

WARRANT
SPECIAL TOWN MEETING
July 26, 2016

TO: S. Clyde Ross, a Resident of the Town of Farmington in the County of Franklin and State of Maine.

GREETING: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Farmington, qualified by law to vote in Town affairs, to assemble downstairs at the Community Center at 127 Middle Street in said Town on Tuesday, the TWENTY-SIXTH DAY OF JULY, 2016, at 7:00 o'clock in the evening to act upon Articles 1 through 4, all of said Articles being set out below, to wit:

FIRST - To choose a moderator to preside at said meeting.

SECOND - Shall the voters of the Town of Farmington, Maine designate the Woodlands Senior Living of Farmington Municipal Development and Tax Increment Financing District and adopt the Development Program for such District presented to the Town Meeting, and authorize the Selectmen to enter into a Credit Enhancement Agreement for the Development Program, such designation, adoption and authorization to be pursuant to the following findings, terms, and provisions

WHEREAS, the Town of Farmington (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the Town as the Woodlands Senior Living of Farmington Municipal Development and Tax Increment Financing District (the "District") and to adopt a development program for the District (the "Development Program"); and

WHEREAS, there is a need for industrial and commercial development in the Town; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of the Town and the surrounding region; to improve and broaden the tax base of the Town; and to improve the general economy of the Town, the surrounding region and the State of Maine; and

WHEREAS, implementation of the Development Program will help to provide continued employment for the citizens of the Town and the surrounding region; improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS, the Town has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to designate the Woodlands Senior Living of Farmington Municipal Development and Tax Increment Financing District, and to adopt a Development Program for the District; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development (the "Department"), approving the designation of the District and the adoption of the Development Program for the District;

NOW, THEREFORE, BE IT HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that the designation of the District and pursuit of the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened

and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the Woodlands Senior Living of Farmington Municipal Development and Tax Increment Financing District as designated, described and otherwise as more particularly set forth in the “Woodlands Senior Living of Farmington Municipal Development and Tax Increment Financing District Development Program” presented to the Town Meeting, which Development Program is hereby incorporated by reference into this vote and hereby adopted as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5224, the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is to be established as set forth in the Development Program.

Section 4. The Board of Selectmen or their duly-appointed representatives shall be and each of them hereby is authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

Section 5. The Board of Selectmen or their duly-appointed representatives shall be and each of them hereby is authorized and empowered, at his/her discretion and from time to time, to make such revisions to the Development Program for the District as the Board of Selectmen, or their duly-appointed representatives, deem reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 6. The foregoing designation of the District and the adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the Department of Economic and Community Development, without requirement of further action by the Town, the Board of Selectmen, or any other party.

Section 7. The Board of Selectmen or their duly-appointed representatives shall be and each of them hereby is authorized and directed to enter into the Credit Enhancement Agreement contemplated by the Development Program with Woodlands Senior Living of Farmington, LLC or its designee, in the name of and on behalf of the Town, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the said Board of Selectmen or their duly-appointed representatives, may approve, his/her approval to be conclusively evidenced by his/her execution thereof.

(Copies of the Development Program are available in advance at the Municipal Building and at the Community Center during Town Meeting.)

THIRD - Shall the Town of Farmington Site Review Ordinance be amended to include “Highway and Background Connectivity” to the list of Performance Standards.

STATEMENT OF FACT: The addition of “Highway Connectivity” will give the Planning Board the opportunity to determine, during its review, whether or not a proposed commercial retail and/or service business project may be best served by the utilization of an existing abutting retail and/or service business, and reduce the number of curb-cuts to increase highway safety, enabling in-fill development of properties that otherwise might not be viable.

The addition of “Background Connectivity” will give the Planning Board the opportunity to determine, during its review, whether or not a proposed commercial retail and/or service business project is best served by utilization of a background connector to an existing abutting retail and/or service businesses in addition to a new curb-cut for the construction of a highway opening to service the applicant’s site, allowing increased access to more businesses via background connectors, thereby reducing the number of vehicles having to re-enter the highway to access abutting and neighboring businesses.

(Copies of the amended Site Review Ordinance are available in advance at the Municipal Building and at the Community Center during Town Meeting.)

FOURTH - Shall performance standards for “Solar Energy Systems” be added to Section 11-8.11 of the Town of Farmington Zoning Ordinance, with attendant additions for same to Definitions in Section 11-8-8 and to Table of Uses in Section 11-8.9.

STATEMENT OF FACT: The Solar Energy System performance standards will enable the Town to: be informed of the intended placement of residential, commercial, and industrial solar energy systems; regulate the permitting of residential, commercial, and industrial solar energy systems; preserve and protect public health and safety; allow for the orderly development of land; and protect property values in the Town of Farmington.

(Copies of the Solar Energy System performance standards, with additions to the definition and table of uses sections, are available in advance at the Municipal Building and at the Community Center during Town Meeting.)

The Registrar of voters will be present while the polls are opened and while Town Meeting is in session to correct any errors in or change a name or address on the voting list and to accept new registrations from any eligible voter. (PLEASE BRING PROOF OF ADDRESS WHEN REGISTERING AT THE POLLS. SUCH AS LIGHT BILL, PHONE BILL AND DRIVERS LICENSE OR ANY PHOTO ID).

Given under our hands at Farmington, Maine this 12th day of July, A.D. 2016.

TOWN OF FARMINGTON BOARD OF SELECTMEN

Joshua H. Bell, Chairman

Michael J. Fogg

Stephan M. Bunker

Matthew W. Smith

Andrew R. Buckland

ORIGINAL:

OFFICER'S RETURN

I certify that I have notified the voters of the Town of Farmington of the time and place of the Town Meeting by posting an attested copy of the within warrant at the FARMINGTON MUNICIPAL BUILDING at _____; at RON'S MARKET at _____; and at the FARMINGTON COMMUNITY CENTER at _____, all being conspicuous public places within the Town of Farmington on July _____, 2016, which is at least 7 days prior to the day of said meeting.

Dated at Farmington, Maine this _____ day of July 2016.

S. Clyde Ross
Resident of Farmington

True copy:

Leanne E. Pinkham
Town Clerk