

**- PUBLIC MEETING -
Hope Select Board
Meeting at 7:30 a.m.
Friday, July 26, 2024
Hope Town Office**

-AGENDA-

Call to Order:

New Business:

- Approve & Sign Special Town Meeting Warrants:
 - Hope Elementary School Budget:
 - Municipal Budget:
- Approve & Sign Warrant/Notice of Election for School Budget Validation Referendum:

Adjournment:

**TOWN OF HOPE
SPECIAL TOWN MEETING WARRANT**

August 6, 2024

TO: Sarah Chapman, a resident of the Town of Hope in the County of Knox:

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Hope in said County and State, qualified by law to vote in Town affairs, to appear in the **Hope Elementary School, 34 Highfield Road in Hope, Maine on Tuesday, August 6, 2024 at 6:00 PM**, then and there to act upon the following articles:

ARTICLE 1: To elect a moderator.

ARTICLE 2: To see what sum the Town will be authorized to expend for Regular Instruction.

School Committee Recommends: \$1,528,138.00

Budget Committee Recommends: \$0.00

ARTICLE 3: To see what sum the Town will be authorized to expend for Special Education.

School Committee Recommends: \$760,613.00

Budget Committee Recommends: \$0.00

ARTICLE 4: To see what sum the Town will be authorized to expend for Career and Technical Education.

School Committee Recommends: \$0.00

Budget Committee Recommends: \$0.00

ARTICLE 5: To see what sum the Town will be authorized to expend for Other Instruction.

School Committee Recommends: \$32,912.00

Budget Committee Recommends: \$0.00

ARTICLE 6: To see what sum the Town will be authorized to expend for Student and Staff Support.

School Committee Recommends: \$352,546.00

Budget Committee Recommends: \$0.00

ARTICLE 7: To see what sum the Town will be authorized to expend for System Administration.

School Committee Recommends: \$162,887.00

Budget Committee Recommends: \$0.00

ARTICLE 8: To see what sum the Town will be authorized to expend for School Administration.

School Committee Recommends: \$237,928.00

Budget Committee Recommends: \$0.00

ARTICLE 9: To see what sum the Town will be authorized to expend for Transportation and Buses.

School Committee Recommends: \$163,990.00

Budget Committee Recommends: \$0.00

ARTICLE 10: To see what sum the Town will be authorized to expend for Facilities Maintenance.

School Committee Recommends: \$268,157.00

Budget Committee Recommends: \$0.00

ARTICLE 11: To see what sum the Town will be authorized to expend for Debt Service and Other Comments.

School Committee Recommends: \$0.00

Budget Committee Recommends: \$0.00

ARTICLE 12: To see what sum the Town will be authorized to expend for All Other Expenditures, including School Lunch.

School Committee Recommends: \$0.00

Budget Committee Recommends: \$0.00

ARTICLE 13: To see what sum the Town will appropriate for the total cost of funding public education from PreK to grade 8 as described in the Essential Programs and Services Funding Act and to see what sum the Town will raise as the Town's contribution to the total cost of funding public education for PreK to grade 8 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

School Committee Recommends: \$1,089,997.00 to Be Raised and \$2,192,042.00 to Be Appropriated.

Budget Committee Recommends: \$1,089,997.00 to Be Raised and \$2,192,042.00 to Be Appropriated.

Explanation: The Town's contribution to the total cost of funding public education from PreK to grade 8 as described in the Essential Programs and Service Funding Act is the amount of money determined by state law to be the minimum amount that the Town must raise in order to receive the full amount of state dollars.

*The amount **raised** is the amount the state determines Hope must raise in order to receive state funding, known as the local contribution. The amount **appropriated** is the sum total of the local contribution, the state subsidy, tuition revenues as well as \$150,000.00 of the Unassigned Fund Balance available from FY '23.*

ARTICLE 14: (Written ballot required) To see what sum the Town will raise and to appropriate the sum (Recommend \$1,315,168.00) in additional local funds, which exceeds the State's Essential Programs and Services allocation model by \$1,315,168.00.

School Committee Recommends \$1,315,168.00 in Additional Local Funds, which exceeds the EPS by \$1,315,168.00.

Budget Committee Recommends \$1,250,128.00 in Additional Local Funds, which exceeds the EPS by \$1,250,128.00.

Explanation: The additional local funds are those locally raised funds over and above the Town's local contribution to the total cost of funding public education from PreK to grade 8 as described in the Essential Programs and Services Fund Act and local amount raised for the annual payment of non-state-funded debt service that will help achieve the Town's budget for educational programs. These additional local funds are funds the town must raise and appropriate over and above the amounts in Article 14 in order to meet the budget.

ARTICLE 15: To see what sum the Town will authorize the school committee to expend for the fiscal year beginning July 1, 2024 and ending June 30, 2025, from the Town's contribution to the total cost of funding public education from PreK to grade 8 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes

under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.

School Committee Recommends: \$3,507,211.00

Budget Committee Recommends: \$3,442,211.00

Explanation: This is the sum total of the funds appropriated in Articles 14 and 15.

ARTICLE 16: To see if the Town will vote to authorize, in addition to amounts approved in the preceding articles, the school committee to expend sums as may be received from federal or state grants or programs or other sources during the fiscal year for school purposes, provided that such grants, programs or other sources do not require the expenditure of other funds not previously appropriated.

School Committee Recommends: Approval

Budget Committee Recommends: Approval

Given under our hands at Hope, Maine, this 26th day of July 2024.

A majority of the municipal officers of the Town of Hope.

A True Copy,
ATTEST

Pamela S. Jordan
Town Clerk

TOWN OF HOPE
ANNUAL SPECIAL TOWN MEETING WARRANT

SPECIAL TOWN MEETING

August 13, 2024 - Tuesday

6:00 p.m.

Hope Corner Fire Station

TO: Sarah Chapman, resident of the Town of Hope, in the County of Knox

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Hope, in said County, qualified by law to vote in Town affairs, to meet at the HOPE CORNER FIRE STATION (*475 Camden Rd.*), in said Town on TUESDAY, the THIRTEENTH day of AUGUST 2024 at 6:00 p.m. then and there to act on Articles numbered 1 through 24;

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

ARTICLE 2. To see if the Town will vote to amend the Town of Hope Shoreland Zone Ordinance sections 12(C)(1)(e), 12(C)(1)(f), 12(C)(2), 12(C)(3), and 17 – changing minor language and adding two definitions as required by the Maine Department of Environmental Protection.

The Shoreland Zone Ordinance amendments were the subject of a public hearing on June 10, 2024. The proposed ordinance amendments are available for inspection in the Town Office during regular business hours.

ARTICLE 3. To see if the Town will vote to amend the Town of Hope Land Use Ordinance section 4.6 – Schedule of Uses, section 5.3. General Standards, and section 11 – Definitions regarding Accessory Dwelling Units (ADU's) and Affordable Housing Developments.

The Maine Legislature passed LD2003 with the goal of alleviating the housing affordability issues in Maine by increase housing opportunities. The law, which took effect on July 1, 2024, requires municipalities to amend Land Use Ordinances to decrease density requirements and to allow for additional accessory dwelling units on a parcel. The proposed ordinance is available for inspection on the Town's website or at the Town Office during regular business hours.

ARTICLE 4. To see if the Town will vote to appropriate all of the money received from the State of Maine for snowmobile registrations to the Hatchet Mountain Sno-Riders Snowmobile Club for the maintenance of their network of trails, on the condition that those trails are open to the public for the purpose of snowmobiling at no charge.

ARTICLE 5. To see if the Town will vote to authorize the Tax Collector to accept prepayment of taxes not yet committed pursuant to 36 M.R.S. § 506, with no interest to accrue on any excess prepaid over the amount finally committed.

ARTICLE 6. To see if the Town will vote to set October 1, 2024 as the date when the first one-half of taxes shall be due and payable, with interest on the first installment to start after that date, and the date of April 30, 2025 as the date when the second one-half of taxes are due and payable, with interest on the second installment to start after that date; to set the interest rate at 8.50% for unpaid taxes pursuant to 36 M.R.S. §505(4); and to list taxpayers' names in the Town Report if taxes are not paid by June 30, 2025.

ARTICLE 7. To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at a rate of 4.25% for Fiscal Year 2024-2025 pursuant to 36 M.R.S. §506-A and to authorize such interest paid or abatements granted to be appropriated from overlay funds or, if necessary, from the unassigned fund balance.

ARTICLE 8. To see what sum the Town will vote to appropriate from non-property tax revenues to help fund the total Municipal Budget and reduce the property tax assessment for Fiscal Year 2024–2025 as detailed in Articles 9-12 below:

Recommendations:

Select Board: **\$1,206,276**

Budget Committee: \$1,156,276

<i>Revenue Source</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Excise Taxes - Vehicles</i>	\$390,000	4-0	4-0	\$390,000
<i>Local Roads Assistance</i>	\$41,276	4-0	4-0	\$41,276
<i>Cemetery Maintenance</i>	\$3,000	4-0	4-0	\$3,000
<i>State Revenue Sharing</i>	\$230,900	4-0	4-0	\$230,900
<i>GA Reimbursement</i>	\$2,100	4-0	4-0	\$2,100
<i>Unassigned Fund Balance</i>	\$463,000	4-0	0-4	\$413,000
<i>Miscellaneous Revenue</i>	\$76,000	4-0	4-0	\$76,000
Totals	\$1,206,276			\$1,156,276

ARTICLE 9. To see what sum the Town will vote to raise and appropriate for Fiscal Year 2024-2025 for the Administration Cost Center:

Recommendations:

Select Board: **\$452,737**

Budget Committee: \$449,937

<i>Department</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Town Administration</i>	\$313,573	4-0	0-4	\$310,773
<i>General Administration</i>	\$72,959	4-0	4-0	\$72,959
<i>Municipal Buildings</i>	\$15,006	4-0	4-0	\$15,006
<i>Professional Services</i>	\$48,199	4-0	4-0	\$48,199
<i>General Assistance</i>	\$3,000	4-0	4-0	\$3,000
Totals	\$452,737			\$449,937

ARTICLE 10. To see what sum the Town will vote to raise and appropriate for- Fiscal Year 2024-2025 for the Public Safety Cost Center:

Recommendations:

Select Board: **\$246,215**

Budget Committee: \$244,927

<i>Department</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Animal Control</i>	\$8,433	4-0	4-0	\$8,433
<i>Fire Department</i>	\$119,754	4-0	2-2	\$118,466
<i>Ambulance</i>	\$118,028	4-0	3-1	\$118,028
Totals	\$246,215			\$244,927

ARTICLE 11. To see what sum the Town will vote to raise and appropriate for Fiscal Year 2024-2025 for the Public Works Cost Center:

Recommendations:

Select Board: **\$936,362**

Budget Committee: \$901,981

<i>Department</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Recreation</i>	\$13,250	4-0	4-0	\$13,250
<i>Streetlights</i>	\$1,400	4-0	4-0	\$1,400
<i>Roads</i>	\$853,506	4-0	0-4	\$819,100
<i>Sanitation</i>	\$59,839	4-0	4-0	\$59,839
<i>Cemeteries</i>	\$8,367	4-0	0-4	\$8,392
Totals	\$936,362			\$901,981

ARTICLE 12. To see what sum the Town will vote to raise and appropriate for Fiscal Year 2024-2025 for the Reserve Accounts Cost Center:

Recommendations:

Select Board: **\$29,170**

Budget Committee: \$39,170

<i>Item</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Emergency Road Repairs</i>	\$20,000	4-0	4-0	\$20,000
<i>Fire Department Equipment</i>	\$9,170	4-0	4-0	\$9,170
<i>Fire Truck Replacement</i>	\$0	4-0	0-3-1	\$10,000
<i>Municipal Buildings Repair</i>	\$0	4-0	4-0	\$0
<i>Office Equipment/Software</i>	\$0	4-0	4-0	\$0
<i>Solar Array Purchase</i>	\$0	4-0	4-0	\$0
<i>Revaluation</i>	\$0	4-0	4-0	\$0
<i>Fire Truck Repair/Maintenance</i>	\$0	4-0	4-0	\$0
Totals	\$29,170			\$39,170

Total Municipal Expenditures (combine Articles 9-12)

\$1,664,484

Total Municipal Revenues (See Article 8)

(\$1,206,276)

Total to be raised and appropriated

\$ 458,208

ARTICLE 13. To see if the Town will vote to appropriate up to \$58,149 from Coronavirus Local Fiscal Recovery Funds (aka American Rescue Plan Act or ARPA funds) received by the Town from the federal government for the following purposes:

Recommendations:

Select Board: **\$58,149**

Budget Committee: \$58,149

<i>Item</i>	<i>Select Board Recommend</i>	<i>Select Board Vote</i>	<i>Budget Committee Vote</i>	<i>Budget Committee Recommend</i>
<i>Town Website</i>	\$4,000	4-0	4-0	\$4,000
<i>Final Accounting Services</i>	\$1,346	4-0	4-0	\$1,346
<i>Start-up Hope First Responder's</i>	\$3,500	4-0	4-0	\$3,500
<i>Replacement Network Server</i>	\$14,469	4-0	4-0	\$14,469
<i>Final Costs of Revaluation</i>	\$34,834	4-0	4-0	\$34,834
	\$58,149			\$58,149

ARTICLE 14. To see if the Town will vote to authorize the Select Board to fix the salaries of the officials and employees appointed by it under provision of 30-A M.R.S. §2601(1) and (2), subject to funding under Article 9 above.

ARTICLE 15. To see if the Town will vote to authorize the Select Board to enter into multi-year contracts on behalf of the Town.

ARTICLE 16. To see if the Town will vote to authorize the Select Board, at its discretion, to sell by sealed bid or public auction (with the Select Board reserving the right to reject any and all bids) and to convey by quitclaim deed any real estate acquired by the Town for nonpayment of taxes thereon, or to convey the property to the prior owner upon payment in full of all taxes, interest and charges incurred by the Town; provided that the Select Board shall use the special sale process required by 36 M.R.S. §943-A for qualifying homestead property, as applicable.

ARTICLE 17. To see if the Town will vote to authorize the Select Board to sell or otherwise dispose of Town-owned personal property with a value of \$5,000 or less on such terms and conditions as it deems advisable.

ARTICLE 18. To see if the Town will vote to authorize the Treasurer to waive the foreclosure of tax lien mortgages and file such waivers at the Knox County Registry of Deeds pursuant to 36 M.R.S. §944 upon a finding by the Select Board that ownership of the property that is subject to the tax lien mortgage would be contrary to the Town's best interests.

ARTICLE 19. To see if the Town will vote to authorize the Select Board to accept or reject donations of personal property and/or to accept or reject donations and/or gifts of money to the various accounts of the Town for the ensuing year and to appropriate those moneys donated for specific purposes, provided that any donation and/or gift which obligates the Town to incur liabilities that total \$5,000 or more per year, as determined by the Select Board, shall be decided at a special town meeting.

ARTICLE 20. To see if the Town will vote to authorize the Select Board to accept conditional or unconditional gifts of real property, provided that any gift which obligates the Town to incur liabilities that total \$5,000 or more per year, as determined by the Select Board, shall be decided at a special town meeting.

ARTICLE 21. To see if the Town will vote to authorize the School Board to accept or reject donations of personal property and/or to accept or reject donations and/or gifts of money to the various accounts of the school for the ensuing year and to appropriate those moneys donated for specific purposes, provided that any donation and/or gift which obligates the Town to incur liabilities that total \$5,000 or more per year, as determined by the Select Board, shall be decided at a special town meeting.

ARTICLE 22. To see if the Town will vote to authorize the Select Board to apply for state, federal (including Community Development Block Grants) and other grants on the Town's behalf for purposes deemed by the Select Board to be in the best interests of the Town; to accept such grants, including, when necessary, the authority to sign contracts and related documents and to accept conditions of approval; and to appropriate such grant funds for any purpose for which the Town has appropriated funds in Fiscal Year 2024-2025.

ARTICLE 23. To see if the Town will vote to appropriate the proceeds of any payment on insurance claims for damage occurring to Town property, with such appropriation dedicated to the budget line item for the same type of property as the loss sustained.

ARTICLE 24. To see if the Town will vote to authorize the Select Board to carry unexpended funds forward to the next fiscal year within the existing cost centers.

GIVEN UNDER OUR HANDS THIS TWENTY SIXTH DAY OF JULY 2024.

HOPE SELECT BOARD

Sarah Ann Smith, Chair

Charles Weidman, Vice Chair

Wayne Luce

Crystal Robinson

Proposed Amendments to the Hope Shoreland Zone Ordinance

Section 12 Nonconformance; Subsection C Nonconforming Structures; (1)(e) Expansions

In addition to the limitations in Section 12(C)(1) and subsections (a), (b), and (c) above, for structures that are [legally](#) nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland may be expanded or altered as follows, as long as other applicable standards of this Ordinance are met:

Section 12 Nonconformance; Subsection C Nonconforming Structures; (1)(f) Expansions

Any approved plan for expansion of a nonconforming structure under Section 12(C)(1) must be recorded by the applicant with the registry of deeds of the county in which the property is located within 90 days of approval. The recorded plan must show the existing and proposed footprint of the [non-conforming](#) structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal permitting authority.

Section 12 Nonconformance; Subsection C Nonconforming Structures; (2) Foundations

Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the shoreline setback requirement is met to the greatest practical extent as determined by the Planning Board or its designee, basing its decision on the criteria specified in Section 12(C)(3) below. ~~If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 12(C)(1)(a) above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure, it shall not be considered to be an expansion of the structure.~~

Section 12 Nonconformance; Subsection C Nonconforming Structures; (3) Relocation

...When it is necessary to remove vegetation within the water or wetland setback area to relocate a structure, the Planning Board shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with [Section 15\(S\)](#). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

Section 17 Definitions

Great pond classified GPA - [any great pond classified GPA, pursuant to 38 M.R.S.A. Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds.](#)

Outlet stream - [any perennial or intermittent stream, as shown on the most recent highest resolution version of the national hydrography dataset available from the United States Geological Survey on the website of the United States Geological Survey or the national map, that flows from a freshwater wetland.](#)

Proposed Amendments Hope Land Use Ordinance LD 2003

4.6 Schedule of Uses

4.6.1. COMMERCIAL USES		DISTRICT		
		HCV	RR	SHV
	Affordable Housing Development	<u>PB</u>	<u>No</u>	<u>PB</u>

4.6.4. RESIDENTIAL USES		DISTRICT		
		HCV	RR	SHV
	Accessory Apartments Dwelling Units	<u>CEO</u>	<u>CEO</u>	<u>CEO</u>

5.3.33 Subsurface Wastewater

~~On site subsurface wastewater disposal shall comply with applicable provisions of the State of Maine Subsurface Wastewater Disposal Rules, Chapter 241 (Maine State Plumbing Code, Part II), as amended~~

5.3.33.1 The owner of all structures must provide written verification that the proposed building(s) can be connected to adequate wastewater services prior to certification for occupancy. This applies to all commercial and residential uses. Written verification must include the following:

5.3.33.1.1 If connected to a comparable sewer system, as described in this Ordinance, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system;

5.3.33.1.2 If connected to a private septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A MRS §4221. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 CMR Ch.241, *Subsurface Wastewater Disposal Rules*;

5.3.42 Potable Water

5.3.42.1 The owner of all structures must provide written verification that the proposed building(s) can be connected to a potable water source prior to certification for occupancy. This applies to all commercial and residential uses. Written verification must include the following:

5.3.42.1.1 If connected to a central 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

5.3.42.1.2 If connected to a private well, proof of access to potable water, including the standards outlined in 01-672 CMR, Ch. 10 section 10.25(J), *Land Use Districts and Standards*. Any test of an existing well or proposed well must include that the water supply is potable and acceptable for domestic use.

5.3.43 Accessory Dwelling Units (ADU)

5.3.43.1 Only one (1) Accessory Dwelling Unit shall be exempt from any density requirements or calculations related to the area in which the Accessory Dwelling Unit is constructed.

5.3.43.2 Accessory Dwelling Units located within a designated Shoreland Zone, as determined by the Town of Hope or State of Maine Department of Environmental Protection, are not exempt from the density requirements outlined under Section 5.2 of this Ordinance. Accessory Dwelling Units located in the Shoreland Zone shall also meet the standards set forth in the Town of Hope Shoreland Zone Ordinance.

5.3.43.3 An Accessory Dwelling Unit may be constructed only:

5.3.43.3.1 Within an existing dwelling unit on the lot;

5.3.43.3.2 Attached to a single-family dwelling unit; or

5.3.43.3.3 As a new structure on a lot for the primary purpose of creating an Accessory Dwelling Unit.

5.3.43.4 Any structure containing an Accessory Dwelling Unit must adhere to all setback and dimensional requirements outlined in this Ordinance.

5.3.43.5 An Accessory Dwelling Unit must be at least 190 square feet and no more than 1,000 square feet. Anything larger than 1,000 square feet shall not be considered an Accessory Dwelling Unit.

5.3.43.6 Only one (1) Accessory Dwelling Unit may be exempt from parking requirements.

5.3.43.7 An Accessory Dwelling Unit shall be given access to an off-street parking area provided by the owner of the parcel.

5.3.44 Affordable Housing Development

5.3.44.1 Location

5.3.44.1.1 The proposed must be in a Designated Growth Area that is cited in the most recent Comprehensive Plan that has been approved by the Town of Hope.

5.3.44.1.2 The proposal must be in an area in which Multi-Family Dwellings are permitted use under 4.6.4 of this Ordinance. This shall not apply to the Shoreland Zone.

5.3.44.1.3 The applicant must execute a restrictive covenant, recorded in the Knox County Registry of Deeds, for the benefit of and enforceable by a party acceptable to the Planning Board, to ensure that for at least thirty (30) years after completion of construction:

- i.** For rental housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy; and
- ii.** For owned housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.

5.3.44.2 Density

5.3.44.2.1 The proposal must comply with the minimum lot size requirements in accordance with Title 12 Chapter 423-A.

5.3.44.2.2 The dwelling unit density shall be 2 ½ times the base density that is otherwise allowed in that location. If fractional results occur when calculating the density bonus, the number of units is rounded down to the nearest whole number.

By way of illustration, in the Hope Corner Village or South Hope Village Districts, a five-unit structure would require 100,000 square feet (20,000 square feet per unit); whereas an Affordable Housing Development of five units would require 40,000 square feet (20,000 square feet for every 2.5 units).

5.3.44.3 An Affordable Housing Development shall provide at least two off-street parking spaces for every three units that are affordable, as determined under the definition of Affordable Housing Development.

By way of illustration, an Affordable Housing Development with six affordable housing units shall provide at least four parking spaces in total.

Definitions:

ACCESSORY DWELLING UNIT: A self-contained dwelling unit located within, attached or detached from a single-family dwelling unit located on the same parcel. An accessory dwelling unit must be a minimum of 190 square feet and shall not exceed 1,000 square feet.

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 a majority of the units that the development designates as affordable 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 a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.
3. For purposes of this definition, "majority" means more than half of proposed and existing units of the same lot.
4. For purposes of this definition, "housing costs" include, but are not limited to:
 - a. For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and
 - b. 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 Knox County's income distribution calculated on an annual basis by the US Department of Housing & Urban Development

ATTACHED: 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 water system may be privately owned.

CERTIFICATE OF OCCUPANCY: Official certification [granted by the Code Enforcement Officer or Fire Chief](#), that a premises conforms to provisions of the Land Use Ordinance, plumbing code, American with Disabilities Act, Life Safety 101 and NFPA 31 and may be used or occupied. Such a certificate is granted for new construction or for alteration or additions to existing structures. Unless such a certificate is issued, a structure cannot be lawfully occupied.

COMPARABLE SEWER SYSTEM: Any subsurface wastewater disposal system that discharges over 2,000 gallons of wastewater per day as regulated by 10-144 C.M.R. Ch.241, *Subsurface Wastewater Disposal Rules*.

COMPREHENSIVE PLAN: A document consistent with 30-A M.R.S §4326(1)-(4), including the strategies for an implementation program that are consistent with the goals and guidelines established pursuant to Title 30-A Chapter 187 Subchapter II.

DENSITY REQUIREMENTS: Maximum number of dwelling units allowed on a lot, subject to dimensional requirements.

DESIGNATED GROWTH AREA: An area that is designated in Hope'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.

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

EXISTING HOUSING UNIT: A residential unit legally in existence on a lot at the time of submission of a permit application to build additional units on that 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 housing, or other similar types of housing units. This also does not include transient housing or short-term rentals.

LAND USE ORDINANCE: The local ordinance of general application adopted by the Hope legislative body which controls, directs, or delineates allowed uses of land and standards for those uses.

LOT: A single contiguous parcel of developed or undeveloped land. ~~in single or joint ownership described on a deed, plot plan, or similar legal document.~~

POTABLE: Safe for drinking as defined by the US 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 Chater 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, restricting the use of the land.

ZONING ORDINANCE: A type of ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.

**TOWN OF HOPE
WARRANT AND NOTICE OF ELECTION
SCHOOL BUDGET VALIDATION REFERENDUM
(20-A M.R.S. §§ 1486 and 2307)**

Knox County, ss.

State of Maine

TO: Sarah Chapman, a resident of the Town of Hope: You are hereby required in the name of the State of Maine to notify the inhabitants of the Town of Hope qualified to vote in Town affairs of the school budget validation referendum described in this warrant.

TO THE VOTERS OF THE TOWN OF HOPE:

You are hereby notified that a School Budget Validation Referendum election will be held at The Hope Town Office, 441 Camden Road, in the Town of Hope on TUESDAY, AUGUST 20, 2024, for the purpose of determining the following articles:

ARTICLE 1: To elect a moderator to preside at said meeting.

ARTICLE 2: Do you favor approving the Hope School Department budget for the FY'25 school year that was adopted at the latest school budget town meeting, held on August 6, 2024?

The polls will be opened immediately following the election of the moderator at 8:00 a.m. and close at 8:00 p.m.

The Registrar of Voters shall hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person eligible to vote and to accept new enrollments.

A person who is not registered as a voter may not vote in any election.

Given under our hands at Hope, Maine, this 26th day of July 2024.

A majority of the municipal officers of the Town of Hope.

Sarah Ann Smith, Chair

Charles Weidman, Vice Chair

Wayne Luce

Crystal Robinson

A True Copy,
ATTEST

Pamela S. Jordan
Town Clerk