

Report on the Selectboard SPECIAL Meeting and Public hearings on May 6, 2025,

Prepared by Alison Freeman

Note: These are not official minutes -- -- just notes taken by me. Official minutes will be available from the Town Office and will be posted on the Town web site following Board approval at the next meeting.

Please email me at news@singingbridge.net with any questions, comments, or requests to subscribe to the list. To unsubscribe, simply follow the instructions at the bottom of this email.

These notes, and the full agenda for the meeting, are available at SingingBridge.net as a PDF.

Recordings of Selectboard meetings are available on the Town's YouTube channel:

<https://www.youtube.com/@GeorgetownME>

The Meetings: The meetings were conducted as a Zoom hybrid. Selectboard Member Jon Collins, Town Administrator Tyler Washburn, and Finance Director Mary McDonald were together in the Town Office. Selectboard Members Bronwen Tudor and Aria Eee were on Zoom. There were 21, members of the public in attendance in person or on Zoom.

Most Important/Interesting Items: In my judgment, the following items were the most important things covered during the meeting.

- The Proposed Town Ordinance Changes were presented. The changes are mostly corrections or changes to definitions to align with State definitions. There were no questions or public comment
 - [Draft Revisions to Board of Appeals Ordinance \(2025\)](#)
 - [Draft Revisions to the Shellfish Ordinance \(2025\)](#)
 - [Draft Revisions to the Solar Energy Ordinance \(2025\)](#)
- There was public comment during the Public Hearing on drafting a warrant article relative to a proposed septic easement on Town land. Many questions were asked. Some answers to those questions can be found in the documents on the Town website. The meeting was recorded and should be available on the Town's YouTube channel soon

Proposed Septic Easement on Town Land Documents:

- [Signed Easement – Private Parties – Ability for homeowner to cross Blueberry Hill Road](#)
 - [Proposed Easement Under Consideration – Town of Georgetown to Melissa Peterson \(With Attachments\)](#)
 - [Map](#)
- The Special Meeting for the purpose of budget deliberations resulted in a few small changes. The DRAFT budget was approved to go to the public hearing on May 14th.
***Please note:** The budget hearing is the last practical opportunity for substantive discussion or possible changes to the budget. It is very difficult, and usually not possible, to make changes to the budget or ordinances at Town Meeting*

Upcoming Events/Dates:

Planning Board	Wednesday, May 7 th	7:00pm HYBRID
Solid Waste Management Com	Thursday, May 8 th	7:00pm ZOOM
Conservation Commission	Monday, May 12 th	6:00pm ZOOM
School Budget Hearing	Tuesday, May 13th	6:00pm HYBRID GCS Gymnasium
Select Board	Tuesday, May 13 th	7:00pm HYBRID
Budget Public Hearing	Wednesday, May 14th	6:00pm HYBRID GCS Gymnasium
Working Waterfront Wrk. Grp.	Tuesday, May 20 th	2:30pm HYBRID
Town Owned Property Manag	Tuesday, May 20 th	4:00pm IN PERSON
Annual Candidates' Night	Tuesday, May 20th	6:00pm HYBRID GCS Gymnasium
Planning Board	Wednesday, May 21 st	7:00pm HYBRID
Select Board	Tuesday, May 27 th	6:00pm HYBRID

The next meeting of the Selectboard will be at 7 PM on Tuesday, May 13th. The public is welcome to attend in person or on ZOOM. E-mail gtwnme@hotmail.com for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at: https://www.georgetownme.com/?page_id=6611

Prepared and distributed by Alison Freeman

Good morning! At 6pm tonight, the Town will be holding its Annual Public Hearing on Proposed Ordinance Changes. At 6:05pm, or immediately following the Ordinance Hearing, the Town will be holding a Public Hearing on drafting a warrant article relative to a proposed septic easement on Town land.

At 6:15pm, or immediately following the Public Hearing regarding the possible warrant article, the Select Board will hold a Special Meeting for the purpose of budget deliberations. Following those deliberations, the Board will send the Budget on to next week's Public Hearing (6pm, 5/14, GCS Gymnasium).

Attached you will find the Agenda for tonight's Special Meeting. To view proposed Ordinance changes, or the easement related documents, please click here: https://www.georgetownme.com/?page_id=5351

As an advisory, public comment at each Hearing will be limited to two minutes per person. If you wish to attend in person, come to the Town Office.

Best, Tyler J. Washburn
Town Administrator
Town of Georgetown
50 Bay Point Road
Georgetown, ME 04548
(207) 371-2820

SELECT BOARD, TOWN OF GEORGETOWN


SPECIAL MEETING

Agenda for Tuesday, May 6, 2025 at 6:15 pm

Call to order:

Public comment:

Old Business:

- Deliberations on Proposed 2025-26 Town Budget*

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

Town Report Committee	Monday, May 5 th	9:15am HYBRID
<i>Get To Know Your Neighbor</i>	<i>Sunday, May 4th</i>	<i>12-2pm (GCC)</i>
<i>Annual Ordinance Hearing</i>	<i>Tuesday, May 6th</i>	<i>6:00pm HYBRID (Town Office)</i>
<i>Public Hearing re: Easement</i>	<i>Tuesday, May 6th</i>	<i>6:05pm HYBRID (Town Office)</i>
(Special) Select Board	Tuesday, May 6 th	6:15pm HYBRID
Planning Board	Wednesday, May 7 th	7:00pm HYBRID
Solid Waste Management Com	Thursday, May 8 th	7:00pm ZOOM
Conservation Commission	Monday, May 12 th	6:00pm ZOOM
<i>School Budget Hearing</i>	<i>Tuesday, May 13th</i>	<i>6:00pm HYBRID (GCS Gym)</i>
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Planning Board	Wednesday, May 21 st	7:00pm HYBRID
Select Board	Tuesday, May 27 th	6:00pm HYBRID

EASEMENT DEED

KNOW ALL BY THESE PRESENTS that the **INHABITANTS OF THE TOWN OF GEORGETOWN**, a body corporate and politic, located in Georgetown, in the County of Sagadahoc and State of Maine, with a mailing address of 50 Bay Point Road, Georgetown, Maine 04548 (the "Town"), releases unto **MELISSA L. PETERSON**, of Bath, in the County of Sagadahoc, and State of Maine, with a mailing address of 33 Webber Avenue, Bath, Maine 04530 ("Grantee"), her heirs and assigns forever, an easement for a subsurface waste disposal system on, in, over, across, and under a certain lot or parcel of land situated on Blueberry Hill Road, in the Town of Georgetown, County of Sagadahoc, and State of Maine, as described below:

RECITALS

WHEREAS, Grantee is the owner of a certain parcel of land and the improvements thereon commonly known as 4 Blueberry Hill Road, in the Town of Georgetown, County of Sagadahoc, State of Maine, as more particularly described in deed dated October 26, 2015, and recorded in the Sagadahoc County Registry of Deeds at Book 2015R, Page 08283, further reference being made to an Abstract of Divorce Decree by and between Eric Peterson and Melissa Peterson, dated January 3, 2019, and recorded in the Sagadahoc County Registry of Deeds in Book 2019R, Page 63, setting aside the property at 4 Blueberry Hill Road exclusively to Melissa Peterson, and designated as Lot 21, on Town of Georgetown Tax Map U-13, and located on the Westerly side of Blueberry Hill Road; and

WHEREAS, the Grantor Town is the owner of two certain parcels of land, in the Town of Georgetown, County of Sagadahoc, State of Maine, as are more particularly described in deeds dated September 29, 1973, and recorded in the Sagadahoc County Registry of Deeds at Book 393, Page 782, and dated January 8, 1974, and recorded in the Sagadahoc County Registry of Deeds at Book 395, Page 760, and designated as Lots 24 and 33 on Town of Georgetown Tax Map U-13, and located on the Easterly side of Blueberry Hill Road; and

WHEREAS, the Grantee needs to replace the existing subsurface wastewater disposal system servicing her property, however, she does not have ample remaining property to do so; and

WHEREAS, the Grantor Town has agreed to grant to Grantee this easement over its property for the purpose of allowing Grantee to establish, maintain, repair, and replace a subsurface wastewater disposal system and leach field to service Grantee's property.

1. Location of Easement

The subsurface wastewater disposal system shall be located on Town property above-described in accordance with the specifications of the Maine Department of Health & Human Services, Division

of Health, Application, Variance Request, and Approval, attached hereto and made a part hereof. The septic design is for the installation of a 1,000-gallon septic tank and disposal field on 3,796 square feet of property.

The 3,796 square feet, more or less, is a portion of land conveyed to the Inhabitants of the Town of Georgetown as described in deeds dated September 29, 1973, and recorded in the Sagadahoc County Registry of Deeds at Book 393, Page 782, and dated January 8, 1974, and recorded in the Sagadahoc County Registry of Deeds at Book 395, Page 760, and designated as Lots 24 and 33 on Town of Georgetown Tax Map U-13, and located on the Easterly side of Blueberry Hill Road.

2. Purpose of Easement: Land Benefitted

Grantee, her heirs and assigns, shall be permitted to establish, maintain, repair, and replace a subsurface wastewater disposal system and leach field on, in, and under the property conveyed to the Grantor by said deeds dated September 29, 1973, and recorded in the Sagadahoc County Registry of Deeds at Book 393, Page 782, and dated January 8, 1974, and recorded in the Sagadahoc County Registry of Deeds at Book 395, Page 760; also Grantee, her heirs and assigns shall be permitted to establish, maintain, repair, and replace a septic line connecting said system to property of the Grantee, located on the Westerly side of Blueberry Hill Road, acquired by said deed dated October 26, 2015, and recorded in the Sagadahoc County Registry of Deeds at Book 2015R, Page 08283. The Grantee warrants that in the original establishment of the system and any replacement, repair or maintenance thereof, any ground disturbed will be returned as nearly as possible to its natural state. The within easement includes the right of entry on and to said premises by men and machines as is necessary and appropriate for the purpose of said establishment, replacement, repair and maintenance. The within easement shall run with the land and be binding upon the Grantor, its successors and assigns.

3. Maintenance

Grantee shall have the right to reenter the easement area from time to time for inspection, maintenance, replacements and repairs to the subsurface wastewater disposal system. All inspection, maintenance, replacement and repairs to the system shall be at the expense of the Grantee. It is understood that upon every such entering, the property of the Grantor shall be restored to its condition prior to entry, at the expense of the Grantee.

4. Indemnity

As a condition of this easement and by acceptance hereof, the Grantee covenants and agrees to save and hold Grantor harmless and indemnify the Grantor from any loss, cost, damage, or claim arising out of the construction, installation, maintenance, use, or repair of said subsurface wastewater disposal system and septic line.

5. Obstructions

Grantor, for its successors and assigns, agrees not to obstruct Grantee's use of the subsurface wastewater disposal system easement described herein.

This easement shall run with the land and bind the Grantor, its successors and assigns, and shall inure to the benefit of the Grantee, her heirs and assigns.

IN WITNESS WHEREOF the **INHABITANTS OF THE TOWN OF GEORGETOWN** have caused this instrument to be signed in its corporate name by its Select Board Members, Jonathan Collins, Bronwen Tudor, and Aria Eee, duly authorized, this _____ day of _____, 2024

INHABITANTS OF THE
TOWN OF GEORGETOWN

Witness

Jonathan Collins, Select Board Member

Witness

Bronwen Tudor, Select Board Member

Witness

Aria Eee, Select Board Member

STATE OF MAINE
COUNTY OF SAGADAHOC, ss.

Then on this _____ day of _____, 2024 personally appeared the above-named Jonathan Collins, Bronwen Tudor, and Aria Eee, Select Board Members of the Inhabitants of the Town of Georgetown and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

Notary Public/Attorney at Law

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Service
Div of Environmental Health, 11 SH
(207) 287-5872 Fax: (207) 287-417

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: Georgetown
Street or Road: 4 Blueberry Hill Rd
Subdivision, Lot #: _____

Town/City: GEORGETOWN Permit #: _____
Date Permit Issued: ___/___/___ Fee: \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Peterson, Melissa Owner Applicant
Mailing Address of Owner/Applicant: 33 Webber Ave
Bath ME 04530
Daytime Tel. #: 699-9084

Local Plumbing Inspector Signature: _____ L.P.I. #: _____
 Owner Town State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map #: U-13 Lot #: LOT 21

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Signature of Owner or Applicant: Melissa Peterson Date: 5/16/24

Local Plumbing Inspector Signature: _____ (1st) date approved: _____
_____ (2nd) date approved: _____

PERMIT INFORMATION

TYPE OF APPLICATION
 1. First Time System
 2. Replacement System
Type replaced: UNKNOWN
Year installed: UNKNOWN
 3. Expanded System
 a. <25% Expansion
 b. >25% Expansion
 4. Experimental System
 5. Seasonal Conversion

THIS APPLICATION REQUIRES
 1. No Rule Variance
 2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 4. Minimum Lot Size Variance
 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
 1. Complete Non-engineered System
 2. Primitive System (graywater & alt. toilet)
 3. Alternative Toilet, specify: _____
 4. Non-engineered Treatment Tank (only)
 5. Holding Tank, _____ gallons
 6. Non-engineered Disposal Field (only)
 7. Separated Laundry System
 8. Complete Engineered System (2000 gpd or more)
 9. Engineered Treatment Tank (only)
 10. Engineered Disposal Field (only)
 1. Pre-treatment, specify: _____
 2. Miscellaneous Components

SIZE OF PROPERTY
3796 SQ. FT. ACRES
SHORELAND ZONING
Yes No

DISPOSAL SYSTEM TO SERVE
 1. Single Family Dwelling Unit, No. of Bedrooms: 2
 2. Multiple Family Dwelling, No. of Units: _____
 3. Other: _____ (specify)
Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY
 1. Drilled Well 2. Dug Well 3. Private
 4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
 1. Concrete Regular
 2. Low Profile
 3. Plastic
 3. Other: _____
CAPACITY: 1000 GAL.

DISPOSAL FIELD TYPE & SIZE
 1. Stone Bed 2. Stone Trench
 3. Proprietary Device
 cluster array Linear
 regular load H-20 load
 4. Other: _____
SIZE: 672 sq. ft. in. ft.

GARBAGE DISPOSAL UNIT
 1. No 2. Yes 3. Maybe
If Yes or Maybe, specify one below:
 a. multi-compartment tank
 b. _____ tanks in series
 c. Increase in tank capacity
 d. Filter on Tank Outlet

DESIGN FLOW
180 gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS
PROFILE CONDITION: 2, A1L to 2A1LL
at Observation Hole # 1234
Depth 6-23"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
 1. Medium---2.6 sq. ft. / gpd
 2. Medium---Large 3.3 sq. ft. / gpd
 3. Large---4.1 sq. ft. / gpd
 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
 1. Not Required
 2. May Be Required
 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

3. Section 4G (meter readings)
ATTACH WATER METER DATA
LATITUDE AND LONGITUDE
at center of disposal area
Lat. 43 d 52 m 33 s 94
Lon. -69 d 71 m 20 s 88
If g.p.s, state margin of error:

SITE EVALUATOR STATEMENT

I certify that on 5-6-24 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Signature: Mark Cenk
Site Evaluator Signature
Name Printed: MARK CENK
Site Evaluator Name Printed

262 SE # 5-15-24 Date
329-3524 Telephone Number
E-mail Address: _____

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

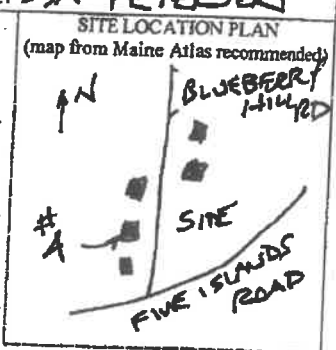
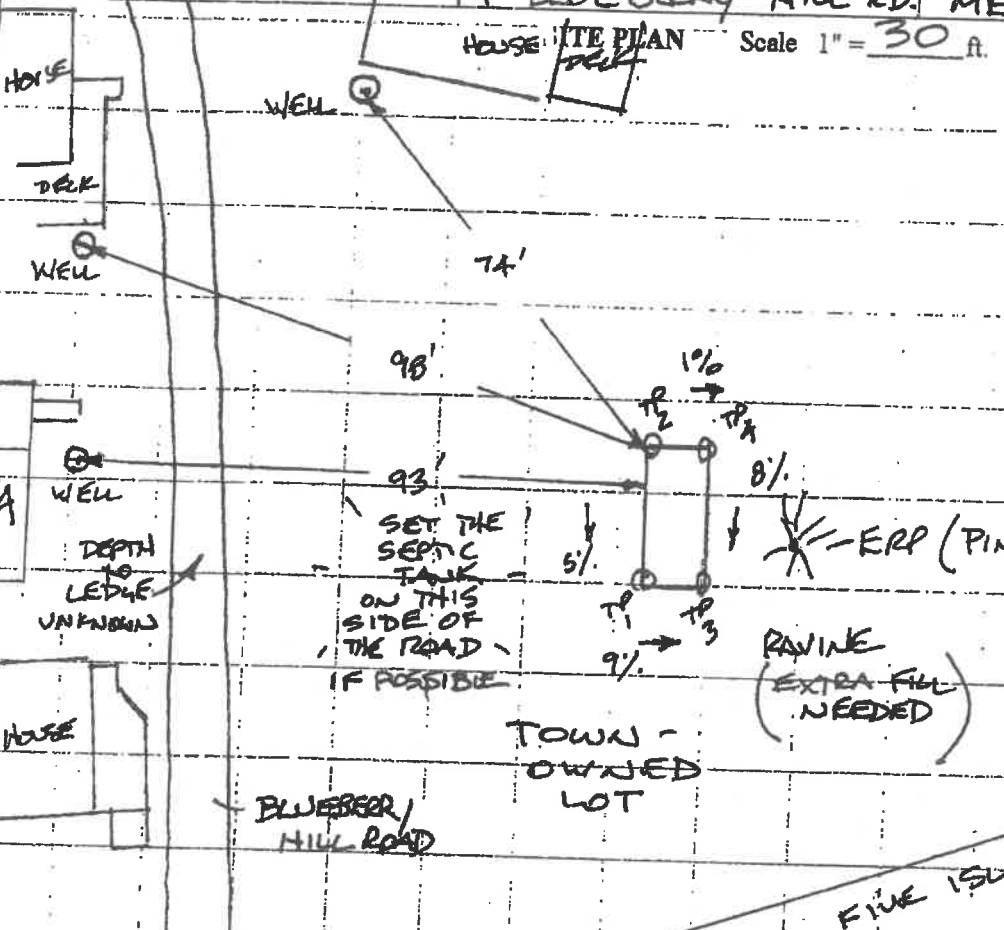
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5872 Fax (207) 287-3105

Town, City, Plantation
GEORGETOWN

Street, Road, Subdivision
A BLUEBERRY HILL RD.

Owner or Applicant Name
MELISSA PETERSON



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # **TP-1 + 2** Test Pit Boring
Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0		DIEBEN	
6	FRAGILE	YELLOW BROWN	
12			
18			
24	BEDROCK		
30			
36			
42			
48			

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
2	AII	1-9	11-14"	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input checked="" type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Observation Hole # **TP 3 + 4** Test Pit Boring
Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0		DK BROWN	
6	FRAGILE	YELLOW BROWN	
12			
18			
24	BEDROCK		
30			
36			
42			
48			

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
2AI-III		1-9	6-23"	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input checked="" type="checkbox"/> Bedrock
				<input checked="" type="checkbox"/> Pit Depth

Melissa Peterson
Site Evaluator Signature

262
SE #

5-15-24
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5673 Fax: (207) 287-3165

Town, City, Plantation
 Georgetown

Street, Road, Subdivision
 4 Blueberry Hill Rd

Owner or Applicant Name
 Melissa Peterson

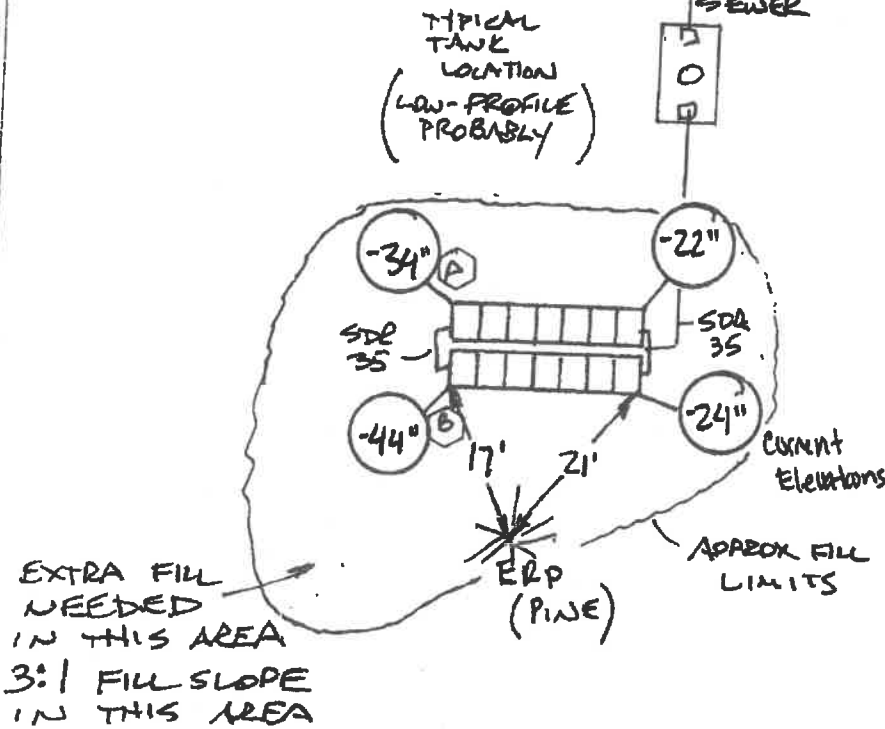
SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20' ft

14 TRANS-REVERSE
 ELWEN INDRAWS
 2 ROWS OF 7

9' x 21'

12" ROW SEPARATION
 (DISTRIBUTION BOX IS
 OPTIONAL)



BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Backfill (upslope) 29'-41"
 Depth of Backfill (downslope) 31'-51"

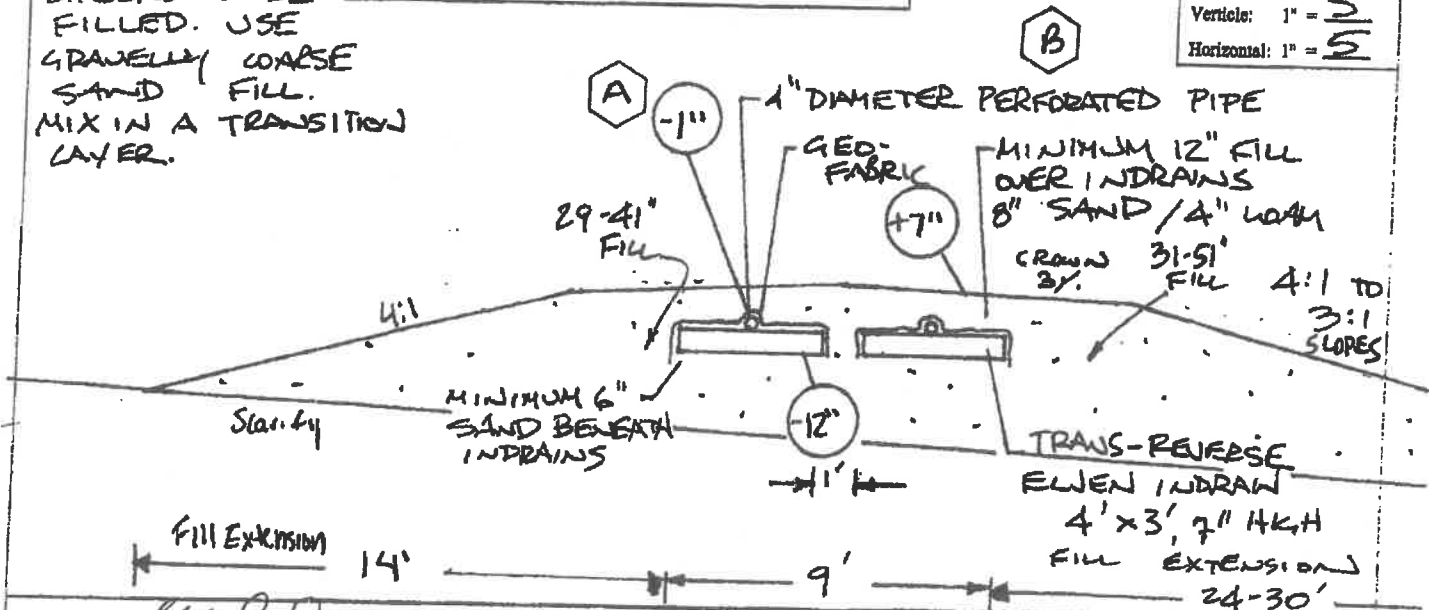
Finished Grade Elevation +7"
 Top of PIPES -1"
 Bottom of INDRAWS -12"

Location & Description: NAIL IN 27" PINE
 tree, Nail 42" above base
 Reference Elevation is 0.0' or:

SCARIFY ALL
 GROUND TO BE
 FILLED. USE
 GRAVELLY COARSE
 SAND FILL.
 MIX IN A TRANSITION
 LAYER.

DISPOSAL FIELD CROSS SECTION

Scales:
 Vertical: 1" = 5'
 Horizontal: 1" = 5'



Site Evaluator Signature

SE #

Date



Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION

Town of GEORGETOWN

Property Owner's Name: MELISSA PETERSON Tel. No.: 699-9084

System's Location: 4 BLUEBERRY HILL ROAD

Property Owner's Address: 33 WEBBER AVE BATH ME Zip Code 04530

e-mail address: missypeterson24@gmail.com

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

	SECTION OF RULE
1. _____	_____
2. <u>SEE ATTACHED MEMO</u>	_____
3. <u>TO BRENT LAWSON</u>	_____

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

SEE ATTACHED MEMO TO STATE

I, MARK CENCI, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

Mark Cenci
SIGNATURE OF SITE EVALUATOR

5-8-24
DATE

PROPERTY OWNER

Melissa Peterson am the owner agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Melissa Peterson
SIGNATURE OF OWNER
 AGENT FOR THE OWNER

5/16/24
DATE

Janet T. Mills
Governor

Sara Gagné-Holmes
Acting Commissioner



Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-2887
TTY: Dial 711 (Maine Relay)

August 7, 2024

Town of Georgetown
Chris Wilcoxson
50 Bay Point Road
Georgetown, ME 04548

Subject: Approval, Replacement System Variance Request, Melissa Peterson Property, 4 Blueberry Hill Road, Georgetown, Maine 04548. Mailing Address: 33 Webber Ave., Bath, ME 04530

Mr. Wilcoxson,

We have completed our review of an HHE-200 Form dated May 15, 2024, for the Melissa Peterson property at 4 Blueberry Hill Road, in Georgetown, Maine. The design is the installation of a 1,000-gallon septic tank and disposal field on a 3,796 sq. ft. property, as designed by Mark Cenci, SE# 262.

The variance requested, which is within the LPI's authority, is to reduce the setback distance from the disposal field to the onsite supply well 98 ft; to reduce the setback distance from the disposal field to an adjacent property supply's well down to 93 and 74 ft.; and, to increase one portion of the fill extension grades up to 3:1.

The variance request has been submitted because the site evaluator, Mark Cenci, SE# 262, feels that the proposed location is the best available alternative given the site constraints and conditions. The system designed is otherwise found to be in compliance with the Maine Subsurface Wastewater Disposal Rules.

We approve the local requested variance with the following requirements:

1. A permit for system installation is to be obtained from the Local Plumbing Inspector in advance of the start of system construction.
2. The system is to be installed in accordance with the submitted and approved system design. Should alterations to the design be required at the time of construction, the site evaluator is to be notified prior to making any changes.
3. The contractor is to scarify the soils under the fill extensions to create a transitional zone more compatible with the disposal field area.

By accepting this approval and the associated plumbing permit, the owner agrees to comply fully with the conditions of approval and the Subsurface Wastewater Rules.

Because installation and owner maintenance have a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

Should you or others have any questions, please feel free to contact me at 592-2086.

Sincerely,

A handwritten signature in cursive script that reads "Alexander L. Pugh".

Alexander L. Pugh
Sr. Environmental Hydrogeologist
Subsurface Wastewater Unit
Division of Environmental and Community Health
Maine CDC

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL W. MCMAHAN, of Georgetown, in the County of Sagadahoc, and State of Maine, in consideration of one Dollar and other good and valuable consideration paid by the MELISSA L. PETERSON, of Bath, in the County of Sagadahoc, and State of Maine, the receipt whereof I do hereby acknowledge, do hereby release, bargain, sell and convey, unto the said MELISSA L. PETERSON, with a mailing address of 33 Webber Avenue, Bath, Maine, 04530, to her and her heirs and assigns forever,

A certain easement over and across property of the Grantor located in Georgetown, part of which is designated as the private way known as Blueberry Hill Road. The location of the easement is described as follows:

BEGINNING at a capped iron rod set on westerly sideline of the traveled way of the Blueberry Hill Road at the southeasterly corner of premises of this Grantee, described in Quitclaim Deed with Covenant of Andrew G. Black, Jr., as Trustee of J & R Family Trust, dated August 1, 2022, to Eric T. Peterson and Melissa L. Peterson, dated October 26, 2015, and recorded in the Sagadahoc County Registry of Deeds in Book 2015R, Page 08283, further reference is made to an Abstract of Divorce Decree by and between Eric Peterson and Melissa Peterson, dated January 3, 2019, and recorded in the Sagadahoc County Registry of Deeds in Book 2019R, Page 63, setting aside the property at 4 Blueberry Hill Road exclusively to Melissa Peterson. The centerline of the easement begins at a point Seventeen Feet (17') along the Blueberry Hill Road in a northerly direction from said southeasterly corner of Grantee's property and shall run North 76° 43' 33" East from said point over and across the property of the Grantors, a portion of which is designated as the Blueberry Hill Road, a distance of Twenty Feet (20'), more or less, to property of the Town of Georgetown, designated as Lots 24 and 33 on Map U13, and described in Deeds recorded in the Sagadahoc County Registry of Deeds in Book 393, Page 782 and Book 395, Page 760.

The purpose of the easement is to provide for the location of a sewer pipe running across the road and over Grantor's property to the Town owned property to access a septic system and leach field to be built on Town property. The easement includes the right to install the easement pipe and for its continued repair, replacement and maintenance as may from time to time be necessary. Any disturbance of the ground area in the installation, maintenance, repair or replacement of the pipe

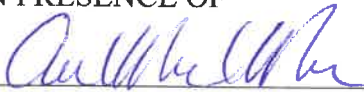
Grantee shall restore as nearly as possible to its original condition. The within Easement includes the right of entry on and to said premises by men and machines as is necessary and appropriate for the purpose of said laying, replacement, repair and maintenance.


Said Easement is appurtenant to land described in Warranty Deed of Carter R. Boynton, Charlotte W. Boynton, and Robert C. Thompson, to James R. McMahan, Jr. and Michael W. McMahan, dated November 15, 1995, and recorded in the Sagadahoc County Registry of Deeds in Book 1394, Page 113, and Deed of Sale by Personal Representative of Carolyn A. Bradford, acting as Personal Representative of the Estate of Roger L. Ayers, to James R. McMahan, Jr. and Michael W. McMahan, dated December 13, 1995, and recorded in the Sagadahoc County Registry of Deeds in Book 1394, Page 117. Reference is further made to Warranty Deed from the said James R. McMahan, Jr. to Michael W. McMahan, of near or even date herewith, and to be recorded in the Sagadahoc County Registry of Deeds.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said MELISSA L. PETERSON, her heirs and assigns.

IN WITNESS WHEREOF, I the said MICHAEL W. MCMAHAN have hereunto set my hand and seal this 20th day of March, in the year of our Lord two thousand and twenty-five.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF





Michael W. McMahan

STATE OF MAINE
SAGADAHOC, SS.

March 20, 2025

Personally appeared the above named MICHAEL W. MCMAHAN, and acknowledged the above instrument to be his free act and deed.

Before me,



Anne Marie Moore
Notary Public
My Commission Expires: May 19, 2029

A circular notary seal for Anne Marie Moore, Notary Public, State of Maine. The seal contains the text "ANNE MARIE MOORE", "NOTARY PUBLIC", and "STATE OF MAINE".

ANNE MARIE MOORE
Notary Public, State of Maine
My Commission Expires May 19, 2029

Mark Cenci Geologic, Inc.

93 Mill Road • North Yarmouth, Maine 04097
Cell: 207.329.3524 • mark@markcenci.com
www.markcenci.com

CERTIFIED GEOLOGIST/LICENSED SITE EVALUATOR



Date: May 15, 2024

To: Brent Lawson, State Plumbing Inspector
Division of Environmental Health
286 Water Street, 3rd Floor
Augusta, ME 04333

Brent:

This memo is meant to accompany an HHE-200 that requires State Variances for a Replacement System, dated May 15, 2024 for Melissa Peterson. The property is a year-round residence with a pressurized water system, an outhouse and an old gray water disposal area.

The Town of Georgetown offered a vacant space on a Town-owned parcel across the road for a replacement wastewater disposal system. The lots are extremely small in the neighborhood, there are existing drilled, bedrock wells serving them and bedrock is shallow.

The site described in the HHE-200 is the best disposal option on a severe site. There is a portion of the land to be filled that could use a 3:1 fill extension, as it drops steeply to a pocket off one corner of the system.

Setbacks to the water wells are better than average and do not require the State Variance, but the bedrock is shallow in one corner of the disposal area, at TP-3.

A 24-inch separation between bedrock and the base of the disposal area can be maintained throughout.

Please email (preferred) or call if you have questions.

Regards,

Mark Cenci, L.S.E #262