



The Quamphegan

Status of the Young Street Library Project

The project to create a functional space for the South Berwick Public Library began late in 1999. Much has been accomplished since the Needs Assessment Task Force was appointed in January of 2000. A decade later we sit at the edge of an important referendum. A referendum to authorize the majority of the funds estimated to construct a Library in the space formerly owned by St. Michael's Church. Many hours of work have been allotted to this project by community volunteers, professional consultants and Town staff. Now it is time for your vote. Please read this issue of the Quamphegan carefully. We have attempted to answer as many questions as possible.

If after reading this newsletter questions remain, please contact a member of the Town Council, a member of the Building Committee, the Library Director, a Library Advisory Board member or the Friends of the Library or me. If we cannot immediately answer your question, we will make every effort to get answers for you. We invite you to join us for a Public Hearing on this Referendum on Tuesday September 14th at 6:30 pm. Please vote on November 2nd. The polls will be open from 6 am to 8 pm at Town Hall and our facilities are handicap accessible.

Thank you,
Roberta Orsini
Interim Town Manager

Young Street Fall Schedule

August 2 - Hire Environmental Consultant
August 6 - Bid notice, remediation
August 16 - Bid Walk, remediation
August 23 - Bids Due, remediation
August 27 - Bid Award
September 1 - Property Transfer to Friends of the Library
September 7 - Abatement begins
September 14 - Public Hearing, Referendum
October 1 - Abatement continues, siding evaluated
November 1 - Funds Available from Town Meeting Bond
November 2 - Referendum Construction Bond
November 6 - Abatement Complete
December 9 - Property Transfer back to Town

Town Meeting Bond

On June 1, 2010 Town Meeting authorized a bond for \$873,000 to fund multiple projects. Included in this bond is \$200,000 for the stabilization and protection of the Young Street property. These funds are planned for roofing, siding and insulation. These amounts were also included in the Construction estimates provided by JCJ Architecture. Once the Brownfields work is complete, the roof will be replaced and the siding will be evaluated to determine if it needs to be replaced immediately. If replacement of the siding is recommended, the insulation and siding work will commence in order to meet our goal of a weather tight building before winter. Included in this \$200,000 figure are the drawings and technical specifications required to put these projects out to bid successfully. The siding and roofing planned is in concert with the final plans for the Library. Both this bond and the Brownfields Grant will reduce the funding necessary to complete the project.

Brownsfield Grant

This grant was obtained through Southern Maine Regional Planning Commission's Brownfields Cleanup Revolving Loan Fund to remediate environmental contamination at the former site of Saint Michael's Church. The grant amount of \$200,000 will be used to remove the asbestos shingles, mold in the basement and lead paint present at the building. The funds to accomplish these tasks were included in the construction estimates obtained from JCJ Architecture. This grant includes a \$40,000 match from the Town. The Town is satisfying that match with in-kind services to create a perimeter drain at the property and to lower the stormdrain on Young Street to facilitate the flow of water away from the property. Work on the perimeter drain has already commenced. The remediation of the asbestos, mold and lead paint is planned to commence on September 7th. A proposed schedule for this phase of work is available at Town Hall and on the Town's website.

~ Why Bond \$1.5 Million ~

In order to capitalize on lower interest rates, the Building Committee met to discuss the ideal funding approach. The \$1,500,000 figure was recommended to the Council to complete the Phase 1 construction (estimated at \$1,649,439). This amount will not fill the library with shelving, carpet, computers, etc., nor will it fund the entire cost to complete the Library. Those funds (approximately \$350,000) will be raised by the Friends of the Library. The estimated annual payment to bond \$1,500,000 for 25 years at 4% interest is \$96,017.94. The net effect of this payment on the tax rate is \$0.16. The average home in South Berwick is assessed at \$240,000. The estimated annual cost to the homeowner is \$38.47.

Construction Estimates

Total Estimated Cost to renovate/create Library:	\$2,249,439
Subtract	
Brownsfield Grant to mitigate Asbestos/mold/lead paint	200,000
Town Meeting Bond Authority for	
Roofing, Siding, Insulation	<u>200,000</u>
Estimated funds remaining to be raised	\$1,849,439
Subtract Soft Costs (Friends responsibility)	\$ 200,000
Ex: furnishings, fixtures, equipment, computers and networking, bookshelves, carpet & moving expenses	
Estimated Construction Costs remaining	\$1,649,439
Bond Referendum Nov 2, 2010	<u>\$1,500,000</u>
Estimated Remaining Costs to fund Construction	\$ 149,439
Friends of the Library Fundraising Commitment	\$1,000,000
The Friends will fund Soft costs (see above)	\$ 200,000
Remaining balance of Construction costs	<u>\$ 149,439</u>
Balance of fundraising	\$ 650,561

The estimated balance of fundraising (\$650,561) may be used in several ways. It may fund ongoing costs to operate the library or it may be used toward reduction of the debt service on the bond. Hard numbers are not available at this time due to the nature of fundraising. If the Friends obtain a grant to complete any portion of this project, (i.e. windows or HVAC), adjustments will be made to accommodate those grant funds.



Town Clerk

ELECTIONS

Election Day is Tuesday, November 2nd. Are you ready? If you are new to South Berwick you will have to register to vote here. High voter turnout is expected so I strongly encourage everyone to register well in advance of the election. ID and proof of residency will be required. Nomination papers for anyone wishing to run for Town Council or School Board may be obtained from the Town Clerk beginning Monday, August 9th. They must be returned by Friday, September 17th by 3:00 pm. Are you available to work on Election Day? If so, please contact the Clerk at 384-3300, ext 101, or by email at bbennett@sbbmaine.us. Workers are often needed for busier elections. It is an interesting and informative way to spend the day. Basic training with the Clerk is required.

VITAL RECORDS

On July 12th a new Maine law preventing fraudulent use of vital records went into effect. Birth, death, and marriage records that are more than 100 years old are open to the public. Records that are less than 100 years old are strictly regulated, and only available to certain people with a direct and legitimate interest. When requesting information from a vital record, proof of identity and proof of direct lineage will be required. The fee to obtain a certified copy of a vital record is \$15; additional copies issued at the same time are \$6. Additional information can be found at www.maine.gov or www.mainepublichealth.gov.

Recreation - Check the Recreation Department page on our website at www.southberwickmaine.org for upcoming Fall & Winter Recreation Programs. Pee Wee Soccer sign ups will begin on Tuesday, August 31, 2010.

Committee Openings

- ◆ Community Development Committee, 4 open seats, meets the 3rd Thursday of each month.
- ◆ Conservation Commission, 2 open seats, meets the 4th Wednesday of each month.
- ◆ Energy Efficiency Advisory Committee, 1 open seat, meets the 3rd Monday of each month.
- ◆ Planning Board, 2 alternate seats, meets the 1st and 3rd Wednesday of each month.
- ◆ Master Plan Vision Committee, 12 open seats, the committee will be a standing committee. The meeting schedule will be determined by the committee. The original charge is to oversee the effort to determine the highest and best use of the Town's Young Street property.

Conservation

The South Berwick Conservation Commission is currently looking for new members. The Conservation Commission, with the citizens of South Berwick and with guidance from South Berwick's Comprehensive Plan, works to preserve community and regional natural resources and recreational opportunities that define the rural character of the town. The Conservation Commission meets once a month at Town Hall. Recent and current Conservation Commission projects include: Working as a resource for the Planning Board in reviewing subdivision plans and timber harvests; consulting with the forester overseeing the 2010 harvest in the Town Forest. Discussions about the best uses and future management of the forest; working with the South Berwick Garden Club on the removal of invasive species from the municipal parking lot garden next to the post office and the planting of native and garden friendly species; working with the Central School art classes to paint the rain barrel that now stands at the post office for use in the parking lot garden; sponsoring Earth Day road clean-up; sponsoring local well water testing - with a discounted price - from Nelson Analytical, LLC; completing the Salmon Falls River Greenbelt Plan (copies are available on the Town website or by contacting the Conservation Commission.) For more information contact Town Hall at 384-3300 ext. 336 or online at www.southberwickmaine.org. *Discover South Berwick - we live here!*

Volunteer Network

The South Berwick Volunteer Network (SBVN) offers free rides to local residents needing transportation to medical appointments. Volunteer drivers provide the service. Another team of volunteers takes turns monitoring the phone line and scheduling drivers. The organization has an urgent need for additional drivers due to increased demand for services, especially on Mondays, Wednesdays and Fridays. If you can help, or are in need of a ride to a medical appointment please call (207) 384-3311 and leave a message. Someone will return your call.

Homestead Exemption

The Maine Revenue Service notified all Maine towns of a change to the Homestead Exemption. In South Berwick, the change resulted in a reduction of the Homestead exemption from \$11,700 to \$9,500. This change is reflected on the enclosed tax bill.

Efficiency Maine

Homeowners should be aware that there are cash back incentives of up to \$4000 for energy upgrades to their homes through Efficiency Maine

In response to the success of the summer promotion (\$1,000 bonus) and in an effort to make it as easy as possible for homeowners to take advantage of the promotion, Efficiency Maine is pleased to announce the following modifications to the current offer:

- Projects no longer need to be *completed* by August 31, 2010. The new offer will provide a \$1,000 bonus to homeowners that simply *sign up* by August 31, 2010 for the bonus AND complete their project according to the following schedule:
- The energy audit must be completed by a Participating Energy Advisor and the Incentive Application Form must be received by September 30, 2010
- The project must be completed and the Completion Form submitted by December 31, 2010
- To sign up, homeowners can simply call 1-866-376-2463 (follow prompts to Residential Weatherization) or e-mail efficiencymaine@efficiencymaine.com
- Homeowners that submit a Completion Form prior to August 31, 2010 will receive the bonus automatically. They do not need to sign up.

Outdoor Classroom at Central

Saturday, July 17th was the first of several community work days scheduled to implement the ambitious plan to improve the quality of the playground areas of the Central School. Central School is located in the heart of South Berwick and is the location of many community celebrations including the Strawberry Festival and Kids' Day. Volunteers led by Terrence Parker removed numerous invasive plants, trees and shrubs behind the school. This work is part of a master plan, prepared and donated by landscape architect Terrence Parker of Terrafirma Landscape Architecture in Portsmouth and is designed to restore the landscape and create new natural and engaging play features for this small Maine community. The plan has been approved by the MSAD #35 School Board and embraced by the local community. Central School students and community members will benefit from this thoughtfully designed "outdoor classroom" that will include forest, meadow and field areas. Native plants, trees, shrubs, greenhouses and gardens will invite students and visitors to engage in creative play and scientific investigations. Play areas will include boulder and log walks, grassy berms, nature paths and water gardens. An amphitheater will provide the stage for formal and informal student and community performances. Central School and the surrounding community will benefit greatly from the generous support already provided by Brewster Trucking, Civil Consultants, Genest Concrete, Salmon Falls Nursery, Urban Tree Service and the Central School PTO. Workdays in August, September and October will require the help of volunteers, stone masons, builders, excavators and garden and landscape supply companies. For more information about future work days or the proposed site plan contact Terrence Parker at 603.430.8388 (M-F) or Vicki Stewart at Vstewart@MSAD35.net.

Tax Club

We're pleased to offer you another way to pay your taxes. The Tax Club allows property owners to pay their taxes in eight (8) equal installments with a payment book that the Town will issue once an application has been approved. The first payment will be due September 15th. Please remember your application is valid for only one tax year. In order to qualify, your taxes must be paid to date and you cannot have a tax escrow account through your bank or mortgage company. Applications are available in the Business office or on the Town's website (from the Assessing Dept. page) and must be returned by August 30th. If you would like more information, please call 384-3300 ext. 102 and ask for Karen Estee.