

The Warrant

Lucerne-in-Maine Village Corporation
Town of Dedham – County of Hancock – State of Maine

TO: Scott Plummer, a resident of the Lucerne-in-Maine Village Corporation.

In the name of the State of Maine in accordance with the Statutes of the State, and in accordance with the provisions of Chapter 43 of the Private and Special Laws of Maine, 1927, as amended, you are hereby required to warn and notify the legal voters of Lucerne-in-Maine Village Corporation to assemble at the Dedham School Gymnasium in said Town of Dedham on August 12, 2025 at 5 o'clock in the evening to vote by secret ballot. The meeting, being the Annual Summer Meeting held in conjunction with the "Winter Meeting," will commence at 6 o'clock in the evening to act upon Articles 1 through 25:

Article 1: To elect a Moderator to preside at said meeting.

Article 2: To elect, by secret ballot, an Overseer for one 3-year term.

Article 3: To see if the Village Corporation will authorize the Board of Overseers to appoint all necessary officers for the ensuing year per State Statute, ordinances, and Village by-laws.

Article 4: To receive and act upon the reports of officers, department heads, other employees, and committee chairpersons properly coming before the meeting.

Article 5: To see what sum, if any, the Village Corporation will vote to raise and appropriate for General Administration.

RECOMMENDED: \$125,385
Administration: \$59,080 Salaries & Stipends: \$66,305

Article 6: To see what sum, if any, the Village Corporation will vote to raise and appropriate for Intergovernmental Expenditures, including Municipal, Education, and County Tax.

RECOMMENDED: \$1,999,878
Education: \$1,482,152 Municipal: \$425,496 County: \$92,230

Article 7: To see what sum, if any, the Village Corporation will vote to raise and appropriate for sanitation.

RECOMMENDED: \$110,125
Weekly Collection: \$94,425 Bulky & Hazardous: \$15,700

Article 8: To see what sum, if any, the Village Corporation will vote to raise and appropriate for the purpose of Roads and Bridges.

RECOMMENDED: \$294,900

Regular Maintenance: \$100,000 Sweeping: \$10,000 Brush & Ditching: \$10,000
Winter Contract: \$148,650 Salt/Sand: \$25,000 Street Lights: \$1,250

Article 9: To see what sum, if any, the Village Corporation will vote to raise and appropriate for the purpose of paving.

RECOMMENDED: \$50,000

Article 10: To see what sum, if any, the Village Corporation will vote to raise and appropriate for maintenance of the Philips Lake Dam.

RECOMMENDED: \$60,000

Article 11: To see what sum, if any, the Village Corporation will vote to raise and appropriate for the purpose of debt repayment for two road bonds.

RECOMMENDED: \$160,562

Article 12: To see what sum, if any, the Village Corporation will vote to raise and appropriate for the Lucerne/Dedham Fire Truck Payment.

RECOMMENDED: \$34,731

Article 13: To see what sum, if any, the Village Corporation will vote to raise and appropriate for Fire Department Expenses.

Note: these expenses will be reimbursed by the Town of Dedham per State Law.

RECOMMENDED: \$2,250

Article 14: To see what sum, if any, the Village Corporation will vote to raise and appropriate for a Contingency Fund.

RECOMMENDED: \$30,000

Article 15: To see what sum, if any, the Village Corporation will vote to raise and appropriate for Reserve Accounts.

RECOMMENDED: \$25,000

Fire Department Reserve: \$10,000 Road Reserve: \$10,000
Dam Reserve: \$5,000

Article 16: To see if the Village will vote to adopt the updates to the Shoreland Zoning Ordinance to remove Section 15. C.

Explanation: if approved, this strictly removes the section governing docks.

Article 17: To see if the Village will vote to adopt the Short-Term Rental Ordinance.

Article 18: To see if the Village Corporation will vote to fund the maintenance of the private portion of Lakeview Avenue for the purpose of fire and police protection pursuant to MRS Title 23, §3105-A; an amount equal to Dedham's contribution and not to exceed \$5,000.

Article 19: To see if the Village Corporation will authorize the Overseers to dispose of any real estate owned by the Village and/or acquired through automatic foreclosure of tax liens as deemed in the best interest of the Village and within the confines of the laws of the State of Maine.

Article 20: To see if the Village Corporation will authorize the Overseers to carry forward unexpended funds from the previous fiscal year as deemed in the best interest of the Village.

Article 21: To see if the Village Corporation will authorize the Overseers to dispose of Village-owned personal property with a value of \$25,000 or less as deemed in the best interest of the Village.

Article 22: To see if the Village Corporation will authorize the Overseers to enter into contracts as deemed in the best interest of the Village.

Article 23: To see if the Village Corporation will authorize the Overseers to accept gifts of money and personal and real property and to appropriate the use of the same as deemed in the best interest of the Village.

Article 24: To see if the Village Corporation will vote to authorize the Board of Overseers to convey, by release deed to interested parties, the Village Corporation's interest in all or a portion of "such avenues and roads as have been constructed, partially constructed, or upon which construction is not yet commenced," which interest was acquired pursuant to a release deed from the Merrill Trust Company dated September 8, 1933 and recorded in the Hancock County Registry of Deeds in Book 641, Page 286, under such terms and conditions as the Overseers deem advisable.

Article 25: To see if the voters will vote to approve the taking of certain property via public easement for a public way from the Fitts Mountain Road along an existing gravel way leading to and immediately surrounding the dam owned by the Lucerne-in-Maine Village Corporation on Phillips Lake, as laid out by the Board of Overseers Officers in an Order of Condemnation dated July 31, 2025 and filed with the Village Clerk, as follows:

A public easement along an existing gravel way from the Fitts Mountain Road leading to the dam and appurtenances thereof on Phillips Lake. The property surrounding the dam was transferred and is described in Book 901, Page 385 of the Hancock County Registry of Deeds. The easement crossing certain lot or

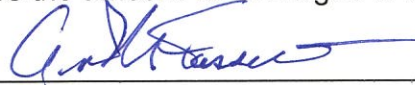
parcel of land located in Lucerne-in-Maine Village Corporation described in Book 6651, Page 10 of the Hancock County Registry of Deeds;

and to appropriate an amount for damages to be paid to the owner(s) of record as just compensation therefore, as determined in the order, as follows:

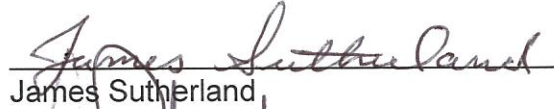
\$6,000 to Bret H. Cyr;

This article may not be amended except to increase the amount for damages to be paid.

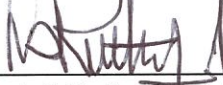
Dated: July 24, 2025



Ann Fossett, Chair



James Sutherland



Lindell Rutherford