

**SPECIAL TOWN MEETING WARRANT
SATURDAY, APRIL 12TH, 2008**

TO: Beth Howe, a resident of the Town of Chebeague Island, in the County of Cumberland and State of Maine.

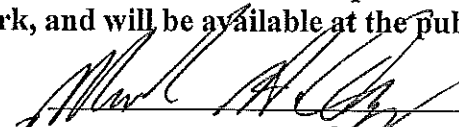
GREETING:

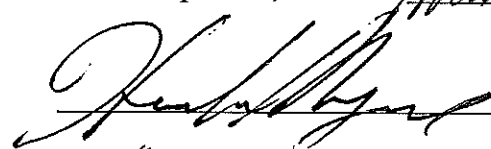
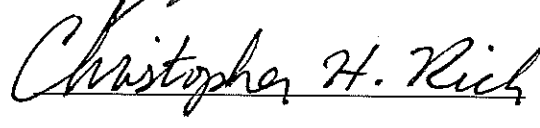
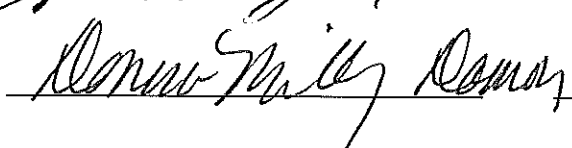
In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Chebeague Island in the County of Cumberland and State of Maine, as delineated in Private & Special Laws 2006, Ch. 47, Sec. 1, who are qualified by law to vote in town affairs, to meet at Chebeague Island Hall & Community Center, 247 South Road, Chebeague Island, on Saturday, the 12th day of April, at eight thirty in the morning, then and there to act upon the following Articles 1 – **5 in this attached “Special Town Meeting Warrant”.**

If a document is described as an “exhibit”, it is included in this Warrant. Other documents referred to in this Warrant, but not included, are available for inspection at Chebeague Island Town Office, 192 North Road, Chebeague Island, Maine.

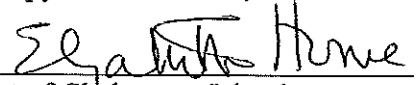
Note: An attested copy of this warrant has been posted and is available from the office of the Town Clerk, and will be available at the public meeting.

Dated: April 04, 2008

 , Chair

A true copy of the warrant,

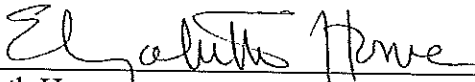
Attest: 
Resident of Chebeague Island

RETURN ON THE WARRANT

Chebeague Island, Maine

April 04, 2008

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at Chebeague Island Hall & Community Center, Chebeague Transportation ferry Islander, Doughty's Island Market Town Notice bulletin board, Town web site, Chebeague Island Library, Chebeague Island Recreation Center, Chandlers Cove Wharf shelters in said Town, being public and conspicuous places in said Town, on the 4th day of April, 2008, being at least seven days before the meeting.



Beth Howe
Resident of Chebeague Island

**OPEN TOWN MEETING WARRANT
SATURDAY, APRIL 12TH, 2008**

To: Beth Howe, a resident of the Town of Chebeague Island, in the County of Cumberland and State of Maine.

GREETING:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Chebeague Island in the County of Cumberland and State of Maine, as delineated in Private & Special Laws, 2006, Ch. 47, Sec. 1, who are qualified by law to vote in Town affairs, to meet at the **Chebeague Island Hall & Community Center**, 247 South Road, Chebeague Island, Me. On **Saturday, April 12th, 2008, at eight thirty in the morning**, then and there to act upon the following articles:

If a document is described as an "Exhibit", it is attached to this Warrant. Other documents referred to, but not attached to this Warrant are available for inspection at the Chebeague Island Town Office, 192 North Road, Chebeague Island, Me and www.chebeague.org.

PROCEDURE:

- ARTICLE 1.** To choose a moderator to preside at said meeting.
- ARTICLE 2.** To see if the Town will authorize the Selectmen to contract with Childs Engineering Consultants of Medford, MA to redesign Wharf Road improvements and the hammerhead turn around at the Cousin's Wharf.
Explanation: On review of plans for Cousin's Island Wharf improvements environmental agencies have required the redesign of some aspects. In order to complete the design the Town of Chebeague Island will agree to manage and finance the redesign project (no actual construction will occur).
- ARTICLE 3.** To see if the Town will authorize the Selectmen to enter into an agreement between the Town of Chebeague Island and the State of Maine, Department of Transportation regarding the Wharf Road improvements and to authorize the Selectmen to use funds from existing contingency and/or general reserve accounts as necessary to pay for any expenses under the terms of the agreement.
Explanation: Based on the MDOT agreement approximately eighty percent (up to \$35,323.20) of the costs are reimbursable by the State. The Town of Cumberland has agreed (in a letter dated 10/30/07) to reimburse the Town of Chebeague up to an amount of \$3,664.91.

State Reimbursement up to: (80.28%)	\$35,323
Town of Cumberland up to:	\$ 3,665
Chebeague Island cost up to:	\$ 5,012
Maximum project cost State will support	\$44,000

***** Selectmen recommend a yes vote on Articles #2 and #3 (4-0)**

ARTICLE #4. To see if the Town will approve and make effective immediately the Selectmen's policy for disposing of tax acquired property (Exhibit A).

ARTICLE #5. To see if the Town will authorize the Selectmen to act on the disposition of certain properties (Exhibit B) in accordance with the policy in Exhibit A.

******Selectmen recommend passage of Articles #4 & #5 (4-0)***

Adjourn Meeting.

EXHIBIT "A"

Town of Chebeague Island Tax Acquired Property Policy (27 March 2008)

Rationale:

The Town of Chebeague Island expects all taxpayers to pay their property taxes when they are due, however the Town realizes that from time to time property owners may not be willing or able to make their payments. The Town also recognizes that the State of Maine determines the lien/foreclosure process for all towns in the State. The Town of Chebeague Island must issue tax liens and foreclose on properties pursuant to 36 M.R.S.A., § 942-948.

Once a property is in foreclosure the Town of Chebeague Island can determine how to deal with the foreclosed property. The options include allowing the owner to reclaim his/her property; selling the property; conveying the property to a non-profit; or keeping the property for public purposes such as but not limited to: recreation, conservation, affordable housing, education, or town infrastructure.

Policy:

The Selectmen of the Town of Chebeague Island are authorized to administer the policy as follows:

1. Convey property to the owner

Any property owner of foreclosed property will be given the opportunity to regain ownership of said property by adhering to the following process:

- A. Contact the Town of Chebeague Island Tax Collector in writing within the first ninety days after property owner has been notified of foreclosure and express an interest in regaining title to the foreclosed property.
- B. Meet with the selectmen within six months after foreclosure notification to develop a repayment plan for all costs including but not limited to principal, interest, legal fees, registry fees and administrative fees. The duration of the payment plan will be determined by the Board of Selectmen based on individual circumstances. This plans must be in writing.
- C. All payments and property taxes assessed during the payment period must be made on or before the date due or the agreement to return the foreclosed property to the property owner will be nullified and the selectmen will follow the procedures herein outlined for disposal or use of Town owned property.
- D. Should the property include the primary residence of the property owner, and the property owner is unable to pay the taxes owed to the Town, the Town may allow the resident to live in the property and when the person leaves the domicile, the Town has the option of selling the property at or near market value by sealed bid.

2. Process to Evaluate Use/Disposal of Town Owned Property

Foreclosed property that is not reclaimed by its original owner can be an asset to the Town. If the owner does not seek retention of the property and the process set forth in Section (1) above is not followed the property can be retained for town purposes, transferred to a non-profit for public purposes or sold to generate funds and keep it on the tax roles.

A committee appointed by the Board of Selectmen and consisting of selectmen and appointed citizens will meet prior to the next annual Town Meeting and review the possible uses of the property. The committee will rate the uses and make recommendations to the selectmen for use of the property. The Selectmen shall consider the committees recommendation and develop a warrant to be presented no later than the next annual Town Meeting for the legislative body to vote upon.

A. Retain for Town purposes

- a. The property will be evaluated for suitability of uses including, but not limited to, the following: coastal access, conservation, aquifer protection, habitat protection, trails, open space, recreation, marine uses, municipal infrastructure, affordable housing, and historic preservation.
- b. Recommendations to retain or dispose of Town land will be made to the committee to the selectmen, who will consider the recommendation and present a plan to retain said land to Town Meeting for its approval.

B. Convey to Non Profits Organizations.

- a. The Town may also consider transferring title of a foreclosed property to a registered non-profit organization.
- b. The Town would issue a quitclaim deed with a reversion clause ensuring that the property would be returned to the Town if the non-profit were no longer able to carry out its obligations.

C. Sell Tax Acquired Property

Should the Town Meeting vote to sell the property, said sale shall take place as follows:

- i. Tax acquired property will be advertised for sale in the Chebeague Island Calendar, all places where Town public notices are posted, and in various publications as seem appropriate.
- i. The Selectmen will set a minimum bid, which is not less than the assessed value of the property.
The Selectmen will develop the bid process.
- ii. The Selectmen reserve the right to accept or reject any and all bids.
- iii. The Buyer will pay all legal and administrative costs associated with the purchase including back taxes..
- iv. The Selectmen will issue a quitclaim deed without covenant to the successful bidder upon payment in full for the property and associated costs. Said payment must be received within thirty days from the time the bid is awarded or the Selectmen have the authority if desired to terminate the transaction and reconsider previous bids and/or re-advertise.

Exhibit "B"

Listing of Foreclosed Properties, Town of Chebeague Island

1. Account #694 – Map/Lot I10-001A-001
Location: Little Jewels Island
Building Assessment: \$2,300.
Land Assessment: None - Leased property from the State of Maine.

2. Account #660 - Map/Lot I07-47
Location: 40 Old Cart Road, Chebeague Island
Building Assessment: None
Land Assessment: \$7,200.

3. Acct # 361- Map/Lot I03-133
Location: Roy Hill Road, Chebeague Island
Building Assessment: None
Land Assessment: \$600.

4. Acct# 360 – Map/Lot I03-132
Location: Roy Hill Road, Chebeague Island
Building Assessment: None
Land Assessment: \$24,300.

5. Acct#611 – Map/Lot I06-032
Location: School House Road, Chebeague Island
Building Assessment: None
Land Assessment: \$55,800.

6. Acct# 122- Map/Lot I02-25A
Location: Littlefield Road, Chebeague Island
Building Assessment: None
Land Assessment: \$3,300.

7. Acct# 599 - Map/Lot I06-26A
Location: North Road, Chebeague Island, ME
Building Assessment: None
Land Assessment: \$29,600.