

**TOWN OF SEDGWICK
SPECIAL TOWN MEETING WARRANT**

Hancock. ss

State of Maine

To Cynthia Reilly, a resident of the Town of Sedgwick, in said County:

GREETINGS;

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Sedgwick, in said County, qualified by law to vote in town affairs, to meet at the Sedgwick Town House, in said town on Thursday, the 23rd day of June, 2011 A.D. at 6:30 p.m., then and there to act on the following articles:

ARTICLES:

1. To choose a Moderator to preside over said meeting.
2. To see if the Town will (a) ratify and accept the triangular parcel of land lying between the end of the town way crossing the Cooper Farm owned by Blue Hill Heritage Trust and the town's land as described in the May 26, 2010 deed from Basil L. Ladd, Successor Trustee u/w James S. Condon to the Inhabitants of the Town of Sedgwick that was recorded in Book 5428, Page 291, and (b) authorize the Selectmen to approve and accept on behalf of the Town any deed amending the 2010 description as recommended by the Town's surveyor and attorney.

Note: The Selectmen recommend passage of this article in order to extend an access road from the town way to the shore of the land that the Town acquired in 1994 from Gifford Foster. The road referred to in that article, and the next two articles, is shown on the survey plan by Richard Bowden, PLS, that is posted with the warrant, along with that 2010 deed.

3. To see if the Town will authorize the Selectmen to execute a deed granting to Basil L. Ladd, successor Trustee u/w James S. Condon, his successors and assigns, a sixty foot wide right-of-way extending from the northerly end of the town way crossing the Cooper Farm across two parcels of land owned by the

Town; i.e. the land conveyed by Gifford H. Foster to the Town in 1994 by deed recorded in Book 2327, Page 173 at the Hancock County Registry of Deeds, and the triangular parcel of land conveyed by Basil L. Ladd, Trustee, to the Town in 2010 as noted in the previous article.

Note: The Selectmen recommend passage of this article as part of the town landing proposal to extend an access road from Route 15 to the shore of the land that the Town acquired in 1994 from Gifford Foster. A copy of this right-of-way deed is posted with the warrant. This right-of-way is called for in the 2010 Rights-of-Way, Land and Option Agreement by and between the Town and Basil Ladd, as trustee, which described the joint town landing project between the Town of Sedgwick and the Town of Brooksville.

4. To see if the Town will accept from Basil L. Ladd, Successor Trustee u/w James S. Condon, a 60 foot wide right-of-way, 50-foot and 100-foot wide stormwater buffer easements on the downside gradient of the right-of-way, and a utility service easement to be granted to the Town for the purpose of extending an access road from the upper end of the town's land acquired from Gifford Foster in 1994 to the shore of that parcel. The utility services lines will extend down the northerly sideline of the Condon Trust property from Route 15.

Note: The Selectmen recommend passage of this article in order to complete the access road portion of the joint town landing proposal on the Gifford Lot. A copy of this right-of-way deed and utility services easement will be used in common with Mr. Ladd and his successors and assigns. That deed also grants to the Town the option of designating that portion of the road as a town way as well.

5. (a) To see if the town will accept for highway purposes as a town way, pursuant to 23 M.A.R.S.A. Sections 3021, 3025, and 3030, (a) the right-of-way granted by the Town to Basil Ladd, Trustee, over the triangular parcel of land acquired from Basil Ladd, Trustee, (b) the right-of-way granted by the Town to Basil Ladd, Trustee, and (c) the right-of-way granted to the Town by Basil Ladd, Trustee. Each of those strips of land are shown on the May 10, 2011 survey plan prepared by Richard Bowden. (b) to further grant to the Selectmen the authority to locate the travel surface of the town way within those rights-of-way and to expend

all necessary and appropriated town funds for the construction and paving of the town way and related easements.

Note: The Selectmen recommend passage of this article. The previously approved Interlocal Agreement calls for Sedgwick to convey to the Town of Brooksville a one-half undivided interest in the town-owned lands, rights-of-way and easements. The voters of Brooksville will need to approve the acceptance of that conveyance. Then the costs of construction will be shared by the Town of Sedgwick and the Town of Brooksville.

6. To see if the Town will appropriate \$26,570 from surplus for the purpose of providing the town's share of clearing the right-of-way, placing erosion controls, and road construction to Walker Pond.

7. To see if the Town will amend the fee schedule of the Shoreland Zoning Ordinance as follows:

Small: General application fee for small items such as decks, small outbuildings and minor items requiring inspection and/or approval by the Code Enforcement Officer **\$45.00**

Large: Full development of undeveloped lots. **\$200.00**
or 2 tenths of one percent of the total cost of development, whichever is larger.

8. To see if the town will amend the fee schedule of the Site Plan Review Ordinance as follows:

Small: General application fee for small reviews such as in-house cottage business with no major expansions of structure or site. **\$50.00**

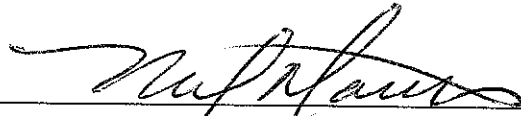
Medium: Expansions of existing facilities of no greater than 30% **\$100.00**

Large: Major development of undeveloped lots. **\$200.00 plus cost of research or studies as determined by the Planning Board.**

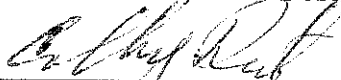
9. To see if the Town will authorize the Selectmen to enter into two (2) contracts for a period of not more than four (4) years for the purpose of providing

winter road maintenance on such terms as they deem to be in the Town's best interest, provided that the total price of each contract does not exceed \$ 344,810 or that the combined total of the two contracts does not exceed \$689,620.

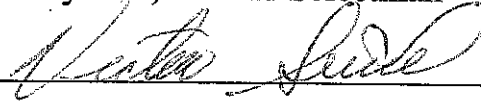
Given under our hands at Sedgwick, Maine this 9th day of June, 2011



Neil Davis, First Selectman



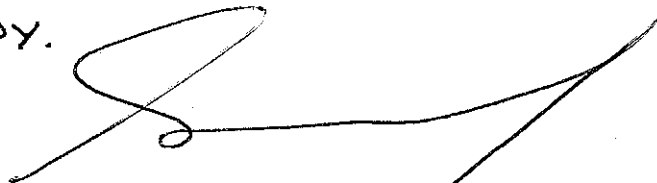
Colby Pert, Second Selectman



Victor Smith, Third Selectman

A TRUE COPY.

Attest:



CYNTHIA REILLY
CLERK

6/10/11