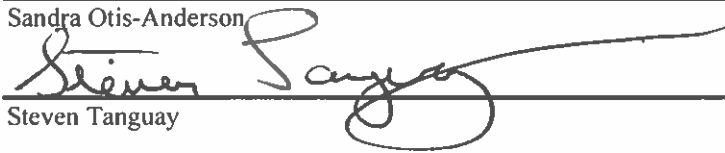


Mark Bradstreet, Vice Chair



Linda Payson

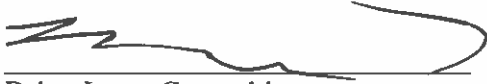
Sandra Otis-Anderson



Steven Tanguay

CONSTABLES RETURN

I certify that I have notified and warned the voters of Searsport of the time and place of the Annual Town Meeting by posting an attested copy of the within warrant at Town Office, Carver Memorial Library, Searsport Public Safety Building, Tozier's Market, and the Post Office, all being conspicuous places within the Town of Searsport, on or before February 27, 2024, which is at least 7 days prior to the Annual Town Meeting.



Brian Lunt, Constable

I, Lynn Roberts, Town Clerk of Searsport, attest that this is a true copy of the 2024 Annual Town Meeting Warrant of the Town of Searsport.



Lynn Roberts, Town Clerk