

NAME	ATTEND
Denise Munger, Chair	
Eric Boucher, Vice-Chair	
Kim Graffam	
Michael Thompson	
Jonathan Duke, Town Manager	



**April 9, 2024 – 6:30 p.m.**

**Town Office**

**- Emergency Meeting -  
Rockport Select Board**  
Monday, April 9, 2024  
Rockport Town Office – Town Manager’s Conference Room - 6:30 p.m.

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**AGENDA**

**I. Call Meeting to Order**

**II. Action Item**

- a. Act on amended Town Meeting Warrant with Budget Committee votes on Article 3.

**III. Adjourn**

**Future Meetings, Office Closures, Etc.**

Monday, April 15, 2024 – Town Offices closed for Patriots Day

Monday, May 13, 2024- Select Board Meeting/Public Hearing on Town Meeting Articles

Monday, May 27, 2024 – Town Offices closed for Memorial Day

Tuesday, June 11, 2024 – Election Day

Wednesday, June 12, 2024 – Select Board Organizational Meeting

Monday, June 24, 2024 – Select Board Meeting

## Action Item

- a. Act on Amended Town Meeting Warrant with Budget Committee Votes on Article 3.

### *Suggested Motion:*

*I move the Board approve the amended 2024 Annual Town Meeting Warrant for June 11, 2024 as presented.*

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Eric Boucher, Vice-Chair						
Kim Graffam						
Michael Thompson						

Additional Comments:


**TOWN OF ROCKPORT**  
**ANNUAL TOWN MEETING WARRANT**  
**Tuesday, June 11, 2024**

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To: Randy Gagne, Constable of the Town of Rockport, in the County of Knox, State of Maine

*Greetings:*

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Rockport in said County, qualified by law to vote in Town affairs, to meet at the Rockport Public Library, of the said Town of Rockport, on Tuesday, the 11th day of June, 2024 at 8:00am to 8:00pm to vote on Articles 2 through 16, at which time the meeting will adjourn.

**Article 1.** To elect a moderator to preside at said meeting.

**Article 2.** To elect:

- a. Two 3-year terms for Select Board and Overseers;
- b. One 1-year term for Select Board and Overseers;
- c. Three 3-year terms for the Budget Committee;
- d. Two 2-year terms for the Budget Committee;
- e. Two 3-year term for the Library Committee;
- f. One 3-year term for Director of SAD #28 and to also serve concurrently on the Five Town CSD School Board.

**Article 3.** Shall the Town: (1) approve a capital project consisting of the construction of a new wastewater recovery facility on property currently owned by Pen Bay Medical Center located at 6 Glen Cove Drive, including engineering and design costs, transaction costs and other expenses reasonably related thereto (the "Project"); (2) appropriate the sum of \$33,667,000, plus any additional premium, to provide for the costs of the Project; (3) authorize the Town Treasurer and the Chair of the Select Board to issue general obligation securities of the Town (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$33,667,000, plus any additional premium, to fund the Project; and (4) delegate to the Treasurer and the Chair of the Select Board the authority and discretion to fix the dates, maturities, interest rates, denominations, calls for redemption (with or without premium), form, refundings, and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

FINANCIAL STATEMENT

1. TOTAL BOND INDEBTEDNESS

a. Bonds outstanding and unpaid:	\$ 6,228,570
b. Bonds authorized and unissued (other than this loan):	\$ 8,258,675
c. Maximum amount to be issued if approved:	\$ 33,667,000

**2024 Annual Town Meeting Warrant – continued**

**2. COSTS**

At an estimated maximum interest rate of 3.5% for a thirty (30) year maturity, the estimated cost of this bond will be:

Principal	\$ 33,667,000
Interest	\$ 18,224,708
Total:	\$ 51,891,708

**3. VALIDITY**

The validity of the bonds and the voter's ratification of the bonds may not be affected by any error in the above estimates. If the actual amount of the total debt service varies from the estimates, the ratification by the voters nevertheless conclusive, and the validity of the bond issue is not affected by reason of the variance.

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Town Treasurer

Select Board Votes: 4 For, 0 Against, 0 Abstain RECOMMEND

Budget Committee Votes: 0 For, 0 Against, 0 Abstain RECOMMEND

**Article 4.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance Zoning Map to change a parcel's zone located at Map 20 Lot 182 from part of 903 Coastal Residential and 906 Mixed Business Residential to fully 906 Mixed Business Residential.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office.*

Planning Board Votes: 6 For, 0 Against, 0 Abstain RECOMMEND

**Article 5.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance to place Planned Unit Development Ordinance within, and to be known as Section 817 Planned Unit Development, and with proposed amendments to definitions accompanying Planned Unit Development.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**Article 6.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance to place Affordable Housing Ordinance within, and to be known as Section 818 Affordable Housing.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 1 Abstain RECOMMEND

**2024 Annual Town Meeting Warrant – continued**

**Article 7.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 804 Cluster Development, and related amendments to Section 917 Land Use Table, and with proposed amendments to definitions accompanying Cluster Development.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**Article 8.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 918 Dimension Tables A and B, and related amendments to Section 917 Land Use Table, and with proposed amendments to definitions accompanying these amendments.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**Article 9.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 900.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**Article 10.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 604, accompanying amendments to the definitions in Section 302, and related amendments to Section 917 Land Use Table.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**Article 11.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 816.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

**2024 Annual Town Meeting Warrant – continued**

**Article 12.** To see if the Town will vote to raise and appropriate the following expenditures for the 2024/2025 fiscal year:

A.	Administration.....	\$41,754
B.	Town Manager.....	\$412,745
C.	Town Clerk.....	\$354,295
D.	Planning & Community Development .....	\$448,718
E.	Finance .....	\$328,430
F.	Assessing.....	\$295,516
G.	Insurance.....	\$92,984
H.	General Assistance .....	\$105,330
I.	Police Department .....	\$1,145,010
J.	Fire Department.....	\$736,529
K.	Emergency Medical Services .....	\$1,191,665
L.	Other Public Safety Services .....	\$254,460
M.	Animal Control.....	\$6,400
N.	Harbormaster .....	\$358,950
O.	Emergency Management .....	\$9,115
P.	Public Works .....	\$2,884,615
Q.	Sanitation.....	\$171,100
R.	Library .....	\$596,207
S.	Conservation Commission .....	\$33,050
T.	Parks .....	\$85,811
U.	Opera House .....	\$280,420
V.	Recreation.....	\$71,080
W.	Buildings and Grounds Administration.....	\$399,030
X.	Town Office Building.....	\$187,474
Y.	Public Safety Building.....	\$39,980
Z.	West Rockport Fire Station.....	\$37,850
AA.	Debt.....	\$508,849
AB.	County Service, E-911 .....	\$102,199
AC.	County Service, Dispatch.....	\$50,357
AD.	Cemeteries .....	\$168,900
AE.	Special Assessments.....	\$6,800
	 Total.....	 \$11,405,623

**Budget Committee recommendations:**

A.	Add \$32,500 to Harbormaster Budget	Select Board: Approved
B.	Remove \$10,000 from Public Works	Select Board: Not Approved
C.	Remove \$15,000 from Public Works	Select Board: Approved
D.	Add \$6,000 to Library	Select Board: Approved
E.	Add \$15,000 to Conservation Commission	Select Board: Approved

*Note: "Select Board: Approved" means the Budget Committee recommendation is included in the budget reflected above, Not Approved means that it is not reflected above.*

**2024 Annual Town Meeting Warrant – continued**

Select Board Votes: 4 For, 0 Against, 0 Abstain RECOMMEND

**Article 13.** To see if the Town will vote to raise and appropriate the following as Revenue from the following sources to be used in reducing the property tax assessment for the 2024/2025 fiscal year:

A.	General Government .....	\$1,570,565
B.	Public Assistance.....	\$49,700
C.	Public Safety.....	\$855,634
D.	Public Works .....	\$66,879
E.	Culture and Recreation .....	\$200,987
F.	Buildings and Grounds.....	\$27,070
G.	All Other – Cemeteries.....	\$65,500
H.	Schools .....	\$93,750
I.	Unassigned Fund Balance .....	\$380,000
J.	Special Assessments.....	\$687,500
	Total.....	\$3,997,585

Budget Committee recommendations:

A.	Add \$50,000 to Finance Department	Select Board: Approved
B.	Reduce use of Unassigned Fund Balance to \$200,000	Select Board: Not Approved

*Note: “Select Board: Approved” means the Budget Committee recommendation is included in the budget reflected above, Not Approved means that it is not reflected above.*

Select Board Votes: 4 For, 0 Against, 0 Abstain RECOMMEND

**Article 14.** Shall the Town accept the dedication in fee simple of all of Business Circle, Rolling Meadow East, and Rolling Meadow West comprising approximately 1,600 feet of private right-of-ways located off of West Street Extension, as shown on the subdivision plan recorded in the Knox County Registry of Deeds at Cabinet 25, Sheet 131, as amended, and to accept and establish such ways as municipal roads to be Town-owned and maintained?

Select Board:	4 For, 0 Against, 0 Abstain	RECOMMEND
Budget Committee:	6 For, 0 Against, 0 Abstain	RECOMMEND

**Article 15.** Do you favor requiring the Rockport Select Board to appoint an advisory committee to study the costs and benefits of a collaborative approach for improving wastewater treatment systems in the towns of Rockport and Camden, including a municipal utility district, and to have such committee report findings to the Board prior to the 2025 Rockport Town Meeting and prior to funding the

**2024 Annual Town Meeting Warrant – continued**

construction of a new wastewater treatment plant?

*Note: This article was submitted by a citizens' petition.*

Date: April 9, 2024

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Denise Munger, Chair

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Eric Boucher, Vice-Chair

\_\_\_\_\_  
Kimberlee Graffam

\_\_\_\_\_  
Michael Thompson

ROCKPORT SELECT BOARD

Attest:

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Elizabeth M. Lowe, Town Clerk

# Adjourn

*Suggested Motion:*

*I move the Board adjourn the meeting.*

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>ABSTAIN</b>	<b>YES</b>	<b>NO</b>	<b>Time</b>
Denise Munger, Chair						
Eric Boucher, Vice-Chair						
Kim Graffam						
Michael Thompson						