TOWN OF CHEBEAGUE ISLAND, MAINE
MINUTES OF ANNUAL TOWN MEETING JUNE 8, 2019

Town Clerk Viktoria Wood opened the meeting at 9:15 AM on Saturday, June 08, 2019 at the Chebeague Island Hall Community Center, 247 South Road, Chebeague Island, Maine.

Article 1: To choose a moderator by written ballot to preside at said meeting.

Peter Rice was nominated by John Ash and voted affirmatively in writing by five members of the community.

Moderator Peter Rice appointed Karen Corson as Deputy Moderator.

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ELECTION VOTING ARTICLE: 2

VOTING – JUNE 11, 2019 - 8:00 a.m. to 8:00 p.m.

Article 2: To elect two Selectmen for three-year terms and two School Board Committee members for three-year terms.

Article 2 results: The following candidates were elected:

Selectmen:          School Board Committee:
John H. Corson Jr.  Suzanne Rugh
Donna Miller Damon  Christin Nadeau

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Article 3: To see if the Town will approve opening the floor of this Town Meeting to all non-registered persons for the purpose of discussion only on each of the following articles of this Fiscal Year 2019-2020 Warrant.

Motion: Herb Maine moved to open the floor, seconded by Jean-Louis Beaupre.
Article 3: Passed Unanimous

BROADBAND QUESTION

Article 4: To see if the Town will authorize the Board of Selectmen to create a capital reserve account named “Broadband Reserve” (account number 9034) for a capital project to create an island-wide fiber optic broadband internet network with the capability of serving every home and business on Chebeague Island and raise and appropriate $250,000 to be placed in the Broadband Reserve.

Motion: Moved by David Hill to accept Article 4 as written, seconded by Nancy Hill.

Motion: Moved by David Hill to use written ballots to decide Article 4, seconded by Sue Burgess.  
Motion Passed Majority Vote

Motion: Moved by John Ash, and seconded by Joseph Ballard to call the question.  
Motion Failed Yes: 68 No: 72

Motion: Moved by Cheryl Buxbaum, and seconded by John Ash to call the question.  
Motion Passed Unanimous

Article 4: Failed Yes: 30 No: 138

SUNSET LANDING QUESTION

Article 5: To see if the Town will vote to require that the Select Board, prior to June 1, 2020, shall act to ensure that the property known as Sunset Landing and shown on the Town of Chebeague’s tax maps at Map 105, Lot 9, is kept forever wild. In order to accomplish this mandate, the Select Board shall convey a deed to a land trust or other preservation entity, or ensure that such restrictive covenants are placed on the property, in order to guarantee that the property shall be protected from development and shall be retained for open space and non-intensive public outdoor recreational uses. The Select Board or its designee shall have the authority to enter any agreements, execute any deeds or perform any other executive or administrative duties necessary to accomplish this mandate.
Motion: Moved by Karen Corson to accept Article 5 as written, seconded by Patricia Festino.

Motion: Moved by Maggie Vaughan to use written ballots to decide Article 5, seconded by John Ash.
Motion Passed Unanimous

Motion: Moved by Maggie Vaughan to call the question, seconded by Alan Malony.
Motion Passed Unanimous

Article 5: Failed Yes: 31 No: 125

FIREWORKS ORDINANCE ARTICLES

Article 6: Shall an ordinance entitled PROHIBITION OF SALE OR USE OF CONSUMER FIREWORKS identified in Exhibit A be enacted?

There was no Motion to accept Article 6, but the intent to do so was clear.

Motion: Moved by Maggie Vaughan to use written ballots to decide Article 6, seconded by David Hill.
Motion Failed

Motion: Moved by Polly Wentworth to call the question, seconded by Erika Neumann.
Motion Passed Unanimous

Article 6: Failed

Article 7: Contingent on the defeat of Article 6, shall an ordinance entitled CONSUMER FIREWORKS ORDINANCE and identified in Exhibit B be enacted?

Motion: Moved by Maggie Vaughan to accept Article 7 as written, seconded by John Ash.

Motion: Moved by John Rent to call the question, seconded by Maggie Vaughan.
Motion Passed

Article 7: Passed

Copies of the proposed ordinances are available at the Town Office and will be available at Town Meeting.

EDUCATION BUDGET ARTICLES

ARTICLE 8: THROUGH ARTICLE 18: AUTHORIZE EXPENDITURES IN EDUCATION COST CENTER CATEGORIES

Motion: Moved by Karen Corson and seconded by Jean-Louis Beaupre to bundle Article 8-Article 18.

Motion Passed

Article 8: Shall the Town Authorize the School Committee to expend $632,875 for Regular Instruction?

Article 9: Shall the Town Authorize the School Committee to expend $89,041 for Special Education?

Article 10: Shall the Town Authorize the School Committee to expend $0 for Career and Technical Ed?

Article 11: Shall the Town Authorize the School Committee to expend $0 for Other Instruction?

Article 12: Shall the Town Authorize the School Committee to expend $18,767 for Student and Staff Support?

Article 13: Shall the Town Authorize the School Committee to expend $73,617 for System Administration?

Article 14: Shall the Town Authorize the School Committee to expend $59,675 for School Administration?
Article 15: Shall the Town Authorize the School Committee to expend $105,544 for Transportation and Buses?

Article 16: Shall the Town Authorize the School Committee to expend $52,351 for Facilities Maintenance?

Article 17: Shall the Town Authorize the School Committee to expend $138,974 for Debt Service and Other Commitments?

Article 18: Shall the Town Authorize the School Committee to expend $145,221 for All Other Expenditures, Including School Lunch?

Articles 8-18 Passed Unanimous

ARTICLE 19: THROUGH ARTICLE 20: RAISE FUNDS FOR THE PROPOSED SCHOOL BUDGET

Article 19: Shall the Town appropriate $680,477.19 for the total cost of funding public education from Pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and shall the Town raise $608,080.48 as the Town’s contribution to the total cost of funding public education from Pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with Maine Revised Statutes, Title 20-A, section 15688?

Motion: Moved by David Hill, and seconded by John Ash to accept Article 19 as written.

Article 19: Passed All in Favor, save 1

Article 20: Shall the Town raise and appropriate $635,587.81 in additional local funds, which exceeds the State’s Essential Programs and Services funding model by $635,587.81 as required to fund the budget recommended by the School Committee?

Article 20 is required to be voted by written ballot.

The School Committee recommends $635,587.81 for additional local funds and gives the following reasons for exceeding the State’s Essential
Programs and Services funding model by $635,587.81. EPS does not fully support all the necessary costs of a Pre-kindergarten to grade 12 educational program, such as:

(1) Special Education costs; (2) ferry transportation and bus costs; (3) staff benefits, including health insurance, FICA, Medicare, unemployment benefits, and workers compensation.

There was no Motion to accept Article 20, but the intent to do so was clear.

Article 20: Passed

Yes: 66  No: 3

Article 21: SUMMARIZES THE PROPOSED SCHOOL BUDGET

Article 21: Shall the Town authorize the School Committee to expend $1,316,065 for the fiscal year beginning July 1, 2019 and ending June 30, 2020 from the Town’s contribution to the total cost of funding public education from Pre-kindergarten to grade 12 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?

Motion: Moved by Herb Maine, and seconded by John Ash to accept Article 21 as written.

Article 21: Passed  Unanimous

ADDITIONAL SCHOOL RELATED ARTICLES

Motion: Moved by Herb Maine, and seconded by Jean-Louis Beaupre to bundle Articles 22-25.

Motion Passed  Unanimous

Article 22: Shall the School Committee be authorized to accept and spend through the Chebeague Island School private enterprise checking account unanticipated gifts or donations of money in accordance with their policies in the best interests of the school system?

Article 23: Shall the Town vote to approve and authorize the Superintendent to sign the Tuition Contract Agreement between the Yarmouth School Committee and the Chebeague Island School Committee commencing on July 1, 2021 and
through June 30, 2031 found as Exhibit C attached to this Annual Town Meeting Warrant?

Copies of the proposed agreement are available at the Town Office and will be available at Town Meeting.

Article 24: Shall the Town authorize the School Committee to accept and expend any state, federal and other grants, aid and receipts during the fiscal year beginning July 1, 2019 and ending June 30, 2020 for school purposes provided that such grants, aid, and receipts do not require expenditure of local funds not previously appropriated?

Article 25: Shall the Town vote to appropriate the following Revenues, Balances Carried and Fund Transfers, to cover the expenditures appropriated in the previous articles with the remaining funding required to be raised by taxation.

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Undesignated Fund Balance</td>
<td>$ 40,000</td>
</tr>
<tr>
<td>General Purpose Aid</td>
<td>$ 72,397</td>
</tr>
<tr>
<td>School Lunch Sales</td>
<td>$  6,000</td>
</tr>
</tbody>
</table>

Articles 22-25 Passed

Unanimous

MUNICIPAL BUDGET ARTICLES

Article 26: To see what sum the Town will vote to raise and appropriate for Administration and Board of Selectmen Accounts (1300).

The Board recommends: $ 247,118

Motion: Mark Dyer moved to raise and appropriate $247,118, seconded by Deb Bowman.

Article 26 Passed

Unanimous

Article 27: To see what sum the Town will vote to raise and appropriate for the Assessor (1400).

The Board recommends: $ 13,450

Motion: Jean-Louis Beaupre moved to appropriate 13,450, seconded by Jay Corson.

Article 27: Passed

Unanimous
Article 28: To see what sum the Town will vote to raise and appropriate for Elections (1650).

The Board recommends: $2,500

Motion: Karen Corson moved to appropriate $2,500, seconded by Jean-Louis Beaupre.

Article 28: Passed Unanimous

Article 29: To see what sum the Town will vote to raise and appropriate for Planning. (1700).

The Board recommends: $6,000

Motion: Karen Corson moved to appropriate $6000, seconded by Jean-Louis Beaupre.

Article 29: Passed Unanimous

Article 30: To see what sum the Town will vote to raise and appropriate for Legal Services (1900).

The Board recommends: $7,000

Motion: Karen Corson moved to appropriate $7000, seconded by Jean-Louis Beaupre.

Article 30: Passed Unanimous

Article 31: To see what sum the Town will vote to raise and appropriate for Law Enforcement Services (2100).

The Board recommends: $42,756

Motion: Karen Corson moved to appropriate $42,576, seconded by Jean-Louis Beaupre.

Article 31: Passed All in Favor, save one
Article 32: To see what sum the Town will vote to raise and appropriate for the Fire and Rescue Department (2200).

The Board recommends: $104,650

Motion: Karen Corson moved to appropriate $104,650, seconded by Jean-Louis Beaulpre.

Article 32: Passed Unanimous

Article 33: To see what sum the Town will vote to raise and appropriate for Code Enforcement (2400).

The Board recommends: $26,460

Motion: Karen Corson moved to appropriate $26,460, seconded by Jean-Louis Beaulpre.

Article 33: Passed Unanimous

Article 34: To see what sum the Town will vote to raise and appropriate for the Harbormaster and Shellfish Warden account (2500).

The Board recommends: $29,755

Motion: Karen Corson moved to appropriate $29,755, seconded by Jean-Louis Beaulpre.

Article 34: Passed Unanimous

Article 35: To see what sum the Town will vote to raise and appropriate for Animal Control (2600).

The Board recommends: $5,250

Motion: Karen Corson moved to appropriate $5,250, seconded by Jean-Louis Beaulpre.

Article 35: Passed Unanimous
Article 36: To see what sum the Town will vote to raise and appropriate for Public Services (3100).

The Board recommends: $229,479

Motion: Karen Corson moved to appropriate $229,479, seconded by Jean-Louis Beaupre.

Article 36: Passed Unanimous

Article 37: To see what sum the Town will vote to raise and appropriate for Solid Waste (3200).

The Board recommends: $165,315

Motion: Karen Corson moved to appropriate $165,315, seconded by Jean-Louis Beaupre.

Article 37: Passed All in Favor, save one

Article 38: To see what sum the Town will vote to raise and appropriate for Cousins Island Dock Reserve Fund (4400).

The Board recommends: $20,427

Motion: Karen Corson moved to appropriate $20,427, seconded by Jean-Louis Beaupre.

Article 38: Passed Unanimous

Article 39: To see what sum the Town will raise and appropriate for Contributions (4600) and to authorize the Board of Selectmen to disburse the full amount.

Board of Selectmen recommends raising $124,500 and authorizing the Board of Selectmen to disburse the full amount according to this table:
<table>
<thead>
<tr>
<th>Contribution Disbursement</th>
<th>Proposed 18-19 To be Raised</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3150 Chebeague Island Library</td>
<td>25,000</td>
<td>Same as last year</td>
</tr>
<tr>
<td>3151 Chebeague Community Ctr.</td>
<td>34,500</td>
<td>Same as last year</td>
</tr>
<tr>
<td>3166 Island Council</td>
<td>7,000</td>
<td>Same as last year</td>
</tr>
<tr>
<td>3167 Chebeague Recreation Center</td>
<td>56,500</td>
<td>Same as last year</td>
</tr>
<tr>
<td>3169 Island Commons Res. Center</td>
<td>1,500</td>
<td>Same as last year</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>124,500</strong></td>
<td></td>
</tr>
</tbody>
</table>

Motion: Karen Corson moved to appropriate $124,500, seconded by Jean-Louis Beaupre.

Article 39: Passed Unanimous

Article 40: To see what sum the Town will vote to raise and appropriate for Chebeague Recreation Center – Kids Place (4600-3168), and authorize the Board of Selectmen to disburse the full amount upon execution of a Memorandum of Understanding to be drafted.

The Board recommends: $10,000

Motion: Karen Corson moved to appropriate $10,000, seconded by Jay Corson.

Motion: Moved by John-Louis Beaupre to appropriate $20,000, seconded by Jen Corson.

Motion: Moved by Erika Neumann to call the question and increase the amount to $20,000, seconded by Mark Dyer Motion Passed Unanimous

Motion: Bob Earnest moved to appropriate $20,000, seconded by Karen Corson.

Article 40: Passed All in Favor, save 5

Article 41: To see what sum the Town will vote to raise and appropriate for General Assistance (5810).
The Board recommends: $500

Motion: Karen Corson moved to appropriate $500, seconded by Jean-Louis Beaupre.

Article 41: Passed Unanimous

Article 42: To see what sum the Town will vote to raise and appropriate for Health Services (5910).

The Board recommends: $ 2,000

Motion: Karen Corson moved to appropriate $2,000, seconded by Jean-Louis Beaupre.

Article 42: Passed Unanimous

Article 43: To see what sum the Town will vote to raise and appropriate for the Cemetery (6200).

The Board recommends: $ 13,325

Motion: Karen Corson moved to appropriate $13,325, seconded by Jean-Louis Beaupre.

Article 43: Passed Unanimous

Article 44: To see what sum the Town will vote to raise and appropriate for Debt Service (6900).

The Board recommends: $ 388,249

Motion: Karen Corson moved to appropriate $388,249, seconded by Jean-Louis Beaupre.

Article 44: Passed Unanimous
Article 45: To see what sum the Town will vote to raise and appropriate for Benefits & Insurance (7500).

The Board recommends: $181,960

Motion: Karen Corson moved to appropriate $181,960, seconded by Jean-Louis Beaupre.

Article 45: Passed Unanimous

Article 46: To see what sum the Town will vote to raise and appropriate for Street Lights (8100).

The Board recommends: $20,191

Motion: Karen Corson moved to appropriate $20,191, seconded by Jean-Louis Beaupre.

Motion: Moved by Bob Earnest to call the question, seconded by Jean-Louis Beaupre.

Motion Passed Unanimous

Article 46: Passed All in Favor save 8

Article 47: To see what sum the Town will vote to raise, appropriate and authorize the Board of Selectmen to spend for unexpected expenses as they deem necessary for Contingency (8300).

The Board recommends: $14,000

Motion: Moved by Donna Damon to amend the amount to $16,000, seconded by Jean-Louis Beaupre.

Article 47: Passed as amended All in favor save 8

Article 48: To see what sum the Town will vote to raise and appropriate for Tax paid to Cumberland, 50% of Outer Islands Tax (8800).

The Board recommends: $48,045
Motion: Moved by Herb Maine to change the amount recommended to $46,500, seconded by Mark Dyer.

**Article 48:** Passed as amended  
Unanimous

Article 49: To see what sum the Town will vote to raise and appropriate for County Tax (8900).

The Board recommends: $149,526

**Motion:** Karen Corson moved to appropriate $149,526, seconded by Jean-Louis Beaupre.

**Article 49:** Passed  
Unanimous

Article 50: To see if the Town will authorize the Board of Selectmen, upon a majority vote of the Board of Selectmen, to exceed by no more than 10% annually, the amount authorized for each account approved in Article 26: through Article 49: above, so long as the overall amount spent for the sum total of those articles does not exceed the total appropriation approved for those articles.

**Motion:** Moved by Karen Corson, seconded by Jean-Louis Beaupre to accept Article 50 as written.

**Article 50:** Passed  
Unanimous

Article 51: To see what sum the Town will raise and appropriate for Capital Improvements (9000).

Board of Selectmen recommends raising $249,000.
<table>
<thead>
<tr>
<th>Capital Account</th>
<th>Approximate Current Balance</th>
<th>Proposed FY19 to be Raised</th>
<th>Estimated Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>9010 Dredging</td>
<td>83,515</td>
<td>17,000</td>
<td>100,515</td>
</tr>
<tr>
<td>9012 Fire Ponds</td>
<td>4,771</td>
<td>0</td>
<td>4,771</td>
</tr>
<tr>
<td>9015 Stone Wharf Reserve</td>
<td>301,292</td>
<td>0</td>
<td>301,292</td>
</tr>
<tr>
<td>9016 Barge Ramps</td>
<td>10,241</td>
<td>0</td>
<td>10,241</td>
</tr>
<tr>
<td>9020 Floats &amp; Gangways</td>
<td>32,289</td>
<td>0</td>
<td>32,289</td>
</tr>
<tr>
<td>9025 Fire Truck Reserve</td>
<td>54,255</td>
<td>0</td>
<td>54,255</td>
</tr>
<tr>
<td>9030 Facilities</td>
<td>5,082</td>
<td>0</td>
<td>5,082</td>
</tr>
<tr>
<td>9031 New Town Office</td>
<td>25,163</td>
<td>10,000</td>
<td>35,163</td>
</tr>
<tr>
<td>9032 Land Acquisition &amp; Development</td>
<td>5,447</td>
<td>5,000</td>
<td>10,447</td>
</tr>
<tr>
<td>9033 Solar Array Purchase</td>
<td>0</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>9035 Vehicle Reserve</td>
<td>2,005</td>
<td>2,000</td>
<td>4,005</td>
</tr>
<tr>
<td>9040 Grant Matching Funds</td>
<td>27,476</td>
<td>0</td>
<td>27,476</td>
</tr>
<tr>
<td>9045 Revaluation Reserve</td>
<td>9,380</td>
<td>5,000</td>
<td>14,380</td>
</tr>
<tr>
<td>9050 Paving</td>
<td>264,777</td>
<td>150,000</td>
<td>414,777</td>
</tr>
<tr>
<td>9055 Public Works Equipment</td>
<td>324</td>
<td>10,000</td>
<td>10,324</td>
</tr>
<tr>
<td>9057 Recycling Compactors</td>
<td>15,088</td>
<td>5,000</td>
<td>20,088</td>
</tr>
<tr>
<td>9058 Easements &amp; Drainage</td>
<td>29,166</td>
<td>35,000</td>
<td>64,166</td>
</tr>
<tr>
<td>9059 Cemetery Capital Reserve</td>
<td>6,174</td>
<td>0</td>
<td>6,174</td>
</tr>
<tr>
<td>9060 Harbormaster Vessel</td>
<td>10,289</td>
<td>0</td>
<td>10,289</td>
</tr>
<tr>
<td>9070 Coastal Access Fund</td>
<td>10,008</td>
<td>0</td>
<td>10,008</td>
</tr>
<tr>
<td>9192 Rescue Vehicles &amp; Equipment</td>
<td>121,735</td>
<td>0</td>
<td>121,735</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,018,477</strong></td>
<td><strong>249,000</strong></td>
<td><strong>1,267,477</strong></td>
</tr>
</tbody>
</table>

Motion: Karen Corson moved to appropriate $249,000, seconded by Jean-Louis Beaupre.

**Article 51: Passed Unanimous**

Article 52: To see if the Town will vote to clarify the purpose of the Facilities (9030) Reserve as available to renovate and make improvements to Town owned buildings to include the Town Garage, Sand Shed, Transfer Station and Public Safety Building.

Motion: Moved by Karen Corson, and seconded by Jean-Louis Beaupre to accept Article 52 as written.

**Article 52: Passed Unanimous**
MUNICIPAL REVENUE BUDGET

Article 53: To see if the Town will authorize the Board of Selectmen to appropriate all funds raised for the overlay to fund any tax abatements and interest for fiscal year 2019-2020.

Motion: Moved by Karen Corson, and seconded by Jean-Louis Beaupre to accept Article 53 as written.

Article 53: Passed Unanimous

Article 54: To see what sum the Town will authorize the Board of Selectmen to appropriate from the undesignated surplus funds to reduce the tax burden for fiscal year 2019-2020.

Board of Selectmen recommends: $ 150,000

Motion: Moved by Karen Corson, and seconded by Jean-Louis Beaupre to accept Article 54 as written.

Article 54: Passed Unanimous

Article 55: To see what sum the Town will vote to take from receipts, sources and designations, to apply against fiscal year 2019-2020 appropriations, and to accept any such funds from the State of Maine and the US Government as provided by the State Legislature or Federal Government for the fiscal year 2019-2020.

Board of Selectmen recommend: $ 444,465.

118,397 Article 25 176,068 as shown in the chart on page 16
150,000 Article 54

Motion: Moved by Karen Corson, and seconded by Jean-Louis Beaupre to accept Article 55 as written.

Article 55: Passed Unanimous
OTHER MUNICIPAL ARTICLES

Article 56: To see if the Town will authorize the Board of Selectmen to accept and expend gifts provided that such gifts do not require expenditure of local funds not previously appropriated.

Article 57: To see if the Town will authorize the Board of Selectmen to submit grant proposals to other governmental entities or private, non-profit foundations for funding of general administration or project-specific expenditures, to accept such grants, and to expend them for their required purpose.

Article 58: To see if the Town will vote to authorize the municipal officers to make final determinations regarding the closing or opening of roads to winter maintenance pursuant to 23 M.R.S.A § 2953.

Article 59: To see if the Town will vote to set the date(s) that fiscal year 2019-2020 Real Estate Taxes are due as September 30, 2019 and March 31, 2020 and to charge interest at the rate of 8.0% per annum for fiscal year 2019-2020 Real Estate Property taxes paid after those dates.

Article 60: To see if the Town will vote to set the interest rates to be paid by the town on abated and overpaid taxes pursuant to 36 M.R.S.A. § 506-A at 4.0%.

Motion: Moved by David Hill, and seconded by Beverly Johnson to bundle Articles 56-62.
Motion Passed

Unanimous

Article 61: To see if the Town will vote to authorize the tax collector or treasurer to accept, without interest, prepayments of taxes not yet committed pursuant to 36 M.R.S.A § 506.

Article 62: To see if the town will vote to authorize the Board of Selectmen to dispose of town-owned assets (excluding land) with a value of $10,000 or less, under such terms and conditions as they deem advisable.

Motion: Moved by Karen Corson, seconded by Jean-Louis Beaupre to accept Articles 56-62 as written.

Articles 56-62: Passed

Unanimous

Article 63: To see if the Town will conduct a candidates forum here and now to allow the voters to hear statements from candidates (if they wish to make a statement) for the office of selectmen and school committee (both candidates whose names appear on the ballot as well as those interested in being write-in candidates). Each statement is limited to 3 minutes.

Motion: Moved by Jean-Louis Beaupre, seconded by Herb Maine to accept Article 63 as written.

Article 63: Passed

All in Favor, save one

Article 64: To adjourn the Annual Town Meeting until June 11, 2019 8:00 AM so that secret ballot votes for local elections (Article 2) may be held at the Chebeague Island Hall Community Center, 247 South Road, and then after the closing of the poll at 8:00 PM and the announcement of the results by the moderator, to adjourn the Town Meeting.

Motion: Moved by Aaron Rugh to adjourn the meeting at 1:10PM, seconded by Suzanne Rugh.

Article 64: Passed

Unanimous

These minutes respectfully submitted by Christine Auffant, Deputy Town Clerk

Christine A. Auffant
Deputy Town Clerk
Chebeague Island, ME

6/18/19
2.b. THE CHEBEAGUE ECONOMY

The greatest strength that Chebeague has in attracting and keeping residents is its quality of life — the beauty of the island and its sense of community. There is a certain amount of inconvenience that comes with living on an unconnected island, especially with children in school on the mainland. People make their own decisions about the balance between the advantages and the inconvenience that they can live with. Reducing the inconvenience would encourage people to come and to stay. On the other hand, the cost of living — for housing, transportation, energy and services — is not just a “hassle” but a real limiting factor to people’s ability to live on the island.

The majority of working people who live on the island also work on the island or its waters. So income for living here comes from jobs here. If the year-round, working community is to survive there has to be a better fit between the money earned on the island and the cost of living here.

This is a difficult problem to solve, and one that the Town has little leverage over. Most decisions about economic activity are made by individuals and businesses. The Town can only attempt to make the “economic environment” a bit “friendlier” for jobs, especially those that have good pay and benefits. There are two ways it can do this:

- One is to try to make sure that Town policies and regulations do not create unnecessary barriers to the creation of businesses and jobs.
- The other is to actively promote economic development of some kinds.

The latter strategy generally takes more time and money to do than the former. Given that the Town of Chebeague Island has limited staff capacity and a constrained budget, the people who attended the public meeting on the economy, and the Planning Committee both felt that it does not make sense to recommend putting considerable time and energy into traditional economic development studies and policies, such as creating a loan fund or making subsidies available to businesses, at least at this point. The one exception to this would be trying to encourage the improvement of internet and cellphone service on the island since they have become essential to economic activity.

In general, however, it may make more sense for the Town to focus on trying to reduce the cost of living on Chebeague to make living on the island more competitive with living on the mainland. This is dealt with later in this section. It is also important for the Town to make sure that its policies and regulations do not discourage businesses to be created on Chebeague

Goals and Recommendations

The Goal is: ASSISTANCE TO BUSINESSES WITHIN THE NORMAL SCOPE OF TOWN ACTIVITIES.

Recommendation: Provide infrastructure that would help significant sectors of the existing economy such as fishing, clamming, construction and local services.
The Goal is: ENCOURAGEMENT OF NEW BUSINESSES AND THE SURVIVAL OF EXISTING ONES, INCLUDING AGRICULTURE AND FORESTRY, BY CONSIDERING THE IMPACT OF THE TOWN’S VARIOUS REGULATIONS.

Recommendation: Revise zoning provisions on businesses, agriculture, animals and timber harvesting and other relevant provisions to remove barriers to these economic activities.

The Goal is: FAST AND RELIABLE HIGH SPEED COMMUNICATIONS

The Town should work with vendors, including chebeague.net, to make major improvements to internet and cellphone service on the island.

The Goal is: INCREASED FARMING AND FORESTRY

Recommendation: Shape Town policies so that they encourage commercial agriculture and forestry including allowing for the infrastructure they require.

Recommendation: Explore in more depth the financial viability of combining forestry, animal husbandry and crops that might revive farming on Great Chebeague.

Recommendation: Identify areas of the island where farming and/or forestry could be encouraged, as distinct from areas that should be kept in open space for other purposes, or which should be open to development.

Recommendation: Explore ways to encourage landowners who are interested in forestry to organize for collective action. Encourage having an overall study of the value and condition of Chebeague’s forests.

Recommendation: Encourage landowners to enroll in the State Tree Growth Program with a management plan for the economic use of trees which the Town will actively enforce.

Recommendation: Encourage farmers who qualify to enroll in the State Farmland Preservation Program.

Recommendation: Work with the Chebeague and Cumberland Land Trust to acquire property, easements or development rights to land that could be used for farming or forestry and to include these uses in the easement.

Recommendation: The Town should explore sourcing food and forest resources locally on Chebeague as an economic development strategy.

Discussion
Economic activity within a community is usually divided into “export” activities that bring money into the community “from the outside” and “service” activities that circulate money
within the community. Unconnected islands are different from mainland economic communities
in being physically isolated from the mainland, in having clearly defined boundaries and in
having a limited population base. In the world of unconnected islands Chebeague is medium-
sized. It is also located conveniently close to Maine’s major metropolitan area as are Long and
Peaks.

In the Portland Metropolitan area, however, it is comparatively isolated; more so than Peaks,
though less than Long. It is more cumbersome and more expensive to get to than mainland
towns like Cumberland or South Windham that are the same geographical distance from
Portland.¹

By and large export “industries” are less limited by the constraint of the small population on
Chebeague. Lobstercatchers or a business like Miller Designs are not limited in what they can
sell to the island population since they primarily sell to buyers on the mainland or including other
states and other countries.

On the other side, local service providers are generally limited to what they can sell to people on
the island. A winter population of 333 is not large enough to sustain many of the businesses and
non-profits on Chebeague. However, the increase of population to about 1,700 in the summer is
sufficient. A larger year-round population might stimulate additional businesses, but in the
visioning survey this was only mentioned by a handful of people as a policy option.

Table 1 shows estimated employment on the island by industry sector. These sectors are not
mutually exclusive. For example, education and health are both professional fields but are listed
under these categories rather than “professional/scientific”. The numbers were compiled on the
island and are not from the census. The census data on employment by industry is based on the
information from the 1 in 6 people who get the long form. This is too small a sample to be able
to generalize to the total island population. The table also includes a number of people who live
on the mainland but do most or all of their work on Chebeague as do some fishermen and
contractors.

The Chebeague Economy in 2008
On Chebeague the major export “industries” are fishing and summer visitors (including the
construction, gift shopping, meals, lodging, services like the boatyard, and recreational activities
like golf that are consumed by summer them). These industries use Chebeague’s natural
resources as their inputs: natural beauty and marine resources. Both vacationing and fishing are
largely seasonal.

In addition, one of the primary strategies for making a living on Chebeague where many jobs are
seasonal, is to work at several jobs. Six people on the Zone F lobstering list are also on the list
of homebuilders on Chebeague, for example. So by counting jobs, the table double counts people
with more than one job.

¹ The distance is about 6 miles. A 20 minute door-to-door drive from Portland to Cumberland is equivalent to an
hour’s trip to Chebeague, which also involves 2-3 changes of “transportation mode (car to boat for example), and an
additional cost beyond the cost of driving of $5.25 for parking and ferry fare.
Table 1: Employment by Sector, 2008\(^5\)

<table>
<thead>
<tr>
<th>Sector</th>
<th>People who live &amp; work on Chebeague</th>
<th>People who live on Chebeague &amp; work on the mainland</th>
<th>People who work on Chebeague and live on the mainland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture &amp; forestry</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fishing</td>
<td>70</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Quarrying</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>14</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales</td>
<td>7</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>13(^6)</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
<td>7</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Information</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finance &amp; Insurance</td>
<td>0</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Real Estate</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical</td>
<td>3</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>7</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Health</td>
<td>6</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Food &amp; Accommodation</td>
<td>16</td>
<td></td>
<td>18(^7)</td>
</tr>
<tr>
<td>Management of companies</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Arts</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other service (cleaning, car repairs, gasoline, propane etc.)</td>
<td>12</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Public service</td>
<td>10</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Totals</td>
<td>189</td>
<td>34</td>
<td>47</td>
</tr>
</tbody>
</table>

**Island Export Industries**

**Fishing**

Fishing is obviously the most common occupation, and as an export industry, is a major contributor to the island economy.

\(^5\) Many of the jobs on the island are part-time and/or seasonal, while jobs on the mainland are more likely to be full-time year-round.

\(^6\) CTC has an additional 11 employees who do not live on Chebeague and who work on the mainland.

\(^7\) 11 of these live during the summer in Chebeague Inn facilities on the island.
State-wide the lobster fishery boomed starting in about 1990 as ground-fishing and other kinds of fishing declined, and no limit was set on the number of traps a lobsterman could have. In 1973 the number of fishermen in Maine with a majority of their income from lobstering was 2,500. By 1998 it was 5,500. The lobster catch increased from about 28 million pounds worth about $112 million in 1990 to the peak of about 93 million pounds in 2010 with a value of $308 million.

Throughout this period of change, Chebeague reflected the state-wide pattern. The number of lobster licenses issued to Chebeaguers increased steadily from 49 in 1990 to 63 in 1996. In 2000 Chebeague had 54 licenses and 45 lobster boats, fishing an estimated 35,000 traps.

The dramatic increase in lobster landings was not only due to an increase in the number of lobster catchers. Changes in technology also encouraged more intense fishing effort. Larger, faster boats with more electronic gear including GPS and more allowed lobstermen to increase the number of traps they fished and to shift traps from place to place more easily to take advantages of changes in migration patterns. The size of traps also increased from one-parlor to two. These changes in technology made lobstering more capital intensive and harder for young fishermen to enter because of the cost.

On Chebeague the number of the largest lobster boats with more than one crew member grew in use during the 1990’s from 1 in 1990-91 to 10 in 1995-96. These boats allow lobstermen to follow the migrating lobsters out further to sea in the winter. Perhaps because they also involve higher costs of operation, the number declined gradually to 5 in 2007-08.

The rise in the numbers of lobstermen and the number of traps through the 1980s and 90s, increased the pressure on the lobster resource. In 1995 the State adopted a limit of 1200 traps per lobsterman, which may have actually encouraged more widespread adoption of the “more efficient” technologies, since the law did not limit the number of people who could get lobstering licenses. The State did, however, divide the coast of Maine into seven lobster “zones” in which fishermen would play an active role in the management of the resource.

Chebeague is in District 3 of Zone F and it has a representative on the Zone F Council elected by the lobstermen on. Communities such as Harpswell, with more fishermen, have several representatives. In Zone F the total number of traps per license was reduced to 800 by the year 2000.

Local councils including the one in Zone F have also reacted to the boom growth by adopting stringent requirements for entry into the fishery, allowing only one new lobster license for every 4,000 trap tags retired. People who want to become licensed lobstercatchers must serve an apprenticeship as a sternman. It may take as long as 10 years to get a license, and when they get one, initially they can only have 300 trap tags. Given the capital costs of going into lobstering, this number of traps may be enough traps to support a family down east, but it is not enough in Casco Bay.

On Chebeague this restriction in the issuance of licenses, combined with the gradual aging of the large cohort of lobstermen from 2000 have reduced the number of lobstermen, and particularly
those younger than 50, significantly. In 2010 there were only 34 lobster licenses issued, 22 fewer than in 2000. Nine of these 22 people no longer lobstering from Chebeague, still live on the island but have retired or given up lobstering. Three died. But ten others moved off the island including seven who gave up lobstering as well. Only two new people on Chebeague became license-holders between 2000 and 2010, and one of them was among the ten people who later left the island.

The lack of recruitment of young lobsters catchers means that in 2010 only 8 (26 percent) of the license holders were under the age of 50 compared with 35 (67 percent) of the license holders in 2000. Many of the baby-boom lobstersmen are likely to think of retiring within the coming ten years, and without further recruitment of younger fishermen, the number of lobsters catchers will decline dramatically. This shows the impact on Chebeague’s major industry of the decline in young people on the island described in the chapter on Population.

So why does Table 1 still show 70-75 island people involved in fishing? Of the 34 licenses, 27 were licenses for a boat with a sternman, and 5 other boats that fish in deeper waters have two additional crew. Most of the crew members live on Chebeague during the summer and some, year-round.

Lobster Landings
There is no source of data on lobster landings for the whole town. However we do have information from 2004 to 2007 for Dropping Springs Lobsters, LLC. This “coop” includes 18 of Chebeague’s lobsters catchers. They have a float near the Boatyard (at Dropping Springs) where they buy lobsters. Non members can sell to the coop, and in 2007 18,400 pounds were sold by non members. Members of the coop landed a yearly average of 326,330 pounds of lobsters between 2005 and 2007, worth an average of $1,389,300 per year. Of this gross, about 73 percent went to expenses, particularly bait, for a net of $375,111. Dropping Springs has one full-time employee during the season with several part-time helpers. Though one of the major expenses for the lobstersmen is bait, not all the money spent on bait is lost to Chebeague. Dropping Springs Lobsters, LLC has spun off a bait business that also sells both to members and non-members. It employs a manager throughout the year and two to three part-time workers in the summer.

Chebeague’s lobster industry was hard-hit by the economic crash of 2008. This experience prompted the lobstersmen to work on strategies for gaining more control over the marketing of, and adding more value to the price of their product. They have established the Calendar Islands Maine Lobster Company to process, brand and directly sell their product. This represents a significant change in the financing of the fishery. Chebeague lobsters catchers are all individual entrepreneurs. The processing and marketing company, however, requires investment not only from the lobstersmen, but from outside investors as well.

This new business seems to be taking off successfully. It is not the role of this Comprehensive Plan to recommend what Calendar Islands should do, but it can recommend that the Town, island voluntary associations, and the Island Institute which has also been involved, support these

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8 This information on the current lobstersmen was provided by Jeff Putnam.
efforts whenever possible. It might also provide a model for cooperative efforts among small entrepreneurs in other areas of the Chebeague economy.

Another opportunity is also opening for more local control of the lobstering industry. Until this year, the state did the reallocation of lobster licenses which meant that if three lobstermen on Chebeague were to retire their licenses, the young lobstercatcher allowed to get a new license might not be from Chebeague.

However, the 2009 Legislature passed a law that allows islands to opt for a new, island-specific waiting list and reallocation process. If 10 percent of the lobster-license holders on an unconnected island petition the DMR Commissioner, and two thirds of its license holders vote in support, the Commissioner can set up a limited entry, island-specific zone. The vote would also suggest the number of licenses required on the island. The Commissioner can accept or reject that number based on consultation with the lobster management zone council for that area. Such a system could help keep young or potential lobstermen on the island or attract new ones. The Chebeague lobstermen have begun the process of petitioning DMR to create a Chebeague zone.

So lobstering is one of the Town’s two major “export industries”. More than that, however, the lobstercatchers define much of the way of life and identity of the Island. Dropping Springs and Calendar Islands lobster companies are the latest effort to work together to increase the profit from lobstering. The possible reduction of entry of young lobstercatchers has been seen not just a problem for the current lobstermen, but as a problem for the whole community.

Clamming
Clamming is no longer a major direct contributor to the Chebeague economy. It currently provides income to some fishermen, and now that there is very little scalloping in the winter, if additional licenses were available, it might play a larger role, particularly if the general economy is in recession. Clamming is also one element in the Town’s vacation economy.

Summer Residents and Visitors
Since the first “recreators” began to come to Chebeague in the 19th century, vacationers have been a changing and significant part of the island’s export economy. It is also a seasonal “industry”. It is also one that can fluctuate from year to year, though having many “summer natives” whose families have been coming to the island for generations, moderates this problem.

Food and accommodations which is substantially an “export” industry employed 34 people in 2008. The pattern of ups and downs in this sector shows the impact on island employment. The Chebeague Inn has recently had several changes of ownership. In the past, as the table indicates, it generally hired as many as 14 year-round and summer residents, and used more than a dozen island suppliers of goods and services. But these jobs cannot be counted on. The Inn was closed altogether for the summer of 2007, and the most recent management has hired few islanders. In addition, in 2008 both bed and breakfast inns on the island closed. The Orchard Inn reopened under new management for the summer of 2009 but closed again.
The Boatyard serves both fishers and vacationers in different ways year-round. It is in the process of rebuilding and has added a building that includes a new year-round gift shop and the Post Office.

Retail sales and jobs also are also more numerous in the summer. The pattern of several small cateries and gift shops has been stable for many years, though their ownership and location on the island changes. The major retailer on the island is Doughty's Market which is open all year round but does much more business in the summer.

Construction is also substantially an export industry. The construction of summer houses between 1998 and 2008 continued to grow, reaching 3.9 houses per year which translates to a growth in the summer population of about 15 percent. Indeed, so many houses were being built (5.5 per year including year-round houses) that many people hired builders from the mainland.

The primary economic advantage of the summer residents and visitors is they bring a lot income into the island economy, not just for obvious things like gifts and meals, but also to support island non-profits with both volunteers and money.

The economic problems associated with this area of the economy are that jobs are often seasonal and some do not pay very well. Since there are not a similar number of winter-only jobs, people who can find jobs in the summer may not be able to put together a reasonable year-round income.

While the basis of Chebeague’s summer economy is vacationers who own homes on the island and there is a feeling that “day-tourists” should not be encouraged, the real issue here is “what kind of day-tourism?” Low impact visits like the people who come out to walk, bike or play golf, who come to a program at the Historical Society, or who enjoy themselves on the Town’s waters may be quite different from the loud-voiced tourists in Hawaiian shirts of people’s fears.

Retirees
Retirees are also in a way, an export “industry”. Even life-long island residents bring in income from Social Security. People who move to the island in retirement often bring pension or other income as well, most of which comes “from away”. Some retirees are snowbirds who go south or simply to the mainland in the winter, but many live on the island year-round.

The services that particularly serve the elderly on the island are provided by non-profits such as the Island Commons which are dealt with in the chapter on the Cost of Living. Retirees often volunteer for the non-profits as well, creating a universe of work parallel to the regular economy.

Manufacturing
There is a small amount of hand manufacturing of craft goods such as jewelry, wooden objects, and boats, much of which is sold off the island. These rely somewhat but not completely on raw materials that have to be brought from the mainland. Other inputs that could be grown locally and used in small-scale manufacturing would include wool and food products grown on Chebeague and processed here. It is a short step from crafts to arts – painting, sculpture and literature, for example, that would not require a lot of imported materials. Selling local products
on the internet and shipping them from Chebeague would require bringing in shipping materials, so smaller would be better, though if the value added to the initial inputs is substantial, the cost of imported inputs might be less an issue than the hassle of getting things to the island.

_Agriculture and Forestry_

The Town of Chebeague Island has only one commercial farm and one commercial timber harvesting business now, so farming and forestry are a very small part of the present economy. On the other hand, having more farming and forestry on the island would accomplish two important goals in this plan: creating jobs and preserving the island’s rural character. It could also be an additional export industry. Reviving agriculture and timber harvesting may be a long shot for Chebeague, but they could work together to help keep the island community sustainable in human and environmental terms.

A more detailed discussion of how the combination of forestry and farming might work to create jobs and income is found at the end of this chapter.

Jobs on the Mainland

The income people earn on the mainland comes back to Chebeague, and commuters probably spend a similar proportion of their income on the island as people who work on the island do. Typically, jobs on the mainland are full-time and year-round, so they provide a more stable source of income than many island jobs do.

CTC sells commuter ticket books which primarily are bought by people working on the mainland. The number of commuter books sold has declined very gradually from 35 in 2000 to 26 in 2008. In Table 1, 34 jobs are shown as work on the mainland.

There are also several telecommuters on the island. Many respondents on the survey suggested that this would be a particularly appropriate growth area for jobs on the island. But the current examples suggest that people who already have jobs that use the internet extensively may then be able to live on the island, but there may not yet be a significant number of employers looking for new employees who work from home. In addition, Chebeague’s internet service, while “high speed” is not sufficient

Service Industries

Service businesses typically do not bring in money from outside of the community but provide services needed by island residents, circulating money within the community. This is the case of “taking in each other’s laundry.” The section on summer residents and visitors has indicated that this is not a clear-cut line in a place like Chebeague, since the income from summer people allows for the survival of service businesses that probably couldn’t survive on the demand of 333 year-round residents alone.

Even so, businesses that operate year-round are the base of Chebeague’s service economy: groceries, heating/cooking fuel (including wood which is the only one produced locally), gasoline, taxi service, car repair, island delivery, internet, housing construction, landscaping and lawn/tree work. In recent years the creation of non-profits like the Library, the Commons and the Rec as well as the creation of the Town government have generated a variety of new year-
round service jobs. While the Post Office, the Town and the Island School always employed some island people, they now employ more, and are more conscious about doing so.

Of course, to the extent that the island depends on bringing workers from the mainland to provide goods and services out here, we are also losing income. Some fairly basic services such as car repair and furnace maintenance depend in whole or in part on people who come out to the island. They are shown in Table 1. Many other workers are brought out to do specific jobs such as construction, either for a period of days or months; while some come out, sometimes to provide services to several clients for just a single day. These latter services range from septic system pumping to piano tuning.

Ownership of Businesses and Employment
Chebeague’s economy has many small entrepreneurs and organizations and two larger companies, one local and the other not. It has a number of incorporated businesses, including non-profits, and self-employed people – the mix of the two is difficult to pin down. The Census says that in 2000 Chebeague had 74 self-employed workers in their own businesses compared with 77 wage and salary workers and 25 government workers. As indicated above, these extrapolations from the long form are probably not very accurate, but this gives some idea of the nature of the employment. Fishermen are largely self-employed. Most of the island contractors work alone or with a single helper. By contrast, in Cumberland County as a whole only 15 percent of workers are self-employed.

Looking at incorporated business, the 2006 ZIP Code Business Patterns indicated that ZIP 04017 had 17 establishments with 62 employees. This listing does not include self-employed people. At the large end of the incorporated businesses are the CTC with 25 year-round employees (12 full-time) and operating expenses of $977,000; and the Chebeague Inn with 30 full and part-time summer, and two year-round employees. The former is owned by stockholders, mostly on Chebeague. The latter is owned by a family from the mainland.

Chebeague’s Role in the Portland Metropolitan Economy
Chebeague has always been part of the Portland metropolitan area even when that economy was much smaller than it is now. However, since the 1960s, as the metro area has grown in population and area, and ferry routes on Casco Bay have changed, Chebeague’s focus has shifted away from downtown Portland, particularly to the suburban areas to the north – Falmouth, Cumberland, of which Chebeague was a part until 2007, and Yarmouth.

Being close to Portland and other parts of the metro area is clearly an advantage to Chebeague. Frequent moderately convenient ferry service to a metropolitan center for work, entertainment and services attracts residents. Among all the 14 unattached islands in Maine, total ferry trips per person in 2005 were highest for Peaks, Long and Chebeague because of this. This is also probably why Chebeague has the largest proportion of elderly people of any of the islands except Great Cranberry. Retired people do not have to make the daily commute to the mainland, but they can easily go when they want or need to.
Chebeague also contributes to the Portland area. The Island Institute’s study of the cumulative economic impact on Cumberland County of all of the year-round Casco Bay Islands estimates that
the approximately 2,200 households who reside on the islands for some or all of the year account for approximately $64 million in consumer spending. That is one measure [of

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2000 jobs</th>
<th>Manufacturing</th>
<th>Residual</th>
<th>Trade</th>
<th>Services</th>
<th>Total</th>
<th>Net change</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunswick</td>
<td>16,816</td>
<td>650</td>
<td>1,068</td>
<td>3,776</td>
<td>13,784</td>
<td>19,280</td>
<td>2,464</td>
<td>15%</td>
</tr>
<tr>
<td>Cape Elizabeth</td>
<td>1,987</td>
<td>57</td>
<td>183</td>
<td>256</td>
<td>1,621</td>
<td>2,117</td>
<td>130</td>
<td>7%</td>
</tr>
<tr>
<td>Cumberland</td>
<td>1,603</td>
<td>48</td>
<td>313</td>
<td>137</td>
<td>1,564</td>
<td>2,061</td>
<td>459</td>
<td>29%</td>
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<tr>
<td>Falmouth</td>
<td>6,013</td>
<td>197</td>
<td>1,137</td>
<td>1,243</td>
<td>4,764</td>
<td>7,341</td>
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<td>Freeport</td>
<td>8,554</td>
<td>316</td>
<td>479</td>
<td>6,048</td>
<td>3,858</td>
<td>10,701</td>
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<td>25%</td>
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<td>Gorham</td>
<td>5,756</td>
<td>569</td>
<td>1,190</td>
<td>810</td>
<td>4,072</td>
<td>6,641</td>
<td>885</td>
<td>15%</td>
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<tr>
<td>Gray</td>
<td>2,667</td>
<td>151</td>
<td>734</td>
<td>713</td>
<td>1,427</td>
<td>3,025</td>
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<td>New Gloucester</td>
<td>866</td>
<td>71</td>
<td>258</td>
<td>123</td>
<td>1,422</td>
<td>1,875</td>
<td>1,008</td>
<td>116%</td>
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<tr>
<td>North Yarmouth</td>
<td>523</td>
<td>18</td>
<td>223</td>
<td>31</td>
<td>303</td>
<td>575</td>
<td>52</td>
<td>10%</td>
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<tr>
<td>Portland</td>
<td>94,916</td>
<td>3,612</td>
<td>16,324</td>
<td>12,102</td>
<td>77,624</td>
<td>109,662</td>
<td>14,745</td>
<td>16%</td>
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<tr>
<td>Pownal</td>
<td>181</td>
<td>16</td>
<td>54</td>
<td>24</td>
<td>124</td>
<td>217</td>
<td>37</td>
<td>20%</td>
</tr>
<tr>
<td>Raymond</td>
<td>1,383</td>
<td>401</td>
<td>121</td>
<td>187</td>
<td>890</td>
<td>1,599</td>
<td>216</td>
<td>16%</td>
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<tr>
<td>Scarborough</td>
<td>13,594</td>
<td>670</td>
<td>3,474</td>
<td>3,647</td>
<td>10,339</td>
<td>18,130</td>
<td>4,536</td>
<td>33%</td>
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<td>South Portland</td>
<td>30,137</td>
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<td>4,103</td>
<td>8,899</td>
<td>21,091</td>
<td>36,380</td>
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<td>430</td>
<td>461</td>
<td>1,637</td>
<td>2,794</td>
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<td>14,827</td>
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<td>801</td>
<td>2,122</td>
<td>4,741</td>
<td>7,948</td>
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<td>431</td>
<td>1,121</td>
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<td>5,236</td>
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<td>618</td>
<td>982</td>
<td>1,484</td>
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<tr>
<td>Cumberland County</td>
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<td>36,287</td>
<td>45,313</td>
<td>163,751</td>
<td>198,290</td>
<td>39,537</td>
<td>18%</td>
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</tbody>
</table>

Source: University of Southern Maine's Center for Business & Economic Research and Greater Portland Council of Governments

the size of the islands’ economies.] The approximately 180 enterprises – businesses, non-profit entities and government agencies – that operate on and around the islands employ nearly 800 people and generate “sales of nearly $70 million. [An estimate of the direct and indirect impacts of this economic activity indicates] that the total economic impact on the Greater Portland economy from the island economy amounts to $116
million in business sales, supporting over 1,650 jobs earning total income of just over $50 million. These figures indicate a sales multiplier for island economic activity of 1.6, an employment multiplier of 1.4 and an income multiplier of 1.5.²⁹

This report did not explore economic differences among the islands. It emphasizes the seasonal nature of the islands’ populations and spending patterns. About 36 percent of the estimated $64 million spent by island households in the County in 2007 was spent in the July-September quarter. The major employers for all the islands are fishing (employment of 110 people) and construction (employment of 125 people).

Though Portland is the state’s major city, farming, forestry, fishing and tourism are all still important sectors in the Cumberland County economy and these sectors have continued to grow, though not as much as growth in retail and service jobs. One of GPCOG’s goals is to support working farms, forests and waterfronts. Moreover, the agriculture, forestry and marine/aquaculture sectors are seen as future technology-based economic clusters in which geographically concentrated knowledge, innovation and entrepreneurship drive the development of new business forms that are environmentally sound and sustainable. If Chebeague chooses to focus on making continued use of its natural resources it may be able to take advantage of County services such as its revolving loan fund and Micro-Enterprise Centers intended to strengthen new and expanding micro-enterprises (businesses with fewer than 5 employees).

Finally, GPCOG’s regional job forecast for 2025 indicates that Chebeague would be in a favorable position to take advantage of future job growth on the mainland. This forecast was done before the 2008 recession began and before Chebeague became a Town, but it still may be useful in thinking about trends that might affect Chebeague.

The major one is that the projection estimates that when the economy grows again, there will be fairly substantial growth in jobs in the Portland-North area. Falmouth, Cumberland and Yarmouth are expected to see growth particularly in service jobs, while, as one might expect, Freeport may have more growth in the trade sector.

In the normal course of its business, and as it works on the high cost of living on the island, the Town can help the economy develop even though it does not have the capacity to mount a major economic development effort. The Comprehensive Planning Committee, however, makes one exception to this general approach. The Town should work actively to improve its telecommunications. In this fast-changing field, that has become central to much economic activity, the Town should not allow itself to fall further behind. Having good internet and cellphone service could help to alleviate a number of the weaknesses of Chebeague’s economy without physically connecting it to the mainland.

Agriculture and Forestry?
The islands that make up the Town of Chebeague Island had many active farms in the 19th century, two of which lasted into the 1960s. Great Chebeague, in particular, has good soils, with large areas classified as “farmland of state-wide importance”. But essentially both farming and

forestry have declined over the 20th century to almost nothing. Most, but not all, former farm fields have grown up in woods and houses.

Even so, even Great Chebeague, the most developed of the islands, still feels rural, and residents said in the planning survey that they wanted to maintain this rural character. So it seems reasonable to try to encourage a revival of farming and forestry as forms of economic development that may be well-suited to the island.

There is a lot of interest nationally in small farms now. It goes with the growing interest in eating seasonally and locally. It would certainly be possible to grow vegetables and fruits on plots of one to ten acres. Vegetables grown outdoors and in greenhouses, cows, sheep, goats, chickens, turkeys, orchards of apples and peaches, small fruits like raspberries, blueberries, strawberries and maybe cranberry bogs would all be feasible crops. These could easily be sold on the island, but with Portland a short boat trip away, growing for restaurants and farmers markets could create a new export industry.

The benefits of farming and forestry could include employment and income, the availability of local food and energy sources, and reduced shipping costs for food and fuels. Farming and forestry could provide mechanisms for fire control—firebreaks, fire ponds and the addition of equipment that could be used for fighting fires. They would provide more open space and wider views and could encourage clustered neighborhoods, with buffers and windbreaks. They could also encourage soil enrichment and a more varied, healthier flora and fauna.

Suitability of the Land for Farming
Because of the moderating effect of the Bay’s waters, Chebeague is two growing zones warmer than areas at the same latitude but inland. This means that the growing season is longer. Fields with a southern exposure also get stronger light. It is now also becoming more common to grow crops in hoop houses that can go through the winter.

The fairly general information in Map 3 about Chebeague’s soils indicates that there is good farmland on the island though not all of it could easily be used. This is unusual for a Casco Bay island. Most of the others have very sparse soil.

Map 2 does indicate that the island has a great deal of hydric soil which would normally be considered too wet to farm. But there still is a lot of non-hydric soil on the island is along the spine in the middle of the island between North and South Roads that is “farmland of state-wide importance. This area in the middle of the island is also somewhat less developed and still has sizeable parcels by Chebeague standards. This suggests that this area could be farmed. It has been designated as “rural” in the future land use plan which would encourage it to be used for farming.

Barriers to Farming
Two basic factors have contributed to the loss of farm and forest land, and neither one is likely to be changed. The first is the subdivision of the land into many small parcels which makes modern “industrial” farming impossible. The second is the zoning of all land for 1.5 acre residential/commercial lots, something this Plan recommends should continue.
Map 2: Hydric Soils on Great Chebeague
Map 3: Soil Suitability for Agriculture
Chebeague does have some land that was farmed in the past which is still open. These areas also have suitable soils for farming. However they demonstrate several other difficulties in reviving farming on Chebeague. The first is that since land on the island has come to have value largely for housing, it is very expensive for growing crops or pasturing animals. Moreover, these open fields belong to individuals and organizations like the Land Trust who are not farmers.

However, as the land cover map (Map 1) shows, that most of the island, and especially the central area where there are good soils and less existing development, is covered with trees. Two sizeable fields in this area with land of statewide importance have recently been cleared for farming – the Bisharat field and Second Wind Farm/Durgin land. A few crops can be grown on forested land, and work is being done on exploring this. But farming normally requires open fields, and cutting trees is hard work. Stumps are not allowed in the brush dump. Even when the land is clear it must be prepared for growing crops. The whole process is expensive and time-consuming.

Farming also requires investment in land, buildings, machinery and animals/plants/seeds. If farmers wanted to process farm goods – for example milk into products like cheese – additional equipment would be needed. Farming cannot be economically viable unless the profits are commensurate with the investment required.

A Way Forward?
Scale: As the introduction to this discussion indicated, there is a lot of interest now in quite small farms growing produce for local sale. Chebeague could not grow commodity corn or soybeans on huge fields. But why should it? Commercial farming today does not necessarily require large acreage. The State’s Farmland Preservation Program, which parallels the Tree Growth Program, only requires five contiguous acres in land that is used for farming. The real test is that the land must provide the owner with $2,000 gross income from farming per year.

Agriculture and timber harvesting are still allowed in the Town’s current zoning districts and animal husbandry is allowed as a special exception. Both are done on a small scale even now, and retaining them in a revised land use ordinance would not be unreasonable.

Ownership: It is possible for an island farmer to buy land at the price it would sell for housing. But it may not be essential. If the Town and Land Trust are successful in preserving open space, it may be possible to include provisions in conservation easements that allow for the rental of the land for farming. Much of the area in the center of the island that has good farmland has been designated in this Plan as “rural” and designated as an area suitable for public and private conservation efforts and expenditures.

Cost of living: The cost of living on Chebeague is also high because of high costs for housing, energy and transportation. This Plan suggests ways in which these costs might be reduced.

Investment: The Amish manage with less land because they have less capital investment that has to be supported from the revenue generated by the land. In addition, income can be increased by growing high value, perishable crops close to a large market in Portland – peaches or asparagus rather than corn or soybeans. This is similar to the logic of lobstering for sheds.
The Forest Cover: Timber harvesting, grazing and tillage can be seen as a continuum. Land that was used for crops and grazing in the past has grown up into forest. It can go the other way as well. Trees cut to clear land would have economic value if forestry were viable economically on the island (see below on forestry). When forest is cleared it leaves an open area full of stumps, treelets and brush, not ready for growing crops. Animals such as sheep and goats (which even eat bittersweet) can make scrub land into pasture, even with the stumps. Grazing improves pasture. Ultimately, with stump and rock removal it can then become crop land if the soils are adequate and water is available. This continuum suggests that forestry, animal husbandry and production of fruits and vegetables could all be pursued simultaneously if other barriers to renewed farming and forestry were reduced.

The grazing land required per animal depends both on the animal and on the nature of the soil and its moisture. Two animals per acre might be in the ballpark, but it is important to understand that this requires four times the basic amount of land so the animals can be moved around to avoid over-grazing in any given area. Also fencing is required and electric fencing does not work on the thick coats of sheep unless it is raining. On the other hand, Chebeague has no predators that would bother ruminants – no coyotes; and foxes mostly eat rodents.

Possible Problems with Farming
Farming would certainly bring with it some possible problems that would have to be dealt with: stormwater runoff that may be polluted, and conflicts with neighbors over farming noise and smells are cases in point. Clearing land for pasture and crops could change the look of the island considerably. New visitors are often quite surprised to see so few trees in pictures of Chebeague during its farming days.

But probably the major issue with the idea of returning to farming is simply finding people who are willing to do the hard outdoor work that is involved. There seems to be some renewed interest in farming among young people. And there are immigrant groups coming to Maine now who have been farmers. Would the island be welcoming of these possible new residents?

Forestry
The State Forester who came to look at Great Chebeague’s forest said that the best use of the land would be for agriculture. And, as was already indicated, having some timber harvesting capacity on Chebeague is probably essential to any revival of farming. Beyond that, does Great Chebeague have forest suitable for making a living from forestry? Normally the minimum size for a viable logging operation is 400 acres and requires a pulp mill. Chebeague clearly does not have this amount of forested land in single ownership, and probably would not want this kind of forestry anyway.

At this point there is relatively little use of the island forest resources. Trees are mostly cut to clear land for building and for landscaping, or they fall down in storms. Chuck Varney has been milling wood and it has been used for sheds, houses, wharves and benches. Local wood is used for boats, floats, pilings, breakwaters and small wharves. But most people who build, buy their wood on the mainland because even adding the transportation cost, it is still very cheap.
Map 4: Soils Suitable for Tree Growth
The Wood Resource
As Maps 3 and 4 indicate, soils that are good for growing crops are also generally good for growing trees. Because of this much of Great Chebeague is now wooded. Most of this is second growth – white and Norway pine, spruce, yellow ash, white birch, swamp and some sugar maple, horse chestnut, and beech -- between 50 and 100 years old. On the mainland the trees could live longer, but in the island climate, the limit is about 100 years. Much of the wood on the island is ready for harvest.

The value of the wood on Chebeague is unknown. Better information about the value of the trees on Great Chebeague and what they might be useful for is essential for making decisions about whether some land is better for farming than for tree growth, what kind of harvesting might make the most sense and how the land might be managed as forest over time.

Possible Uses
As with agriculture, it would only be practical to try to encourage forestry as a form of economic development if it could be done profitably on a relatively small scale and would not require the product to be transported to the mainland unless it had a high value. Possible uses of wood on the island include:

- Firewood
- Chipped or pelletized wood for larger-scale wood boilers – large, efficient, wood-burning furnaces, public and private.
- Timbers for timber-framing on the island – maybe even as kits.
- Oak skidders for lobster traps.

For export to the mainland:
- High-end products such as sculptures and decorative bowls and implements, made from wood would be possible to export to the mainland

Forestry could also produce jobs from the planned management of woodlands. Few Chebeague residents know how to manage a forest, and there is little labor on the island to do the management or cutting. On Cliff and Long, after the Patriot’s Day storm, the people who cleaned up the downed trees came from the mainland. A walk through the woods on Chebeague suggests that there is a lot of waste of wood resources and missed opportunities for income generation and energy production on the island.

Issues
Land in State Tree Growth: A number of Chebeague residents do have land in the State’s Tree Growth Program which could be an encouragement for commercial forestry but does not work that way now. The program allows land-owners to pay property tax on forest land at its value for timber harvesting rather than its value for development. The program requires that all enrolled parcels be 10 acres or larger and requires owners to have a management and harvest plan prepared by a registered forester for their land. It must be reregistered every ten years. The purpose is to produce a continuous harvest of trees. There is no minimum income requirement for this forestry as there is for the State’s agricultural land protection program, but the owner is supposed to cut a certain number of cords of wood, as defined in the harvesting plan.
As a way of preserving open space or of creating income, this program, as it works on Chebeague now is weak. No areas are really harvested according to the required Tree Growth Plans. In part this is because monitoring of the plans is a local responsibility and has never been done. But more important, it is difficult for land owners to do the harvesting and to get the wood off the island.

In addition, owners can always take their land out of the program, after the payment of a penalty. Because of this, the program is often criticized as simply a way for landowners to save money on their taxes while they wait for a profitable development opportunity to materialize. This may well be true for some owners, but perhaps not for others who may simply want to keep their land undeveloped. In either case, they do not have to actively manage or harvest their forest.

Organization: A major problem with encouraging forestry on Great Chebeague is one of organization. With forest land divided into many small parcels, held by hundreds of people on and off the island, it is very difficult to “manage” the forest for production. It would be necessary to work together proactively to manage forest resources all over the island. No single land owner or individual has enough land, control or capital to make forestry work. Organizing a steady supply of wood for whatever use, would be difficult.

Harvesting: Timber harvesting is hard on the land and can result in severe erosion. The people who do it must be knowledgeable and monitored to insure that fairly complex Best Management Practices are used. In the Shoreland Zone, which comprises 18 percent of the land on Great Chebeague, harvesting of trees is especially severely limited in order to reduce runoff and erosion by protecting the vegetative cover of the land. Conserving the natural beauty of the forest is also a purpose of the law. Logging is very highly regulated and cutting and trimming of trees for other purposes is strictly regulated even if, as some coastal bluffs erode, falling trees can increase the erosion.

Investments: Depending how wood was used, it could also be useful to have a registered, fully operational sawmill on Chebeague. At the moment the Zoning Ordinance allows only temporary sawmills. There is one existing fixed sawmill and one small mobile one on the island now. There is also a need for special equipment that would make selective cutting more efficient. If dimensional lumber were to be produced, it might also be necessary to have a kiln for drying it.

Another option would be to have a mill that produced wood pellets.

A substantial income from forestry would be required to make this equipment economic, and given the sizes of forest holdings, no single person would make such an investment. However, possibly a town-supported, cooperatively owned sawmill might have a chance of working.

Forest as a Fire Hazard
Since 1985 there have been seven forest fires on Chebeague, burning a total of 2.8 acres. They were caused by burning debris, by children, and by an out of control campfire. Blown-down trees, particularly since the Patriot’s Day storm in 2007, are common, and there is public discussion of the danger of forest fire. On the other side, the state forester said that because of
the island’s damp marine climate, the danger of fire is not as great as has sometimes been feared because dead trees are broken down fairly quickly by lichens and mosses.

Thea Youngs’ 2008 analysis of the danger of wildfire on Great Chebeague, described more in the chapter on Public Facilities, found an average risk at the low end of the “high” rating, where the ratings ranged from low to very high. Some of the rating depended on how difficult it would be to fight fires on the island, and the rest depended on the nature of the vegetation and the construction of the houses.

Agriculture, Forestry and the Vacation Economy
Beside the presence of Casco Bay, the woods and fields and the still-rural character of Chebeague today are some of the most attractive aspects of the island as a tourist destination. Farming would not be incompatible with tourism and could be stimulated by the increased demand for local food in the summer. Forestry on a non-industrial scale is probably also compatible with tourism. In both cases long-time summer people, like year-round residents would have to get used to having more open fields; fields that are used for crops or animals and not just cut in the fall to keep them from growing up in trees.

An important issue here is to identify what land is most valuable for different uses. What land is economically valuable for farming or forestry; what needs to be protected as critical natural resources, and what land is primarily valuable as “scenery”. This seems particularly to apply to forest, but can apply to open land as well. At one level the ordinary second-growth woods hide many of the houses that have been built over the past 30 years. At another level, particular undeveloped areas are special to many people: The walk through the dark conifer forest on Deer Point accentuates the emergence onto the bare rocks and pounding surf at the end of the path.
The long view to the water across the Higgins field changes with the seasons. The ranks of tall trees along Roy Hill Road, that then give way to a long view down the hill and out over the water to Little Mark Island, are a constant pleasure winter and summer. Parker’s Woods, and the dark forest leading down to the open marsh at Springettes sometimes have an almost spooky feeling of mystery.

Summary of Chebeague’s Economic Strengths and Weaknesses
Location: Chebeague is isolated by having no bridge or car ferry connection to the mainland. This is an advantage for maintaining the island’s traditional life-style, and particularly for tourists and retirees. It is a disadvantage because of the cumbersomeness and higher cost of transporting goods to and from the island, as well as commuters to the mainland and people who provide services to the island. It is also isolated from modern communication technologies.

It has the advantage of being located in the State’s largest metropolitan area, with a commute to the mainland that is short for an unconnected island.

Scale: The island population is very small in the winter and, though five times larger in the summer, is still relatively small for supporting a wide range of enterprises. This also means that in many areas there is little competition because the population is not large enough to support more than one business. However, this small size is a benefit in maintaining the strong sense of community which is a drawing point for residents.
Seasonality: A major issue about work on Chebeague is that much of it is seasonal, with far more jobs available in the summer and fall than in the winter. The population swells with summer visitors, the lobstering season is in full swing and so is the construction season. Some businesses, like lobstercatchers, visitor accommodations and food and gift shops make most of their income during the summer. The small amount of farming on the island is also concentrated in the summer. This seasonal pattern is not a problem as long as families make enough in the summer to last through the winter, but many summer jobs are not high-paying, and income from lobstering is subject to fluctuations.

Ownership and control: Most of the enterprises on the island are owned by island people either through self-employment, stock ownership (CTC), cooperative ownership (Dropping Springs LLC) or as local non-profits. The one exception is the Inn.

Raw materials and resources: Chebeague is well situated to continue to use its marine resources. The population of lobsters seems to be healthy, but demand and price can fluctuate widely. In general, wild fishing is probably really in decline but fish farming might not be. On land it has the advantages of good land for farms and forestry, and a great deal of natural beauty. Land and wood may be old-fashioned, but they still exist. Natural beauty and rural character draw both summer people and year-round residents. Fishing, farming and tourism can easily be complementary.

Conclusion
If Chebeague has an image of new young families coming out here to live and work on the island, they have to have jobs on the island. Possible growth areas might include traditional occupations in fishing, farming and forestry and construction. Less traditional sectors that might grow given population trends and developing technologies are: telecommuting, low impact day-tourism, services for retirees and the elderly.

Alternatively or in addition, members of some working families might live on the island and work on the mainland. Commuting to jobs on the mainland brings money into Chebeague’s economy and does not seem to deter people from participating fully in the community. Jobs in the Portland North communities, many of which would be year-round, would be fairly easily accessible to commuters from Chebeague.
2.e. THE COST OF LIVING: HOUSING, ENERGY AND TRANSPORTATION

Living year-round on an unconnected island appeals to some people and not to others. Being able to get in a car and go anywhere you want – to the supermarket, to a restaurant and a movie, to the hardware store to get two screws for your current project -- at nearly any time of the day is essential to some people, but not to others. Even so, this does not mean that people who choose to live on Chebeague don’t care about the complications of living on the island. When the financial cost of living on the island is also higher than living on the mainland, even someone who loves island life may have second thoughts. And for someone thinking of moving to Chebeague, the two taken together may seem daunting.

Chebeague also faces a mis-match between the incomes of some of its year-round residents and the costs of living on the island. The two major issues here are the cost of housing, including the cost of energy, and the cost of transportation to the mainland. In the case of housing, the problem is not very different from that faced by many communities on the mainland. But on the mainland families with lower incomes can search for lower cost housing by looking further out in the metropolitan area, and can choose housing units other than single-family houses that have to be bought. These choices are not available to people with modest incomes who want or need to live on Chebeague.

The cost of transportation is another matter. Chebeague is quite unusual in having a private ferry service that has to cover a substantial part of its costs through fares and paid parking on the mainland. For a Chebeague resident, a trip to the mainland is obviously more complicated than getting into the car outside your house and driving to wherever you want to go any time you want. Taken together, the cost of the transportation and the cumbersome nature of the trip, make island live less attractive than the mainland, unless there is a strong incentive to live on Chebeague.

These cost of living issues were raised by year-round residents in a 2005 Housing Study. One of the questions asked whether any of the problems on a list of 16 issues were so serious that it would make living on the island difficult. Residents who responded, cited property taxes and heating and utility costs as their highest cost concerns (51 and 33 percent, respectively) while the cost of the ferry and parking was the third highest concern (23 percent). In addition, 15 percent of respondents mentioned the current cost of their mortgage, while 10 percent cited the problem of having to own cars on both the island and the mainland. Lack of suitable housing on the island ranked 9th and the cost of rent ranked 12th, mentioned by 7.5 percent of people.

None of these problems were cited by more than half the survey respondents, suggesting that people generally manage to live with them. But reducing these cost of living problems may be possible.

In fact the new Town administration and Town Meeting have stabilized tax rates. At some point the Town will need to have a comprehensive revaluation of property, but because the housing bubble burst in 2008, housing values may not be rising as much as they did in the 1990s and 2000s. These two factors may be reducing some of the problem of the high cost of property
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<th>The Chebeague Economy</th>
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<td>29. Preserving Community</td>
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<td>31. Preserving Community</td>
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<td>32. Preserving Community</td>
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<td>ENCOURAGEMENT OF NEW BUSINESSES AND THE SURVIVAL OF EXISTING ONES, INCLUDING AGRICULTURE AND FORESTRY, BY CONSIDERING THE IMPACT OF THE TOWN'S VARIOUS REGULATIONS.</td>
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<td>33. Preserving Community</td>
<td>Economy</td>
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<td>35. Preserving Community</td>
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<td>Encourage landowners to enroll in the State Tree Growth Program with a management plan for the economic use of trees which the Town will actively enforce.</td>
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<td>36. Preserving Community</td>
<td>Economy</td>
<td>Encourage the Town and the Chebeague and Cumberland Land Trust to acquire property, easements or development rights to land that could be used for farming or forestry and to include these uses in the easement.</td>
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<tr>
<td>37. Preserving Community</td>
<td>Economy</td>
<td>Explore in more depth the financial viability of combining forestry, animal husbandry and crops that might revive farming in the Town of Chebeague.</td>
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<td>38. Preserving Community</td>
<td>Economy</td>
<td>Explore ways to encourage landowners who are interested in a healthy and economically viable forest resource to organize for collective action. Encourage having an overall study of the value and condition of Chebeague’s forests.</td>
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<tr>
<td>39. Preserving Community</td>
<td>Economy</td>
<td>Identify areas of the island where farming and/or forestry could be encouraged, as distinct from areas that should be kept in open space for other purposes, or, which should be open to development.</td>
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<td>40. Preserving Community</td>
<td>Economy</td>
<td>The Town should explore sourcing food and forest resources locally (on Chebeague) as an economic development strategy.</td>
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<td>Section 2 Subsection c</td>
<td>The Cost of Living: Housing, Energy and Transportation</td>
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Established Purpose for Reserved Funds

When funds are raised from taxes at Town Meeting for reserved funds they are assigned to an account. The Board of Selectmen may use those funds only for the purpose for which they were raised. This table defines the purpose for each existing account. Only Town Meeting can redefine account purposes, move funds between accounts or raise more funds for an account.

Account Balances are from 5/31/2019 Bank Account Statement.

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<td>Fire Ponds</td>
<td>4,776</td>
<td>Capital maintenance and construction of fire ponds.</td>
</tr>
<tr>
<td>9025</td>
<td>Fire Department Reserve</td>
<td>54,305</td>
<td>Capital maintenance and replacement of fire trucks, associated firefighting/rescue equipment, and communication equipment and structures.</td>
</tr>
<tr>
<td>9060</td>
<td>Harbormaster Vessel</td>
<td>10,298</td>
<td>Capital repairs or replacement of the Harbormaster vessels, trailers, and/or motor.</td>
</tr>
<tr>
<td>9192</td>
<td>Rescue Vehicles &amp; Equipment</td>
<td>121,847</td>
<td>Capital maintenance and replacement of the ambulance and its associated rescue equipment.</td>
</tr>
<tr>
<td></td>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9010</td>
<td>Dredging</td>
<td>83,591</td>
<td>Engineering, and maintenance/long-term d'edging of the channel and turning basin at the Stone Wharf.</td>
</tr>
<tr>
<td>9015</td>
<td>Stone Wharf Reserve</td>
<td>301,569</td>
<td>Engineering, capital maintenance, and construction/re-construction of the Stone Wharf, wharf parking, and wave break structures.</td>
</tr>
<tr>
<td>9016</td>
<td>Barge Ramps</td>
<td>10,250</td>
<td>Engineering, capital maintenance, and construction/reconstruction of barge ramps.</td>
</tr>
<tr>
<td>9020</td>
<td>Floats &amp; Gangways</td>
<td>32,318</td>
<td>Construction and replacement of floats and gangways at Cousins Island, Stone Wharf, and Chandler’s Cove. Not used for repair or maintenance.</td>
</tr>
<tr>
<td>9050</td>
<td>Paving</td>
<td>265,020</td>
<td>Engineering, capital maintenance, roadbed preparation, and resurfacing of public roads and parking areas. Phase I – A 10-year plan to bring the condition of all paved roads to maintenance or better status.</td>
</tr>
<tr>
<td>9110</td>
<td>Cousins Island Wharf</td>
<td>277,946</td>
<td>Required by the 1989 Yarmouth/Cumberland (now Chebeague) agreement “Capital maintenance, repair and replacement of wharf and subject wharf road improvements”.</td>
</tr>
<tr>
<td>9198</td>
<td>Cousins Island Parking Reserve</td>
<td>15,715</td>
<td>MDOT approved capital maintenance of the parking lot and access road on Cousins Island. Funded at $2,000 annually per 1999 sublease agreement.</td>
</tr>
<tr>
<td></td>
<td><strong>Town Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9030</td>
<td>Facilities</td>
<td>5,087</td>
<td>Capital repairs and modifications to the administration and public safety structures on North Road.</td>
</tr>
<tr>
<td>9031</td>
<td>New Town Office</td>
<td>25,186</td>
<td>A reserve fund to build a new town office.</td>
</tr>
<tr>
<td>9059</td>
<td>Cemetery Capital Reserve</td>
<td>6,180</td>
<td>Capital maintenance and upgrades of the cemetery grounds and structures. This is separate from the perpetual fund.</td>
</tr>
<tr>
<td>9070</td>
<td>Coastal Access fund</td>
<td>10,017</td>
<td>Easement purchases and capital structure/road/path construction and repairs facilitating public access to coastal waters and beaches.</td>
</tr>
<tr>
<td>9032</td>
<td>Land Acquisition &amp; Development</td>
<td>5,452</td>
<td><strong>DISCUSS WITH SELECTMEN</strong></td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Amount</td>
<td>Details</td>
</tr>
<tr>
<td>-------</td>
<td>-----------------------------------</td>
<td>--------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>9033</td>
<td>Solar Array Purchase</td>
<td>0</td>
<td>Purchase of the solar array in Year six (2024) for $77,826</td>
</tr>
<tr>
<td></td>
<td><strong>Environmental Stewardship</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9058</td>
<td>Easements &amp; Drainage</td>
<td>29,193</td>
<td>Purchase of rights to permit drainage and maintenance access of drainage systems onto and/or across private property.</td>
</tr>
<tr>
<td></td>
<td><strong>Public Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9035</td>
<td>Vehicle Reserve</td>
<td>1,254</td>
<td>Replacement of Town passenger &amp; multi-use vehicles</td>
</tr>
<tr>
<td>9055</td>
<td>Public Services Equipment</td>
<td>325</td>
<td>Capital maintenance, modification, and replacement of vehicles, equipment, and structures.</td>
</tr>
<tr>
<td>9057</td>
<td>Transfer Station</td>
<td>15,102</td>
<td>Capital maintenance and replacement of transfer station equipment and structures.</td>
</tr>
<tr>
<td></td>
<td><strong>Tax Stabilization</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9045</td>
<td>Revaluation Reserve</td>
<td>9,388</td>
<td>Periodic property revaluation work by the Town Assessor or outside purveyor.</td>
</tr>
<tr>
<td>9040</td>
<td>Grant Matching Funds</td>
<td>27,501</td>
<td>Prospective contingency fund used for Town matching share of public or private grant opportunities.</td>
</tr>
</tbody>
</table>
### Review Status of Active Projects

**Table 7: Current Capital Projects and Purchases**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Status</th>
<th>FY expense</th>
<th>Means of Finance</th>
<th>Total/Annual target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Education</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Renovation</td>
<td>Major renovations and improvements</td>
<td>Active</td>
<td>0</td>
<td>2018/2019 Bond, school cap, taxes</td>
<td>1,600,000+ interest</td>
</tr>
<tr>
<td><strong>Public Safety</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Bay</td>
<td>for rescue</td>
<td>Proposed</td>
<td>0</td>
<td>2022 9030</td>
<td>$186,484 / $93,242</td>
</tr>
<tr>
<td>Next Fire Truck</td>
<td>Tanker-Pumper</td>
<td>Funding</td>
<td>0</td>
<td>2025 9025</td>
<td>$250,000 / $39,100</td>
</tr>
<tr>
<td>Next Rescue</td>
<td>Ambulance</td>
<td>Funding</td>
<td>0</td>
<td>2023 9192</td>
<td>$150,000 / $9,422</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CTC Boat access</td>
<td>Ramps: Safety , 80 Foot Ramps</td>
<td>Proposed</td>
<td>0</td>
<td>2020 9020</td>
<td>Unknown</td>
</tr>
<tr>
<td>Dredging</td>
<td>Feasibility Study – Build</td>
<td>Funding</td>
<td>$17,000</td>
<td>2020 9010</td>
<td>100,000</td>
</tr>
<tr>
<td>Firehouse Road</td>
<td>Drainage, paving, fire pond</td>
<td>Planning</td>
<td>$25,000</td>
<td>2020 9058</td>
<td>50,000</td>
</tr>
<tr>
<td>Capps Road</td>
<td>Drainage at Capps road Feasibility</td>
<td>Planning</td>
<td>$10,000</td>
<td>2020 9058</td>
<td>40,000</td>
</tr>
<tr>
<td>Marine Facility</td>
<td>Choose Site and Design</td>
<td>Planning</td>
<td>9015/bond</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Next Paving</td>
<td>Multiple</td>
<td>Funding</td>
<td>$150,000</td>
<td>2020 9050</td>
<td>2,000,000/175,000</td>
</tr>
<tr>
<td><strong>Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Town Office</td>
<td>Site, Concept design</td>
<td>Proposed</td>
<td>$10,000</td>
<td>2021 9031</td>
<td>$50,000 / $25,000</td>
</tr>
<tr>
<td><strong>Public Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Next Public Services</td>
<td>Unknown</td>
<td>Planning</td>
<td>$10,000</td>
<td>2022 9055</td>
<td>$150,000 / $70,000</td>
</tr>
<tr>
<td>Next Admin. Vehicle</td>
<td>For passenger transport</td>
<td>Planning</td>
<td>$2,000</td>
<td>2022 9035</td>
<td>$15,000 / $5,872</td>
</tr>
<tr>
<td>Replace Compactor</td>
<td>Transfer Station – replace compactor</td>
<td>Active</td>
<td>$5,000</td>
<td>2019 9057</td>
<td>$17,500</td>
</tr>
<tr>
<td><strong>Tax Stabilization</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant Matching Res.</td>
<td>Ongoing</td>
<td></td>
<td>0</td>
<td>9040</td>
<td>50,000</td>
</tr>
<tr>
<td>Revaluation Reserve</td>
<td>Planning</td>
<td></td>
<td>$5,000</td>
<td>2025 9045</td>
<td>75,000 / $12,120</td>
</tr>
<tr>
<td><strong>New Accounts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Acquired Property</td>
<td>Survey and Legal to Reconfigure Property</td>
<td>Planning</td>
<td>5,000</td>
<td>2020 9032</td>
<td>$5 to $10,000</td>
</tr>
<tr>
<td>Broadband</td>
<td>Fiber to the Premises</td>
<td>Planning</td>
<td>0</td>
<td>9034 / Grants</td>
<td>1,400,000 + interest</td>
</tr>
<tr>
<td>Solar Array</td>
<td>Purchase facility to realize benefit</td>
<td>Funding</td>
<td>$10,000</td>
<td>2024 9033</td>
<td>80,000/17,500</td>
</tr>
<tr>
<td>Indian Point Bulkhead</td>
<td>Roadway Stabilization and Repair / Build Bulkhead</td>
<td>Planning</td>
<td>0</td>
<td>9195</td>
<td>50,000+</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------------------------------------</td>
<td>----------</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$249,000</td>
</tr>
</tbody>
</table>
Accept or decline new projects methodology

Proposed projects (or capital purchase) for inclusion in the 2020 capital plan:

<table>
<thead>
<tr>
<th>Proposed Capital Account</th>
<th>Project</th>
<th>Estimated Cost</th>
<th>Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>9030</td>
<td>Gray water septic for Washing Machine</td>
<td>10,500</td>
<td>Fire Department: Heavy duty washing machine</td>
</tr>
<tr>
<td>9030</td>
<td>Painting at Transfer Station</td>
<td>$15 - $20,000</td>
<td>Suggestion from our Insurance Company to eliminate rust on steel beams and paint</td>
</tr>
<tr>
<td>9058</td>
<td>South Road near Fenderson Drainage</td>
<td></td>
<td>Protect South Road</td>
</tr>
</tbody>
</table>

Need more information.