

## **Report on the Selectboard Meeting of May 13, 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](mailto: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](http://SingingBridge.net) as a PDF.*

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

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

The Meeting: The meeting was conducted as a Zoom hybrid. Selectboard Member Jon Collins, and Town Administrator Tyler Washburn 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.

The minutes of the meeting of April 22<sup>nd</sup> and May 6<sup>th</sup>, 2025 were tabled. They will be posted on the Town website when they are approved.

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

- The meeting began with a moment of silence in memory of John Teller
- The Selectboard met with Harbormaster Hanstein regarding input on the proposed Federal buoy removal. Tyler Washburn was directed to draft a letter to the Coast Guard against Federal buoy removal
- The Selectboard met with Harbormaster Hanstein regarding a request from Arrowsic for funds to help with removal of an abandoned boat in the Sasanoa River. A decision regarding the request was tabled until the May 27<sup>th</sup> Selectboard meeting
- Aria Eee reported on the successful Get to Know your Neighbor event. She congratulated Georgetown's Outstanding Citizens of the Year for 2025, Bob and Kathy Gravino
- John Cunningham has agreed to moderate the Town Meeting again this year
- Tyler Washburn was directed to draft a Warrant Article regarding a Proposed Septic Easement on Town Lands adjacent to Blueberry Hill Road. Answers to questions asked at the public hearing are still in process
- Tyler Washburn was directed to draft a Warrant Article regarding making the Town Clerk and Tax Collector offices appointed rather than elected

### Correspondence:

The Town Administrator reported on correspondence received. For a complete listing of this correspondence, see the Meeting Agenda on the Town website. Members of the public may come to the Town Office to read the correspondence items listed here.

The most interesting items were:

- Maine Department of Labor – Paid Medical Family Leave Bulletin
- Sagadahoc County – County Budget Public Hearing Notice
- Maine Municipal Association – Legislative Bulletin #14
- Maine Municipal Association - Legislative Bulletin #15
- MidCoast Council of Governments – Georgetown Culvert Report (DRAFT)

Public Comment:

- Kelly James thanked the Selectboard for their careful consideration regarding the budget and other issues. She suggested the Town developing a vision for future use of Town land

Upcoming Events/Dates:

<b>Budget Public Hearing</b>	<b>Wednesday, May 14th</b>	<b>6:00pm HYBRID GCS Gymnasium</b>
<i>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</i>		
Working Waterfront Wrk. Grp.	Tuesday, May 20 <sup>th</sup>	2:30pm HYBRID
Town Owned Property Manag	Tuesday, May 20 <sup>th</sup>	4:00pm IN PERSON
<b>Annual Candidates' Night</b>	<b>Tuesday, May 20<sup>th</sup></b>	<b>6:00pm HYBRID GCS Gymnasium</b>
Planning Board	Wednesday, May 21 <sup>st</sup>	7:00pm HYBRID
Select Board	Tuesday, May 27 <sup>th</sup>	6:00pm HYBRID

The next meeting of the Selectboard will be at 6pm on Tuesday, May 27<sup>th</sup>. The public is welcome to attend in person or on ZOOM. E-mail [gtwnme@hotmail.com](mailto: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](https://www.georgetownme.com/?page_id=6611)

Prepared and distributed by Alison Freeman

# SELECT BOARD, TOWN OF GEORGETOWN

**Agenda for Tuesday, May 13, 2025 at 7:00 pm**

**Hybrid meeting held via ZOOM for public and at the Town Office for SB Members who wish.**

**Please email [gtwnme@hotmail.com](mailto:gtwnme@hotmail.com) for the ZOOM login info.**

**\*indicates copy provided to Select Board**

**\*INDICATES THE NEED FOR A MOTION TO APPROVE**

*Moment of Silence in memory of John Teller*

**Call to order:**



**Public comment:**

**Items to be added to agenda (if approved by chair and board):**

**Scheduled appointments:**

- 7:15pm – Meeting with the Harbormaster Hanstein re: Input on proposed Federal buoy removal & Arrowsic Request





**Minutes:**

- Minutes of April 22<sup>nd</sup> Meeting for review and approval\*
- Minutes of May 6<sup>th</sup> Meeting for review and approval \*

**Review:**

- April Financials\*

**Assessing items:**

- Approval of Veteran's Exemption for Linda MacGillvary 
- Determination on the following:
  - Five Isl. Fuel Abatement Request (13U-051) \*
  - Estate of Eugene Reynolds Abatement Request (03R-036) \*
  - Hess Abatement Request (11U-002) \*
- Other Abatement(s) Update

**Correspondence:**

- Maine Department of Labor – Paid Medical Family Leave Bulletin\*
- Sagadahoc County – County Budget Public Hearing Notice\*
- Maine Municipal Association – Legislative Bulletin #14\*
- Maine Municipal Association - Legislative Bulletin #15\*
- MidCoast Council of Governments – Georgetown Culvert Report (DRAFT)\*

**Continuing Items:**

Receipts for pumping:

Maine Waste Discharge License *renewal* / transfer applications:

Maine Waste Discharge License *approvals*:

PBR / NRPA :

**Board Member / Committee Updates:**

- Mr. Collins:
- Ms. Tudor:

- Ms. Eee

## Town Administrator Update

### Old Business:

- Possible Determination on inclusion of a Warrant Article regarding a Proposed Septic Easement on Town Lands adjacent to Blueberry Hill Road ★

### New Business:

- Direction on whether to Draft a Letter regarding Possible Federal Decision to remove Buoys ★
- Request from Arrowsic re: Funding for Boat Removal \*★
- Designation of a Prospective Town Meeting Moderator ★

### Items For Signature:

- Cemetery Deed for Judith and David Teller (Lot 133A)
- *If approved*, Veterans Exemption
- *After determinations made*, Various Abatement Applications

### Public comment:

### Executive Session:

### Adjournment:

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## UPCOMING MEETINGS/ EVENTS:

Conservation Commission	Monday, May 12 <sup>th</sup>	6:00pm ZOOM
<b><i>School Budget Hearing</i></b>	<b><i>Tuesday, May 13<sup>th</sup></i></b>	<b><i>6:00pm HYBRID (GCS Gym)</i></b>
Select Board	Tuesday, May 13 <sup>th</sup>	7:00pm HYBIRD
<b><i>Annual Budget Hearing</i></b>	<b><i>Wednesday, May 14<sup>th</sup></i></b>	<b><i>6:00pm HYBRID (GCS Gym)</i></b>
Cemetery Trustees	Thursday, May 15 <sup>th</sup>	10:00am IN PERSON
Working Waterfront Wrk. Grp.	Tuesday, May 20 <sup>th</sup>	2:30pm HYBRID
Town Owned Property Manag	Tuesday, May 20 <sup>th</sup>	4:00pm IN PERSON
<b><i>Annual Candidates' Night</i></b>	<b><i>Tuesday, May 20<sup>th</sup></i></b>	<b><i>6:00pm HYBRID (GCS Gym)</i></b>
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Select Board	Tuesday, May 27 <sup>th</sup>	6:00pm HYBRID



GEORGETOWN CONSERVATION  
COMMISSION PRESENTS

# MOSQUITO CONTROL STRATEGIES FOR HOMEOWNERS

THURSDAY, MAY 15TH AT 6:30PM  
ZOOM PRESENTATION

Please join Colin Purrington, an evolutionary biologist, as he shares his presentation: ***Mosquito Control Strategies for Homeowners.***

This presentation will be recorded and sent out to all who register. We look forward to learning together about the impacts of commercial spraying companies and alternative strategies for keeping our yards and loved ones safe.



REGISTRATION LINK:  
[HTTPS://BIT.LY/CCMOSQUITOSPRAY](https://bit.ly/ccmosquitospray)





**Georgetown Community C...**



1h · 🌐

Spring is here and with the building getting a well deserved facelift we will be having a GCC clean up day! Come by and help the board members plant flowers and clean up outside. Bring the kids to play on the playground which now includes a new toddler addition for the little kiddos! Please bring your own yard tools and lend a hand, any help and volunteers are so appreciated 😊

**GCC CLEAN UP DAY**  
**SATURDAY MAY 17TH**  
**10:30 - 12:00**





# GEORGETOWN FIRE DEPT AUXILIARY

## PLANT SALE

Saturday, May 24, 2025 9:00 am-12:00

Georgetown Fire Department  
Center Station



Annuals and Perennials

Donations of Plants requested!!

Donations may be dropped off on Friday, May 23, at the Center Station between 3:30 – 5:30. For more information, call 371-2020



## Georgetown Historical Society

20 Bay Point Road, Georgetown, Maine 04548  
207-371-9200 [georgetownhistorical@gmail.com](mailto:georgetownhistorical@gmail.com)

GHS hours: Wednesdays 10 – 5 and Saturdays 10 – 1

## Celebrate! 50 Years, 50 Treasures: Selections from the GHS Collections

An exhibit which takes visitors back through our island's history –  
from the current day to pre-colonial Indigenous habitation.



**May 24 through November 1, 2025**



Join us as we celebrate the 50<sup>th</sup> anniversary of  
GHS and The Georgetown Tide.





# Georgetown Working League DONATIONS

The GWL is seeking donations for our Thrifts and Gifts shop. We are looking for clean and gently used White Elephant items, Collectibles and unique items for our Silent Auction. As you are doing your spring cleaning, please keep the GWL in mind!

## 2 DROP OFF LOCATIONS

### COMMUNITY CENTER

**Mondays. April 14th - July 28th**  
(except for 4/21, 5/26 & 6/2)  
from 10 - 11:30am

### THRIFTS AND GIFTS SHOP

**Saturday, May 3rd and 17th**  
from 9 - 11

### When Shop is Open

**Friday - Sunday from 10-4pm**  
**May 23rd - July 27th**



[WWW.GEORGETOWNWORKINGLEAGUE.ORG](http://WWW.GEORGETOWNWORKINGLEAGUE.ORG)



# GEORGETOWN WORKING LEAGUE

# SUMMER

## FUNdraising

## Thrfts and Gifts Shop

**Open Friday-Sunday 10-4**

Memorial Day Thru Labor Day  
833 Five Islands Road Georgetown

Handmade crafts-thrifts-local artisans-  
collectibles-kids corner and much more!



## 2025 Quilt Raffle

**\$5 For a Book of 7 Tickets**

Buy a chance to win our 2025 GWL quilt!  
Tickets can be purchased at the Thrfts and  
Gifts shop or through our website.

## BID\$ and BITE\$

**Saturday, August 9th from 10-1pm**

Georgetown Community Center

Silent Auction-Baked Goods-Live Music-  
Coffee-Kids Activities-Quilt Raffle Drawing



## JOIN THE GWL!

Create-Volunteer-Raise Money for the  
Community-Meet New People-  
Have fun!

Email for more information:  
[gwl.events.04548@gmail.com](mailto:gwl.events.04548@gmail.com)

*Help us raise money for the Community*  
**WWW.GEORGETOWNWORKINGLEAGUE.ORG**





# BATH HERITAGE DAYS INDEPENDENCE DAY PARADE



2025 THEME  
**THE SPIRIT OF BATH-  
CELEBRATING WHO WE ARE!**



From shipbuilders to artists, educators to small business owners, new neighbors, and generations of families who've called Bath and our surrounding towns home, this year's theme invites us all to celebrate the people, stories, and traditions that make our midcoast community such a remarkable place to live and visit. Whether you're a civic group, business, youth organization, marching band, dance team, or creative individual, we want YOU to bring the Spirit of Bath to life in this festive, community-loved event.

Our application is live on our webpage ( [www.visitbath.com/bath-heritage-days](http://www.visitbath.com/bath-heritage-days) ), linked in the comments below and we will be mailing applications to past participants. 🎉🎉







**April 5th  
at Patten Free Library**



**May 3rd  
at Bath Habitat for  
Humanity ReStore**



**June 21st  
at the  
Curtis Memorial Library**

## **Why Replace when you can repair?**

A Repair Cafe brings together a community of fixers willing to educate people so that they can repair their everyday items rather than throw them out

**All events held on Saturday Mornings  
10 A.M. till 12:30 P.M.**

Our Repair Cafe will have experts able to repair:

- Electronics
- Computers
- Clothing
- Small appliances
- Wooden Furniture
- 3D Printed Repairs
- Leather Repairs
- Knife Sharpening

**We are always looking for  
additional volunteers, if you  
are interested call Curtis  
Library!**

**Questions? Please call the Curtis library at 725-5242 ext 4**



TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION ALLISON BONNEY, DBA FIVEL ISLAND FUEL

THIS ACCOUNT IS MAP 13U LOT 51. IT IS LOCATED ON THE HARBOR IN FIVE ISLANDS. IT IS LOCATED ON SADDLERS COVE LANE. THE OWNERSHIP PURSUANT TO OUT TAX RECORDS IS FIVE ISLAND FUEL LLC. THE VALUE IS AS FOLLOWS:

ACCOUNT 1098. LAND 1,182,800, BUILDING 277,100, TOTAL 1,459,900

ACCT 1099. BUILDING ONLY 170,500.

I HAVE ATTACHED THE ACCOUNT VALUATION PRINT OUTS.

THE PROPERTY IS NOT A ROUTINE RESIDENTIAL LOT.

IT CONTAINS A BUILDING LOCATED NEAR THE EDGE OF THE HARBOR THAT IS A SEASONAL RENTAL.

IT CONTAINS A SECOND SMALL RESIDENTIAL BUILDING.

IT IS OPERATED AS A SMALL MARINA AND ADVERTIZES ITS BOATING AND FUEL AVAILABILTY ON ITS WEBSITE AS FOLLOWS:

## **Fuel:**

We sell 89 Mid grade gasoline and Marine dyed diesel. Please call for pricing.

## **Mooring Accommodations**

Seasonal Moorings (May-Oct): \$1550

Monthly Moorings: \$650

Weekly Moorings: \$220

Nightly Moorings: \$50

## **Skiff / Tie-Up Spaces**

Skiff Seasonal (May-Oct): \$350

Skiff Commercial Seasonal (May-Oct): \$150

Boat Tie-Up Seasonal (May-Oct): \$1150

Boat Tie-Up Monthly: \$350

Boat Tie-Up Weekly: \$250

Boat Tie-Up Nightly: \$60

IT IS IMPROVED WITH A WHARF AND DOCKS.

IT CONTAINS A STORAGE BUILDING THAT CONTAINS THE FUEL TANKS.

IT CONTAINS A SMALL SEASONAL GENERAL STORE BUILDING.

THE APPLICATION FOR ABATEMENT STATES THAT "IT IS NOT DEVELOPABLE LAND THEREFOR ITS VALUE IS LIMITED." IN MY OPINION, IT IS ALREADY SUBSTANTIALLY DEVELOPED COMMERCIALY AS A WATER DEPENDENT PROPERTY THAT HARMONIOUSLY FITS IN WITH THE FIVE ISLANDS VILLAGE.

THE WEBSITE RELATED TO THIS PROPERTY IS <https://www.fivefuel-harborside.com/>. IT HAS SOME DESCRIPTIVE INFORMATION AND PHOTOGRAPHS. THE COTTAGE REFERRED TO THE MATE'S QUARTERS IS LOCATED ON THIS SITE. THE COTTAGE REFERRED TO THE CAPTAIN'S QUARTERS IS LOCATED AND ASSESSED ON A SEPARATE LOT.

THE WEBSITE CALLED [https://www.realtor.com/realestateandhomes-detail/11\\_Georgetown\\_ME\\_04548\\_M34691-44958](https://www.realtor.com/realestateandhomes-detail/11_Georgetown_ME_04548_M34691-44958) CONTAINS DATA AND PHOTOGRAPHS OF THIS PROPERTY AS WELL.

I HAVE COPIED THE FIRST TWO PHOTOS FROM THIS SITE AND PROVIDED THEM WITH THIS MEMO. THE FIRST PHOTO VIEWS THE SITE FROM THE HARBOR AND ONE CAN NOTICE THE EXTENT OF THE WHARF IN FRONT OF AND TO THE RIGHT OF THE STORE. IT ALSO SHOWS THE RAISED UP BUILDING DIRECTLY IN BACK OF THE WHARF. IN BACK OF THAT IS A SINGLE PITCH ROOF BUILDING WHICH IS A SHED HOUSING THE FUEL TANKS. THE MAIN COTTAGE IS SHOWN ON THE SECOND PHOTO.

OTHER PHOTOS CAN BE ACCESSED ON THE WEBSITE. THEY INCLUDE DIFFERENT VIEWS OF THE PROPERTY AND SEVERAL INTERIOR PROPERTIES.

THE SUBJECT LOT HAS EXTENSIVE SHOREFRONT FOR AN APPROXIMATELY ½ ACRE LOT. IT IS APPROPRIATELY CODED AS BEING OF FIVE ISLANDS HARBOR IN THE SHORELAND GENERAL ZONE.

I HAVE ATTACHED A VALUATION PRINT OUT FOR MAP 12U LOT 30. IT IS LOCATED A SHORT DISTANCE FROM THE SUBJECT PROPERTY ON THE OTHER SIDE OF THE TOWN WHARF. IT CONTAINS ABOUT ½ ACRE OF LAND. IT HAS SUBSTANTIALLY LESS WATER FRONTAGE THAN THE SUBJECT LOT. IT CONTAINS ONE RESIDENTIAL DWELLING. THE LAND VALUE IS 1,073,800.



IN MY OPINION, IT IS VERY REASONABLE, IF NOT CONSERVATIVE, THAT THE SUBJECT LAND WITH TWO RESIDENTIAL STRUCTURES, A MODEST STORE, PIERS AND A WHARF, AND COMMERCIAL USE AS A MARINA WITH FUEL SERVICES, EXTENSIVE FRONTAGE, AND SUFFICIENT WATER DEPTH TO BE USED AS A MARINA, IS VALUED HIGHER THAN U12 LOT 30 AND OTHER LOTS WITH A MULTIPLIER TO THE LAND VALUE OF 130%.

IN MY OPINION, THE BUILDINGS ARE APPROPRIATELY VALUED.

I DO NOT RECOMMEND AN ABATEMENT.

TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION DARCY REYNOLDS EMERSON, PERSONAL  
REPRESENTATIVE FOR EUGENE A. REYNOLDS

THIS ACCOUNT IS MAP 03R LOT 036. THE HOME ON THIS PROPERTY IS LOCATED AT  
CONSIDERABLE DISTANCE FROM THE ROAD AND CANNOT BE SEEN FROM ROUTE 127.

IT HAS BASICALLY BEEN ABANDONED AND UNMAINTAINED FOR MANY YEARS. IT HAS  
DETERIORATED BEYOND THE POINT OF REPAIR.

I HAVE VIEWED THE PROPERTY ON APRIL 23 INCLUDING STEPPING INSIDE IN A SMALL  
AREA THAT I CONSIDERED SAFE. IT IS MY OPINION THAT THE STRUCTURE IS FAR BEYOND  
REPAIR.

I RECOMMEND GRANTING THE REQUESTED ABATEMENT OF \$110,800, WHICH IS THE  
TOTAL BUILDING VALUATION.



TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION OF SUSAN HESS, MAP 11U LOT 002.

THIS ACCOUNT IS ON THE FIVE ISLANDS ROAD NEAR THE SHORE OF HARMON'S HARBOR. THE LAND IN THIS ACCOUNT IS VALUED AT 288,000 AND THE BUILDINGS AT 155,500. THE APPLICATION REQUESTS A REDUCTION IN VALUE OF 72,000 FOR THE LAND AND 38,500 FOR THE BUILDING.

IN MY OPINION, A NUMBER OF THE POINTS RAISED IN THE ABATEMENT APPLICATION ARE CLEARLY ADDRESSED IN THE EXISTING VALUATION.

2. THE LOT IS GRANDFATHERED AND IS BUILT UPON AND REBUILDING WOULD BE ALLOWED.

3. IT IS VALUED AS A SMALL HOUSE. I HAVE NO KNOWLEDGE OF THE LACK OF A CLOSET BEING A REASON FOR FORBIDDING A ROOM FROM BEING USED AS A BEDROOM.

4. THE HOME IS VALUED AS HAVING ONLY ONE BATHROOM.

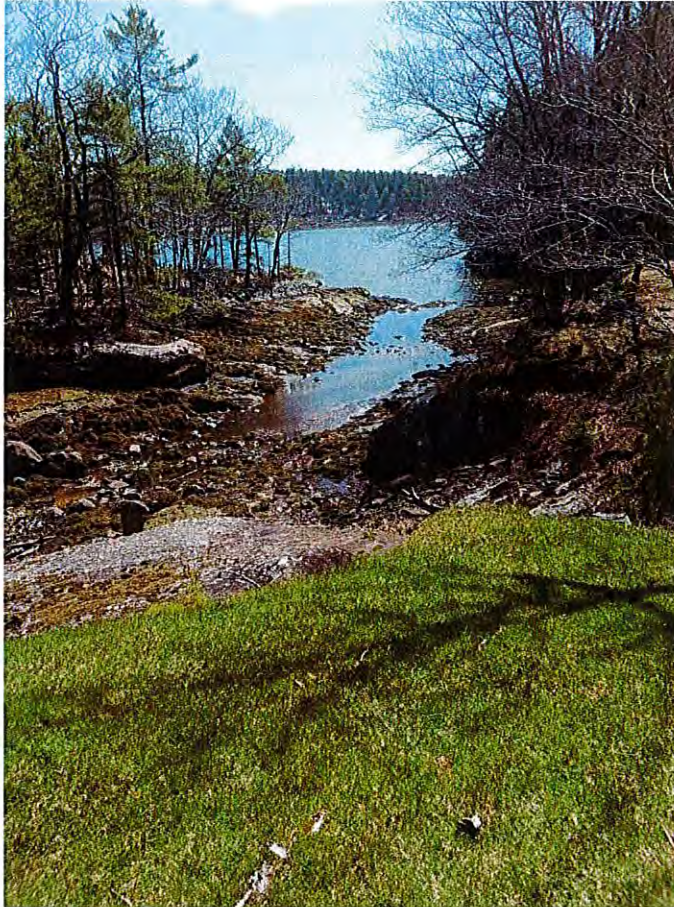
5. THE PROPERTY IS VALUED AS NOT HAVING A GARAGE.

6. THE HOUSE IS VALUED WITH MINIMAL HEAT.

THE ISSUE OF THE LAND VALUE RAISED IN NUMBER 1, IN MY OPINION, IS THE PRIMARY POINT. THE PARCEL DOES HAVE A VERY SUBSTANTIAL VIEW OF THE HARBOR. IT ALSO IS BOUNDED BY A BROOK THAT IS THE OUTLET OF CHARLES POND.

I REVIEWED THE DEED FROM MCDORR TO HESS DATED SEPTEMBER 5, 2001 IN ORDER TO DETERMINE IF IT MENTIONED FRONTAGE ON THE HARBOR. IT IS DIFFICULT TO DETERMINE ANYTHING SIGNIFICANT FROM THE DEED DUE TO VERY OLD DESCRIPTIONS AND A REGISTRY REFERENCE TO AN EXCEPTION.

IT IS VALUED AS NOT HAVING FRONTAGE ON THE HARBOR, BUT HAVING A SUBSTANTIAL, VALUE ENHANCING VIEW OF THE HARBOR. I HAVE COPIED A PHOTO BELOW TAKEN WHEN I VISITED THE PROPERTY ON APRIL 23<sup>RD</sup>.



THE LAND VALUATION OF THIS PARCEL IS 288,000. PLEASE NOTE THAT THE UNIT LAND VALUES LAST YEAR WERE TRENDED BY A FACTOR OF 1.8. SO, FOR EXAMPLE, LAND VALUATION LINE 1 IS 1 ACRE AT A UNIT VALUE OF 75,000 TIMES A FACTOR OF 1.8.

THE LOT HAS A SUBSTANTIAL VIEW ADJUSTMENT OF 126,000. IT IS VALUED 126,000 MORE THAN THE LOT WOULD HAVE BEEN VALUED IF IT WAS ON THE FIVE ISLANDS ROAD SOME DISTANCE FROM THE HARBOR WITHOUT A WATER VIEW.

FOR A COMPARISON I HAVE ATTACHED THE VALUATION OF MAP 10U LOT 5. THE LOT IS AN IMPROVED LOT ON THE HARBOR. IT CONTAINS 0.55 ACRES AND THE LAND IS VALUED AT 1,093,700. THE HESS LOT IS VALUED FOR MUCH LESS THAN IT WOULD BE IF LOCATED ON THE HARBOR.

I HAVE ALSO ATTACHED THE VALUATION OF SOME PROPERTIES LOCATED NEAR BUT NOT ON THE HARBOR WITH A VIEW OF THE HARBOR. ONE IS MAP 10U LOT 007 CONTAINING 1.75 ACRES WITH A LAND VALUE OF 205,800. ANOTHER IS MAP 10U LOT 9 WITH 1.67 ACRES VALUED AT 205,100.

BASED ON THESE ACCOUNTS, AND BASED ON THE FUNDAMENTAL PRINCIPLE THAT LIKE PROPERTY SHOULD BE TREATED ALIKE, IT IS MY OPINION THAT THE HESS LAND IS VALUED TOO HIGH.

IT IS MY RECOMMENDATION THAT THE LAND VALUE BE REDUCED TO 198,000 AS SHOWN ON THE ATTACHED VALUATION PRINT OUT. THAT IS AN ABATEMENT OF 100,000 IN VALUATION.



Georgetown  
Name: HESS, SUSAN M

# Valuation Report

04/30/2025

Page 1

11U-002

Account: 68 Card: 1 of 1

Map/Lot:

Location:

1267 FIVE ISLANDS ROAD

Neighborhood 27 Rte. 127

## Sale Data

Zoning/Use RURAL  
Topography /Rolling  
Utilities Site Improve/Site Improve  
Street Paved

Sale Date 09/01/2001  
Sale Price 165,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1 B1908P0095  
Reference 2

SV SALE YEAR 0 UNUSED 0  
Exemption(s) Land Schedule 2

## Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	135,000	100%	-----	135,000
1.00	# -SITE IMPROVEMENT	15,000.00	27,000	100%	-----	27,000
2.00	# -VIEW	10,000.00	36,000	100%	-----	36,000
Total Acres 1		135,000.00 Per Acre			Land Total	198,000

## Dwelling Description

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	638 Sqft	Grade C 100	Base	205,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-13,896
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,077
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

## Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	0	TYPICAL	TYPICAL	Above Average	Typical	186,808
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 73%	Econ. % 100%	136,370

## Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy			
ONE STORY FRAME	1825	40	C 100	3683	Ava+	73%	100%	100%	2.689
Frame Shed	1825	80	C 100	1584	Ava+	73%	100%	100%	1.156
Frame Shed	1825	48	C 100	950	Ava+	73%	100%	100%	694
ONE STORY FRAME	2005	182	C 100	16757	Ava.	87%	100%	100%	14.579
1,338 SFLA		114.83 = \$/SFLA (4)							19,118
Outbuilding Total									19,118

Calc. Land

198,000

Calc. Bldg

155,500

Total

353,500

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## Paid Family & Medical Leave - April 30 Deadline to Register, Submit Wage Reports & Premiums

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From Maine DOL <MaineDOL@subscriptions.maine.gov>

Date Mon 4/28/2025 8:09 AM

To gtwnme@hotmail.com <gtwnme@hotmail.com>



For Immediate Release: April 28, 2025

### **Paid Family & Medical Leave - April 30 Deadline to Register, Submit Wage Reports & Premiums**

AUGUSTA - The Maine Department of Labor is reminding employers that the **deadline to register for the Maine Paid Family & Medical Leave portal, and to submit wage reports and premiums, is April 30.**

The PFML portal is the online system for employers to file quarterly wage reports and remit quarterly premium contributions. If an employer wishes to authorize their payroll company to file on their behalf, the payroll company must also register in the portal and request access to your account to file for you after you register. The portal also allows self-employed individuals and tribal governments to elect coverage.

Any employer with at least one Maine-based employee must have begun payroll withholdings January 1, 2025:

- Employers with 15 or more employees contribute 1 percent of wages and may deduct up to half of the contribution from the employees' wages.
- Employers with less than 15 employees contribute 0.5 percent of wages and may deduct the entire amount from the employees' wages.

[Access the portal here.](#)

Those with questions can call the PFML call center at (207) 621-5024 between 8 a.m. and 5 p.m. Monday-Friday.

Benefits are scheduled to begin May 1, 2026.





# LEGISLATIVE BULLETIN

A publication of the Maine Municipal Association • Vol. XLVII No. 14 • APRIL 25, 2025

## The Lonely Mountain of Impact Fees

### Who is the Real Smaug?

Tuesday afternoon, while bills impacting significant municipal programs and activities had hearings in several other committees, the Housing and Economic Development Committee held public hearings on two bills proposed to address the runaway use of municipal impact fees and ways to limit their creation and increase transparency for use. The two bills, LD 1246, *Resolve, Directing the Department of Economic and Community Development to Convene a Working Group to Review the Process of Setting Impact Fees* sponsored by Rep. Gere (Kennebunkport) and LD 1498, *An Act to Limit Municipal Impact Fees on Housing Development*, sponsored by Rep. Faulkingham (Winter Harbor) took different paths up the Lonely Mountain of impact fees, but spoke of similar hoarding tactics practiced by municipal government when creating and applying them.

Impact fees are assessed on development by an ordinance enacted under existing home rule authority and approved by the residents of the “shire” also known as the legislative body. They are limited both constitutionally and by statute, to be reasonably related to the development’s share of the cost for improvements made necessary by the development. They can be assessed before or after a project, must be defensible, kept separate from a municipality’s general revenues and only expended for the purpose necessitating their collection.

According to well armored development dragons, and the sponsor of LD 1498, plucky municipalities with invisible legal budgets are charging outrageous sums and stealing profits from housing projects to build parks and recreational areas, all allowed by impact fee law, yet somehow egregious. Proponents, who include the Chamber of Commerce, Maine Real Estate and Development Association, Maine Association of Realtors and the sponsor, stated the segregated unspent funds that sit in the municipal coffers are simply piling up and not being used for their intended purpose.

Evidently the “before or after” municipal expenditure clearly stated in statute has been overlooked and the requirement to keep the receipts in a separate account, regardless of which municipal funds are expended and when, breeds Orcish ire.

The bill also seeks to keep the fees limited to infrastructure improvements on land or property that directly abuts the location of the development, not what is allowable in statute now based on real municipal impacts which includes school facilities to address a growing population, recreational and park areas lost by eliminating open space, solid waste facilities, public safety equipment

or facilities and waste water pumps or similar infrastructure not abutting the development.

While the anti-municipal government rhetoric was present in both hearings, LD 1498 presents a significant shift to limit impact fees for ALL development, not just residential. Like the works of Isengard, historically shaped by Men of Westeros, new development that has not yet to be imagined, and its detrimental impacts would be left out of balance and a burden to remaining shire residents.

LD 1246 seeks to create a working group that likely doesn’t require legislation to accomplish if the intent of the Department of Economic and Community Development is genuine. As drafted, the bill would require the group to study the process by which municipalities impose impact fees under Title 30-A, section 4354 with representatives of municipalities, developers associated with municipal infrastructure improvements and others with experience undisclosed and appointed by them, with a goal of reporting to the Joint Standing Committee of Housing and Economic Development, which is granted the authority to report out legislation based on the group’s recommendations, by December 3, 2025.

In a perfect middle earth, this might be the path to the Undying Lands, but the details leave some reason to be skeptical. While MMA supports this path over LD 1498, clues from the lack of direction

(continued on page 2)

## MTCA Slated for Review

In response to three bills seeking to amend the limits under the Maine Tort Claims Act (MTCA), on Tuesday the Judiciary Committee elected to advance an amended version of LD 1347, *An Act to Increase the Cap on Liability for Governmental Entities Under the Maine Tort Claims Act*, which is the broader of the three bills. As proposed by Sen. Lawrence (York County), the bill would increase from \$400,000 to \$1.25 million the limit on the award of damages against a governmental entity.

After posing several questions about the act, and its impact on both claimants and those left to pay insurance premiums, the committee decided that the best course of action was a study.

While the details of the study have yet been committed to paper, in summary, the 13-member study group would include four leg-

(continued on page 4)



on who to appoint to the working group and how, coupled with the report deadline, are worthy of scrutiny. If the legislature keeps the current posture of statutorily adjourning on June 18, the enacted bill will not be effective until mid-September leaving very little time for a deep dive informed by practitioners before a draft of the report was due on December 3. Unless, of course, the report is already written.

Surely there is no Grima Wormtongue advice happening here, right?

As this *Legislative Bulletin* goes to print, six other bills have public hearings today, all focused on attacking the municipal shire and disregarding residents' voices.

LD 1247, *An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments* sponsored by Rep. Gere (Kennebunkport) seeks to upend recently adopted ordinances accomplished under the former, and notorious, LD 2003, by permitting up to four dwelling units on each established lot and allowing subdivision and the selling of those lots. Any municipality who adopted ordinances to allow ADUs on lots after consultation with their community and kept the allowance contingent on single ownership to promote affordable rental housing, not expanded real estate investment portfolios, would now be sent back to the drawing board. Oh, and forget about protecting the larger intown lots already served by sewer and water from impacts of the Isengard approach to land use. Impact fees are not allowed as drafted.

LD 1396, *An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered*, sponsored by Rep. Roberts (Berwick) does similar lot splitting harm by increasing the limit from three uses to five in a five-year period before local site review is triggered. While the bill is significantly more balanced on its impact to existing ordinances than LD 1247, it is still a blatant attack on home rule and would force all communities to rewrite their ordinances according to the new rules as drafted.

Yet, another bill seeks to put boulders in the path to Misty Housing Mountain. LD 1385, *An Act to Consider Municipalities Meeting Regional Housing Goals in Awarding Transportation Grants*, sponsored by

Rep. Gere (Kennebunkport), directs the Department of Transportation (DOT) to consider a municipality's past actions and future plans toward meeting regional housing production goals when awarding discretionary grants.

While the flow of DOT funding to municipalities for pedestrian improvements and walkable streets may appear as plentiful as the gold hoarded by Smaug, placing additional hoops before overburdened municipal budgets for the desires of the voters is akin to forcing the King of the Dead to only answer to an heir of Isildur. Someday, your town will need the elusive funds that include culvert grants to handle increased stormwater flow. You better

hope your residents have left a clear line of kinship to unreasonable state goals in a ridiculously inflated construction economy and with no staff measures up to DOT review if LD 1385 passes.

Municipalities really do not need one statutory ring to bind them. Hint: if the shire can already do it, you don't need to call on Rohan, you need to ask the littles of them what they need and ask them to join you. They have been building communities long before statute directed. However, consider this a call to action for municipal officials of Gondor and Maine; call your state representatives and ask them to have a seat and share a pipe ASAP. They really need some reality.

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## Loopholes

### *Closing them up, one hole at a time.*

As laws change, occasionally there can be loopholes left behind that aren't found immediately. One such situation that occurred in Windham at the primary election is what led Rep. Cooper (Windham) to present LD 1702, *An Act to Amend Election Polling Place Candidate Restrictions*. This bill seeks to amend the laws pertaining to candidate restrictions at the polls to include write-in candidates or those who are unenrolled or enrolled in a third political party.

In the Windham situation, an unenrolled candidate who was not on the ballot for the primary election, was able to campaign and gather signatures to be considered at the November election, alongside those who were gathering petition signatures. The loophole was uncovered during the June primary election and further researched by the Windham town clerk who confirmed their interpretation of the law with the Secretary of State's (SOS) office.

Two main players when it comes to election legislation, the Maine Town and City Clerks Association and the SOS office, both testified in support of LD 1702 for the main reason that it would level the playing field for all candidates and help to reduce confusion, which was further supported by testimony from MMA.

Maine Citizens for Clean Elections testi-

fied in support but pointed out they believe it's not appropriate for any candidate to raise money at the polling place and suggested language changes to eliminate that activity.

With no testimony in opposition or neither for nor against the bill, the chair of the Veterans and Legal Affairs Committee notified the public that the committee intended to go right into work session for LD 1702 following a short break. Upon return, Sen. Timberlake (Androscoggin County) moved the bill "ought to pass as amended," to include an emergency preamble and the suggestion from the Maine Citizens for Clean Elections testimony.

Rep. Boyer (Poland) questioned if the amendment precluded the collection of campaign funds for future elections, which sparked the committee to review and discuss the bill again in detail. As the chair was about to move the question, Rep Boyer announced that the ACLU sent him a text message that this bill would be unconstitutional.

The committee chair had no interest in text message testimony and advised that if there were problems with what the committee voted on, the analyst would address those issues through the language review process. Apparently satisfied, LD 1702 was voted out of the committee with an elusive unanimous report.



# HEARING SCHEDULE

For the week of April 28, 2025

**Note:** It appears as though the legislative presiding officers have waived the requirement that bills be advertised for public hearings two weeks in advance; therefore, you should check your newspapers for Legal Notices as there may be changes in the hearing schedule. It is not uncommon at this time of the session to have a bill printed one day and a public hearing scheduled within a couple of days. Weekly schedules for hearings and work sessions can be found on the Legislature's website at: <http://legislature.maine.gov/calendar/#Weekly/>. Below are the public hearings for which we have received notice prior to the publishing of this Legislative Bulletin.

## MONDAY, APRIL 28

**Criminal Justice & Public Safety**  
**Room 436, State House, 9:30 a.m.**  
**Tel: 287-1122**

LD 852 An Act to Reduce the Property Tax Burden by Adequately Funding County Jail Operations

LD 1000 An Act to Require Correctional Facilities and Substance Use Disorder Treatment Facilities to Release Prisoners and Patients to a Responsible Adult

LD 1710 An Act Regarding the Authority to Transport Prisoners Confined in Jail and the Use of Physical Force with Respect to Prisoners and Persons Who Have Been Arrested

**1:00 p.m.**

LD 1600 An Act to Provide Regional Support Funding for Municipal Police Departments to Support Special Response Teams

LD 1607 An Act to Require Law Enforcement Agencies to Adopt Written Policies Regarding Compliance with Certain Constitutional Obligations Related to Disclosure of Evidence

LD 1695 An Act to Provide Law Enforcement Agencies with an Anti-sex-trafficking and Commercial Sexual Exploitation Protocol

**Education & Cultural Affairs**  
**Room 208, Cross Building, 10:00 a.m.**  
**Tel: 287-3125**

LD 1759 An Act to Allow Firefighters to Be Eligible for State College Funding

LD 1255 An Act to Ensure In-state Tuition for Postsecondary Students Who Are Registered to Vote in the State and to

Amend Eligibility Requirements for the Free Community College Tuition Program

**Environment & Natural Resources**  
**Room 216, Cross Building, 10:00 a.m.**  
**Tel: 287-4149**

LD 297 An Act Regarding the Management of Oversized Bulky Waste from Wastewater Treatment Plants

LD 1349 An Act to Require Legislative Approval for a Contract to Operate the Juniper Ridge Landfill

LD 1604 An Act to Protect Groundwater and Surface Waters from Perfluoroalkyl and Polyfluoroalkyl Substances from Landfill Leachate

LD 1633 An Act to Promote the Recycling and Reuse of Construction Materials

LD 1782 An Act Regarding Municipal Solid Waste Disposal Planning and the Juniper Ridge Landfill in the City of Old Town

LD 1793 An Act to Improve Management and Reduce the Volume of Solid Waste

**Health & Human Services**  
**Room 209, Cross Building, 10:00 a.m.**  
**Tel: 287-1317**

LD 1459 An Act to Make General Assistance Officers Mandated Reporters

**1:00 p.m.**

LD 978 An Act to Increase General Assistance Reimbursement for Municipalities and Indian Tribes

LD 1738 An Act to Establish the Biohazard Waste Disposal Grant Program to Support Public Health Efforts in the State

**Judiciary**  
**Room 438, State House, 10:00 a.m.**  
**Tel: 287-1327**

LD 1410 An Act to Provide Due Process in Confiscation and Destruction of Personal Items of Unhoused Persons

LD 1645 An Act to Improve Legislative Access to Public Information

LD 1660 An Act Creating a Private Right of Action Against a Government Employer

**3:00 p.m.**

LD 1742 An Act to Prohibit a State Social Media Platform Account from Restricting User Comments

**State & Local Government**  
**Room 214, Cross Building, 11:00 a.m.**  
**Tel: 287-1330**

LD 872 An Act to Ensure Determinations Made by the State Are Free from Unethical, Unsafe or Illegal Interference by Artificial Intelligence

LD 1542 An Act to Amend the Membership of the Washington County Budget Advisory Committee

LD 1553 RESOLUTION, Proposing an Amendment to the Constitution of Maine to Require a Supermajority of the Legislature to Approve Raising Taxes

**1:00 p.m.**

LD 1560 An Act to Address Conflicts of Interest with Municipal Contracts

## TUESDAY, APRIL 29

**Education & Cultural Affairs**  
**Room 208, Cross Building, 1:00 p.m.**  
**Tel: 287-3125**

LD 673 An Act to Better Support the Educational Attainment of Low-income and Moderate-income Communities by Providing Additional Funding to Certain School Administrative Units

LD 933 An Act to Increase to 100 Percent the State Share of Funding for Special Education Costs of All School Administrative Units

LD 1103 An Act Regarding Unallocated Balances in a School Administrative Unit School Budget

LD 1518 An Act to Clarify the Amount and Use of Unallocated Balances in a School Administrative Unit Budget

**Energy, Utilities & Technology**  
**Room 211, Cross Building, 1:00 p.m.**  
**Tel: 287-4143**

LD 1675 An Act to Provide Just Compensation in Cases of Taking by Eminent Domain by Transmission and Distribution Utilities

LD 1747 An Act to Repeal and Replace the Charter of the Yarmouth Water District

**Environment & Natural Resources**  
**Room 216, Cross Building, 1:00 p.m.**  
**Tel: 287-4149**

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## MTCA Slated for Review. ....cont'd

islaters, an attorney with experience with the act from the plaintiff's perspective, two municipal officials from communities of differing populations, a county official, a state official designated to serve by the governor, a member from the law enforcement community, a representative of the insurance industry, and representatives from MMA and the Maine School Management Association. The working group would be directed to explore the issues needing to be addressed, whether limits on governmental liability are sufficient, the fiscal impacts on property taxpayers, which activities should be exempted from liability limits, and the laws in place in other New England states. The working group would also be directed to submit a report to the

Judiciary, Education and Cultural Affairs and State and Local Government Committees, with each provided the authority to submit legislation necessary to implement the working group's recommendations.

Although the details of the working group approach will be reviewed at a future meeting, the committee voted unanimously to support an amended version of LD 1347.

With the study approach in place, the committee also unanimously supported the "ought not to pass" motion on LD 1348, *An Act to Increase the Limit on Damages Under the Maine Tort Claims Act for Negligence Involving School Field Trips*, and on LD 1222, *An Act to Limit Sovereign Immunity for Schools and School Superintendents*, by a margin of 9 to 1.

## LEGISLATIVE BULLETIN

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### *Legislative Bulletin*

Maine Municipal Association  
60 Community Drive, Augusta, ME 04330  
207-623-8428 Website: [www.memun.org](http://www.memun.org)

**Editorial Staff:** Kate Dufour, Rebecca Graham, Rebecca Lambert, Amanda Campbell and Laura Ellis of Advocacy & Communications.

**Layout:** Sue Bourdon, Advocacy & Communications

## IN THE HOPPER

(The bill summaries are written by MMA staff and are not necessarily the bill's summary statement or an excerpt from that summary statement. During the course of the legislative session, many more bills of municipal interest will be printed than there is space in the Legislative Bulletin to describe. Our attempt is to provide a description of what would appear to be the bills of most significance to local government, but we would advise municipal officials to also review the comprehensive list of LDs of municipal interest that can be found on MMA's website, [www.memun.org](http://www.memun.org).)

### Criminal Justice & Public Safety

LD 1600 *An Act to Provide Regional Support Funding for Municipal Police Departments to Support Special Response Teams* (Sponsored by Rep. Ankeles of Brunswick)

This bill creates the Special Response Team Fund to reimburse municipalities that maintain and operate special response teams that rapidly respond to high-risk law enforcement operations and conduct criminal investigations that exceed the capabilities of standard law enforcement agencies and require specialized training, equipment and tactics. The bill also requires: (1) each county to contribute annually a pro rata share based upon population of an amount equal to 10% of the previous calendar year's expenses that each municipality spent to maintain and operate a special response team; (2) the Maine Criminal Justice Academy to certify the teams; and (3) requires the Department of Public Safety to adopt rules to manage the fund.

LD 1607 *An Act to Require Law Enforcement Agencies to Adopt Written Policies Regarding Compliance with Certain Constitutional Obligations Related to Disclosure of Evidence* (Sponsored by Rep. Bunker of Farmington)

By January 1, 2026, this bill requires law enforcement agencies to adopt written policies to assist prosecuting agencies in complying with constitutional obligations to disclose evidence as provided under *Brady v. Maryland* (1963) and *Giglio v. United States* (405 U.S. 150 (1972)), and to comply with mandatory disclosures to the Maine Criminal Justice Academy.

LD 1676 *Resolve, to Study Ways to Improve Recruitment and Retention of Rural Emergency Medical Services Personnel Through Access to Health Insurance* (Sponsored by Rep. Eaton of Deer Isle)

This bill directs the Commissioner of Public Safety to convene a seven-

member commission, including two EMS providers and a representative of a statewide association of municipalities to study ways to improve the recruitment and retention of EMS personnel in rural areas by providing access to health insurance. By December 3, 2025, the commission is required to submit a report to the Joint Standing Committee on Criminal Justice and Public Safety, which is authorized to submit legislation in 2026.

### Education & Cultural Affairs

LD 1518 *An Act to Clarify the Amount and Use of Unallocated Balances in a School Administrative Unit Budget* (Sponsored by Rep. Frost of Belgrade)

Under current law, an unallocated balance in excess of 5% of a school unit's previous school budget must be used to reduce the state and local share of total cost in the next school year. This bill provides that the excesses in unallocated balances must be spent on educational programs.

LD 1579 *An Act to Abolish School Budget Referenda* (Sponsored by Rep. Abdi of Lewiston)

This bill eliminates the requirement for voters to validate a regional school unit budget at a referendum.

LD 1586 *An Act to Amend the Regional School Unit Budget Validation Referendum Law* (Sponsored by Bagshaw of Windham)

This bill requires the question for the school budget validation referendum to include the dollar amount of the budget.

### Energy, Utilities & Technology

LD 1675 *An Act to Provide Just Compensation in Cases of Taking by Eminent Domain by Transmission and Distribution Utilities* (Sponsored by Rep. Flynn of Albion)

This bill updates the laws regarding damages paid to owners of property taken by eminent domain by a transmission and distribution utility for the construction, rebuilding or relocation of a transmission line by requiring the utility to set aside 1% of the total revenue generated from the project to be paid annually as damages to the owner of a property taken by eminent

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# HEARING SCHEDULE (cont'd)

For the week of April 28, 2025

LD 630 *An Act to Implement Portions of the "Protecting Maine's Beaches for the Future: 2017 Update" Report Regarding Beach Nourishment and Dune Restoration Projects*

1:30 p.m.

LD 757 *Resolve, to Study and Oversee Water in the State of Maine*

LD 1696 *Resolve, to Study Maine's Absolute Dominion and Beneficial Use Laws Relating to Water Rights*

**Health Coverage, Insurance & Financial Services**

**Room 220, Cross Building, 1:00 p.m.  
Tel: 287-1314**

LD 1502 *An Act to Update the Requirement for Health Insurance Coverage of Prostate Cancer Screening*

LD 1687 *An Act to Clarify and Increase Access to HIV Prevention Medications*

LD 1713 *An Act to Prohibit Certain Provisions in Health Care Provider Contracts with Insurance Carriers*

## WEDNESDAY, APRIL 30

**Criminal Justice & Public Safety  
Room 436, State House, 1:00 p.m.  
Tel: 287-1122**

LD 1382 *An Act Regarding Dam Repair*

LD 1510 *An Act to Establish Statutory Deadlines for Processing Applications for Emergency Medical Services Personnel*

LD 1676 *Resolve, to Study Ways to Improve Recruitment and Retention of Rural Emergency Medical Services Personnel Through Access to Health Insurance*

**Education & Cultural Affairs  
Room 208, Cross Building, 1:00 p.m.  
Tel: 287-3125**

LD 1579 *An Act to Abolish School Budget Referenda*

LD 1586 *An Act to Amend the Regional School Unit Budget Validation Referendum Law*

LD 1701 *An Act to Support the Implementation of Learning Standards and Results in Public Schools*

**Health Coverage, Insurance & Financial Services**

**Room 220, Cross Building, 1:00 p.m.  
Tel: 287-1314**

LD 1589 *An Act to Improve Parity in Insurance Coverage for Outpatient Counseling Services in Maine*

## THURSDAY, MAY 1

**Education & Cultural Affairs  
Room 208, Cross Building, 10:00 a.m.  
Tel: 287-3125**

LD 1689 *An Act to Implement the Recommendations of the Commission to Study Expansion of Public Preschool and Early Care and Education*

## FRIDAY, MAY 2

**Health & Human Services  
Room 209, Cross Building, 11:00 a.m.  
Tel: 287-1317**

LD 1707 *An Act to Require a Person to Be a United States Citizen to Receive State or Local Financial Assistance and to Ensure Municipal Compliance with Federal Immigration Laws*

## IN THE HOPPER (cont'd)

domain. The 1% of the revenue set aside for damages must be distributed to property owners based on the acres of property taken and in the form of an annual installment provided over the course of 20 years from the operation date of the transmission line.

### Environment & Natural Resources

LD 1604 *An Act to Protect Groundwater and Surface Waters from Perfluoroalkyl and Polyfluoroalkyl Substances from Landfill Leachate* (Sponsored by Sen. Tipping of Penobscot Cty.)

This bill requires a person licensed by the Department of Environmental Protection to discharge wastewater to groundwater or any waters to maintain a record of and annually report to the department data regarding the origin, volume and final disposition of leachate collected from a solid waste landfill delivered to or otherwise accepted by the licensee for treatment or other management. Beginning June 1, 2026, the bill also prohibits the discharge of wastewater containing leachate collected from a solid waste landfill unless the effluent satisfies PFAS limits adopted by department rule. The bill requires a licensed solid waste landfill that has installed a landfill leachate collection system to ensure that its leachate is tested on a quarterly basis by an independent third-party entity for PFAS contamination in a manner directed by the department. The leachate testing results must be made available on the department's publicly accessible website and further provides that if the department receives a written request from a property owner abutting a licensed solid waste landfill, the landfill licensee is required to conduct sampling and analysis for PFAS in a private water supply well used by the owner for drinking water.

LD 1793 *An Act to Improve Management and Reduce the Volume of Solid Waste* (Sponsored by Sen. Grohoski of Hancock Cty.)

This bill requires the Department of Environmental Protection to ensure that solid, hazardous, special and other waste materials are managed in accordance with the state's solid waste management hierarchy, food recovery hierarchy and state goals for recycling and waste disposal reduction, which includes: (1) developing and implementing rules, policies, programs and incentives designed to reduce the volume of solid waste; (2) providing technical and financial assistance and guidance to municipalities, regional entities and other persons in the management of waste; (3) administering grants and other programs to support reduction initiatives; and (4) collaborating with other state agencies and stakeholders to advance solid waste management solutions. The bill also directs the department to convene a task force to identify and recommend cost-effective waste management practices, develop plans to assist municipalities and others in implementing waste reduction strategies, and before January 15, 2027, to submit a report to the Joint Standing Committee on Environment and Natural Resources, which is authorized to report out legislation. Beginning January 1, 2026, the bill requires waste facility license applicants to describe efforts to collaborate with communities surrounding the facility and to solicit and accept community input regarding the operation of the facility, as well as plans for conducting comprehensive reviews of any input received for implementing cost savings and waste reduction strategies. The bill also requires facility operators to submit annual reports providing information on the origin, volume and disposition of waste materials managed by the facility. The bill amends the eligibility criteria for grants distributed (continued on page 6)



# Illegal Cannabis Grows

## Will this really help?

Bills relating to cannabis are typically heard before the Veterans and Legal Affairs (VLA) Committee but occasionally will have elements that may fall under the purview of another committee. Once such bill, LD 1535, *An Act to Reduce Illegal Cannabis Operations by Requiring Permits for High Electrical Usage*, sponsored by Sen. Haggan (Penobscot County), seeks to address the illegal cannabis grow houses that have come to be a problem throughout Maine and was heard by the Energy, Utility, and Technology (EUT) Committee on Thursday.

The sponsor acknowledged that the bill has some issues, but was brought to him by concerned residents, and pledged to work with stakeholders before the work session to get the bill in a place amenable to all parties. Committee members pointed out concern with the term “suspicious activity” as it is not defined in the bill, leaving it subjective, and further questioned if this is leaning towards a government overreach.

James Cote, testifying on behalf of Versant Power and Central Maine Power in opposition to the bill, recognized the issue being raised and expressed interest in working with stakeholders to come up with a better solution. His testimony pointed to customer privacy concerns and that the bill specifically calls

out 300-amp services when more residential services are installing this level of service due to the increasing use of heat pumps and electric car chargers.

Committee member, Rep. Foster (Dexter), commented that there are several of these illegal grow sites near his community and is curious what the utility does to manage the requests for service upgrades of this level. Cote promised to bring accurate details to the work session regarding this information request.

MMA also testified in opposition to LD 1535 under the premise that it will not have the intended outcome to curb the illegal grow houses that have been popping up. It is known that these properties have been seeking registration certificates from the Maine Office of Cannabis Policy to get into the legal market. If LD 1535 were to pass, electricity usage, while perhaps suspicious, would be expected in the legal market.

Dirigo Electric Cooperative, Inc. echoed Cote’s comments from the perspective of a smaller utility and shared the concern of the subjective use of the word “suspicious.”

Occasionally, amid the mundane flow of public hearings and work sessions, a glimmer of amusement shines through. That day, a familiar face to those on the VLA committee,

Derrick Shirley, Gray resident, who regularly testifies on bills relating to cannabis issues attended the public hearing for LD 1535 in the EUT committee. The animated and passionate manner in which he testifies is well known and expected by VLA members, however, members of this committee were a bit taken back by his passion for the subject.

In his testimony he compared LD 1535 to a bill that could have been written by Kim Jong Un, the controversial North Korean leader. After several attempts by the chair to have him tone down his testimony, he was allowed to continue for the remainder of his three minutes.

While some committee members were amused, and others a smidge annoyed, it was ultimately nice to see grace offered to someone who wanted to exercise their right to speak on a bill before the Maine Legislature.

After the public hearing, representatives from the Senate Republican Office, CMP, Versant, MMA, and the PUC met for a hallway discussion and agreed to participate in a stakeholder group, including law enforcement representation, to discuss options to combat this growing issue.

A work session has not yet been scheduled for this bill.

## IN THE HOPPER (cont'd)

under the Maine Solid Waste Diversion Grant Program to include hiring or contracting with consultants or specialists in the process of conducting feasibility studies and promoting collaborative regional efforts. Finally, the bill directs the department to implement a pilot program designed to evaluate innovative solid waste management solutions and no later than January 15, 2027, submit a report to the Joint Standing Committee on Environment and Natural Resources, which is authorized to report out legislation.

### Health & Human Services

LD 978 *An Act to Increase General Assistance Reimbursement for Municipalities and Indian Tribes* (Sponsored by Rep. Zager of Portland)

This bill provides that for the six municipalities or tribes that received the most amount of GA reimbursement between fiscal years 2022 and 2025, the amount of state reimbursement is: (1) 75% in FY 2027 and FY 2028; (2) 80% in FY 2029 and FY 2030; and (3) 90% in FY 2031 and subsequent years. For all other municipalities and tribes, the reimbursement rate increases to 90% as of July 1, 2026.

LD 1459 *An Act to Make General Assistance Officers Mandated Reporters* (Sponsored by Rep. Henderson of Rumford)

This bill makes municipal general assistance officers mandated reporters of the suspected abuse, neglect or exploitation of incapacitated or dependent adults and of the suspected abuse or neglect of children or a suspicious child death.

LD 1707 *An Act to Require a Person to Be a United States Citizen to Receive State or Local Financial Assistance and to Ensure Municipal Compliance with Federal Immigration Laws* (Sponsored by Rep. Greenwood of Wales)

This bill requires an individual to be a U.S. citizen to receive any form of financial assistance from the state or a municipality, except for funding for general purpose aid for education. The bill also provides that a municipality is ineligible to receive municipal general assistance and state-municipal revenue sharing if that municipality prohibits or restricts, formally or informally, the exchange of information with federal immigration authorities or any other federal, state or local government entity regarding the citizenship or immigration status, lawful or unlawful, of any individual or the maintenance of such information.

LD 1738 *An Act to Establish the Biohazard Waste Disposal Grant Program to Support Public Health Efforts in the State* (Sponsored by Rep. Rana of Bangor)

This bill creates the Biohazard Waste Disposal Grant Program to fund



## Chicken Attack

*If you haven't heard the now eight-year-old song "Chicken Attack" by the Gregory Brothers, you need to get to YouTube and listen now before reading this article. Or better yet, reach out to staff for the super-secret Spotify playlist which might feature it. Staff take no responsibility for residual ear worm impacts, however.*

Yesterday, the Agriculture, Conservation and Forestry Committee held a public hearing on LD 1655, *An Act to Allow the Keeping of Chickens on Private Residential Property*, sponsored by Rep. Poirier (Skowhegan), which would create a statewide ordinance standard for backyard chickens preempting all existing municipal ordinances on the matter.

While expressing openness to amendments to the bill, during the hearing the sponsor shared that the bill was inspired by contact she received from a resident of Waterville who fell afoul of the city's ordinance standards after calling the local animal control officer to capture a large tropical snake that had made its way out of another owner's control and into his backyard. Following the snake's capture, a visit from the code enforcement officer resulted in the loss of his chickens and coop because the unpermitted activity did not meet the city's codes.

As drafted, the bill would limit the adoption of an ordinance that prohibits the raising of chickens in any zone or limiting the number of chickens allowed to 36 or a number designated by the municipality, whichever is higher; require no more than 15 foot setbacks from property lines; require

four square feet of space inside the coop per chicken; 10 square feet outside the coop for each chicken to roam; a predator-proof mesh; and provisions for addressing neighborhood nuisance, such as the infestation of rodents.

The Waterville code at the crux of the issue limits the raising of backyard chickens to six hens and no roosters for non-commercial purposes and prohibits the raising of meat birds or slaughtering on property that is less than five acres. Henhouses are required to be located at least 15 feet from all property lines and 20 feet from the nearest residence with adequate safety and health precautions for their care and waste management. Permits are required for the activity and can be revoked if violations of the adopted performance standards occur.

The bill had no support at the podium and some opposition beyond just MMA's concerns around wholesale preemption of home rule and uprooting carefully crafted ordinances. Active backyard farmers raised concerns around the space needs for different birds if standards are to be placed in statute, recognition that 36 chickens on an intown lot may not be appropriate and limits the bill may impose on rural locations with greater opportunity to balance meat bird production with egg production. One opponent spoke on behalf of the chickens, yodeling for registration and education to prevent pandemic style adoption and abandonment of birds by well-meaning but ill-suited owners.

During the public hearing, committee member Rep. Cooper (Windham) said he

heard of ordinances being adopted quietly with no notice and with residents experiencing unreasonable enforcement of building code standards by code enforcement officers. He felt the information to understand the state-wide impacts was necessary because communities have adopted ordinances secretly and kept the information hidden to make it challenging to find.

Unlike the anaconda that uncovered the Waterville situation, municipalities are not chicken when it comes to passing rules or having publicly accessible uncomfortable conversations. If the residents of the town do not agree to regulation, they fill the municipal barn and throw it out like chicken guano. Unlike legislation with hearings pumped out this week, municipal ordinances must be publicly noticed weeks in advance of the hearing, printed and available at the town office, on websites, and in the newspaper in the case of the special town meeting or printed, and mailed to all residents when part of an annual town meeting. They are also readily available on each town website under their ordinances. Work, true. But it's not hard.

Instead of a one-coop to house them all approach to chicken rule, a sensible solution would be to issue guidance on how to balance and measure appropriate chicken raising in confined spaces. Throwing them at your neighbors like Takeo Ischi in "Chicken Attack" is likely to not go down well, especially when those neighbors spent a lot of time balancing chicken needs in harmony with the rest of the fowl through ordinance adoption.

## IN THE HOPPER (cont'd)

hypodermic apparatus mitigation and collection efforts, which may be issued to community-based organizations and municipalities, including municipal health departments. The grant revenues must be used to purchase and install disposal boxes, hire and train staff to collect and dispose of improperly discarded apparatuses, and to support other innovative or evidence-based strategies to mitigate and prevent improper disposal.

### Judiciary

*LD 1410 An Act to Provide Due Process in Confiscation and Destruction of Personal Items of Unhoused Persons* (Sponsored by Rep. Rana of Bangor)

This bill prohibits the state, counties, municipalities, school districts and law enforcement agencies from confiscating or destroying the personal property of an unhoused person unless: (1) the property is found on public property; (2) the owner is provided seven days' notice before the property is removed; and (3) the owner is offered the opportunity to attend a hearing regarding the removal of the property. If the person does not attend the

hearing, then the property must be stored at a secure location for at least 90 days and notice of the location provided to the owner.

*LD 1660 An Act Creating a Private Right of Action Against a Government Employer* (Sponsored by Rep. Boyer of Poland)

This bill creates a private right of action for a person against a government employer for an injury caused by an act or omission of a government employee who violates a right of another person under the United States Constitution or the Constitution of Maine.

*LD 1742 An Act to Prohibit a State Social Media Platform Account from Restricting User Comments* (Sponsored by Rep. Boyer of Poland)

This bill prohibits the administrator or official of a state agency, county or municipal social media account from restricting a user's ability to comment on posted content. The bill also clarifies that the account owner may adopt and enforce rules related to the type and removal of content shared on the platform.

*(continued on page 8)*





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## IN THE HOPPER (cont'd)

### State & Local Government

*LD 1560 An Act to Address Conflicts of Interest with Municipal Contracts* (Sponsored by Rep. Hymes of Waldo Cty.)

This bill amends the law governing conflicts of interest in the awarding of contracts by making voidable a contract made by a municipality during the term of an official involved in the negotiation or award of the contract who has a direct or an indirect pecuniary interest in the contract even if the contract was obtained through properly advertised bid procedures. The bill also creates an exception to the requirement when the municipality determines that no other option is feasible and the municipality appoints an independent board of three residents to address grievances against the business practices of the selected entity for the life of the contract.

### Taxation

*LD 1770 An Act to Provide Immediate and Long-term Property Tax Relief to Maine Households* (Emergency) (Sponsored by President Daugherty of Cumberland Cty.)

This emergency bill creates the 13-member Real Estate Property Tax Relief Task Force, including a member with expertise in assessing property and two municipal officials with expertise in municipal government, taxation, finances or property valuation, to contract with an entity for research and analytical support, with the goal of determining the source of the problems with the current system of property taxation, who is most negatively affected by the current system and how those persons

are negatively affected. The task force is authorized to meet at least four, but no more than eight times, and by December 15, 2025, to submit a report to the Joint Standing Committee on Taxation, which is authorized to report out legislation in 2026. Beginning on January 1, 2025, the bill also increases the property tax fairness credit from \$1,500 to \$2,000 for property taxpayers under 65 years of age and from \$2,000 to \$2,500 for taxpayers 65 years of age and older.

*LD 1795 An Act to Change the Calculation for Municipal Service Charges for Tax-exempt Organizations* (Sponsored by Sen. Moore of Washington Cty.)

Beginning on January 1, 2027, this bill authorizes municipalities to impose a service charge on the owner of property exempt from taxation equal to the actual cost of providing municipal services to the property, which is defined as all services other than education and welfare. The bill also provides that the charge levied by a municipality may not exceed 20% of the assessed value of the property.

*LD 1798 An Act to Increase Revenue Sharing and to Control Property Taxes* (Sponsored by Sen. Baldacci of Penobscot Cty.)

This bill provides additional revenue sharing to municipalities that adopt and implement a program to impose a no more than 2% limit on the property taxes assessed on homes owned by residents who are at least 65 years of age and qualify for the homestead exemption. The additional distribution is 20% of the amount that the municipality would receive before the additional distribution.





# LEGISLATIVE BULLETIN

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## Singularity of Legislative Attacks on Home Rule

The “singularity” was coined by Vernor Vinge in 1993 from a technological perspective where the development of processes would lead to exponential growth and uncontrollable changes with little human ability to shape the future. There is much debate as to whether technological singularity has already occurred or is simply nearing the point of no return. However, there is little debate that the legislation proposed this session with significant municipal impacts is uncontrollable and creating an on the ground reality that is predictably going to result in irreversible harm to the ability of communities to shape their own future.

With the majority of decision-making debates occurring off mic and in partisan caucuses, how such views are formed and influenced is not always apparent. However, the effective bipartisan message from legislators in many committees is a mixture of “I don’t care” to “It’s my way, even though it’s your highway,” while other committees seem to work harder at achieving unanimity and balance.

From the use of statutory initiatives to roll over democratically adopted ordinances in communities that legislators do not represent, to the statutory preemptions of life safety ordinances to save developer profits, the unified bipartisan message is that the residents and voters of Maine cannot be trusted with their home rule authority.

Impact fees, established to share the burden for the cost of development and its impact on the shared services of a community received both a blow and a study this week. As reported in last week’s *Legislative Bulletin*, two proposals introduced last Thursday made value judgements on the current process used by municipalities and well defined by existing statutes. On Tuesday of this week, the Housing and Economic Development Committee made quick work of both LD 1246, *Resolve, Directing the Department of Economic and Community Development to Convene a Working Group to Review the Process of Setting Impact Fees*, sponsored by Rep. Gere (Kennebunkport) and LD 1498, *An Act to Limit Municipal Impact Fees on Housing Development*, sponsored by Rep. Faulkingham (Winter Harbor), passing both out of committee with only slight amendments.

The most egregious of the bills, LD 1498, originally proposed limiting all impact fees for all development to strictly infrastructure abutting the property to be developed. If the development increased student numbers requiring temporary classroom additions, the municipality would have to wait until it could qualify for school improvement funding to accommodate the greater numbers and, in the meantime, fund the temporary classroom spaces on the backs of the local property taxpayers alone. Additionally, even if the funds are collected after the infrastructure investment has been paid for and kept in the separate account required by statute, the funds must be

spent 360 days after the collection. The bill which also amended the allowed expenditures for all development types shifts from capital improvements to strict infrastructure improvements.

LD 1246, the study bill, was moved forward with a reluctant removal of the abutting property language, and an assumption of an  
*(continued on page 2)*

## Municipal Voices Needed

As you will read in the articles published in this edition of the *Legislative Bulletin*, the work done at the municipal level, which is informed by your community’s residents, is being questioned. Legislation seeking to restrict home rule authority and stifle local decision making, as well as comments describing local level investments as excessive appear pervasive, leaving many local officials scratching their heads as they continue to provide valued and necessary public services and programs.

While the criticism is nonconstructive and rather frustrating, what is more troubling is the pace at which the legislature is conducting its work. Public hearings are being held with very little notice and, in at least two cases, scheduled for bills that have not yet been printed. Hearings are being held on a long list of bills addressing similar issues, with hearing participants provided three minutes to deliver testimony on three, five, or seven bills. In some cases, the list contains initiatives with conflicting proposals, leaving participants to testify both in support and opposition in a single breath.

We understand that time is of the essence and this work needs to be completed within a reasonable timeframe. However, the work also needs to be completed in a thoughtful and well-informed manner.

This is all to say that now is the time for municipal officials to connect with their representatives in the Maine Legislature.

Talk about your budgets, revenue sources, expenditures and cost drivers. Promote the initiative solutions your communities are implementing to address issues and the valuable work done locally and driven by community volunteers. Discuss how your roles and those of other municipal employees support the state level policy priorities. Remind legislators that as providers of local government services, municipal leaders are partners in an intergovernmental system that is dependent on each member to perform their tasks.

Please take the time this weekend to reach out. The decisions being made at the state level will have long-lasting impacts on your communities. Make certain your legislators understand the impacts before casting a final vote.



emergency preamble requiring a two-thirds vote of both bodies and charges the Housing Opportunities program with carrying out the working group on impact fees in consultation with municipal experts and developers. Questions around where the Housing Opportunities Program would live in the future and if the Department of Economic and Community Development (DECD) should move forward with the initiative or should the intended home in the Maine Office of Community Affairs (MOCA) assume the obligation, which created the additional amendment moving the program into the new executive office.

Capital improvements are generally part of a 10-year spending plan informed by a comprehensive plan, but a development proposal might require that an investment be expedited prior to the implementation of a long-term plan. The committee moved the bill unanimously and added to the bill to move the Housing Opportunities Program from DECD to MOCA with little debate on how the fees are used now, or regard for community testimony or potential impacts for different types of development other than housing. As voted, the bill will now delay development because a town will not be able to collect the fee in advance to conduct the improvement out of line with their 10-year capital plan or address other unrealized development related issues in response to a data farm or small cell nuclear development proposal in the future. While the example is overblown, the reality of what happened was not.

Next the committee moved on to a public hearing on LD 1272, *An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units*, sponsored by Speaker Fecteau (Biddeford), which upends all recently adopted accessory dwelling unit (ADU) ordinances across the state and allows all ADUs to be split from primary ownership and resold as condos, rather than accessory. This makes them equal to the primary use. The bill also preempts municipal sprinkler ordinances on the units, and prevents municipalities from regulating short term rentals by placing restrictions for long term rentals of ADUs, or requiring owner occupancy for the activity.

Speaking to the needs of the banking industry, Speaker Fecteau shared that these locally imposed, democratically supported restrictions to the recent ordinance amendments and not the exorbitant cost of con-

struction are preventing more ADUs from being built. A condo or three in every yard would help the banking industry (and real estate investment trusts) create better finance products for the addition of income producing units because they could be sold at inflated prices like all other real estate, particularly in hot markets. Coastal areas where communities are seeking ways to grow housing and not the transient hotel market strongly disagree. These communities desire neighborhoods and owner-occupied additions that guarantee the preservation of community over ghost neighborhoods.

Additionally, the new units have a zero-parking lot standard for all units and mandates up to three ADUs not subservient to primary use.

Déjà vu anyone? The rest of the nation has approached this with technical support for desired outcomes led by the communities themselves recognizing that you move faster and build better when you start with community. While using other cities as examples in their testimony, Maine's Legislature seems bent on shoving the same standards on Caribou as for Kennebunkport and adopting statewide rather than community led changes.

Speaking against the proposal, Maine Audubon highlighted the habitat issues with allowing a three-unit subdivision of existing lots with no local review, and the changes to the density standard already at play including a stakeholder group that will balance sensible subdivision reform collectively, with a view beyond the southern region, as the law impacts the entire state.

Senior Advisor on Housing Policy for the Governor's Office of Policy Innovation and Future, Greg Payne, was non-committal speaking neither for nor against but spoke to the ways zoning law thwart the creation of housing units so desperately needed, and committed to helping with language development.

Perhaps they don't read their own statistics. It's municipalities with their outrageous zoning laws that are producing the housing units the state has established as a priority with little support for the work while the value judgements against communities drips from the dome like gospel in a revival tent.

Thankfully, some bipartisan chickens came home to roost unanimously in Agriculture Conservation and Forestry (ACF), though. As the housing committee leaves its mark on the built environment that will be

recognizable for decades, the ACF committee voted out a balanced version of LD 1655, *An Act to Allow the Keeping of Chickens on Private Residential Property*, sponsored by Rep. Poirier (Skowhegan). During the work session, the sponsor shared that she chose a different number of chickens in an amended version which also stripped out all animal health standards in the original version and preempted municipal authority to be able to limit a household from keeping fewer than 12 chickens because Tractor Supply would not sell less than 12 chickens at a time.

Municipal ordinance as decided by box store sales of chickens not health safety or lot capacity. Interesting. Can you envision building codes for ADUs as sold by Temu?

As amended by Rep. Pluecker, house chair of the committee, the bill was unanimously supported by those members present to simply reinforce what is the largely expected fallout of a Constitutional amendment protecting the right to food. A municipality cannot prohibit chickens but can determine time, place, and manner of their keeping, including sensible regulation requiring licensing and setbacks as uncovered by the Waterville anaconda. See the April 25 edition for the backstory.

Perhaps the legislative rush to the finish line is what Lewis Carol envisioned as he penned the lines in *Alice in Wonderland...* *There is a place, like no place on earth. A land full of wonder, mystery and danger. Some say, to survive it, you need to be as mad as a hatter. Which, luckily, I am.*

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## LEGISLATIVE BULLETIN

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60 Community Drive, Augusta, ME 04330  
207-623-8428 Website: [www.memun.org](http://www.memun.org)

**Editorial Staff:** Kate Dufour, Rebecca Graham, Rebecca Lambert, Amanda Campbell and Laura Ellis of Advocacy & Communications.

**Layout:** Sue Bourdon, Advocacy & Communications

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# HEARING SCHEDULE

For the week of May 5, 2025

**Note:** It appears as though the legislative presiding officers have waived the requirement that bills be advertised for public hearings two weeks in advance; therefore, you should check your newspapers for Legal Notices as there may be changes in the hearing schedule. It is not uncommon at this time of the session to have a bill printed one day and a public hearing scheduled within a couple of days. Weekly schedules for hearings and work sessions can be found on the Legislature's website at: <http://legislature.maine.gov/calendar/#Weekly/>. Below are the public hearings for which we have received notice prior to the publishing of this Legislative Bulletin.

## MONDAY, MAY 5

**State & Local Government**  
Room 214, Cross Building, 10:00 a.m.  
Tel: 287-1330

LD 1577 Resolve, to Establish the Commission to Study and Recommend Solutions for Modernizing the Maine Legislature

LD 1649 Resolve, to Establish the Blue Ribbon Commission to Study the Operations of the Legislature

LD 1673 Resolve, to Establish a Pilot Project to Facilitate the Inclusion of Economic Impact Statements in the Legislative Process

11:00 a.m.

LD 1628 An Act to Allow Municipalities to Regulate Exterior Lights

LD 1635 An Act to Streamline Municipal Referenda Recount Initiation

LD 1741 An Act Regarding County Law Enforcement Administration and Rural Law Enforcement

1:00 p.m.

LD 1593 An Act to Require Certain Public Entities to Define Their Use of the Term "Equity"

## TUESDAY, MAY 6

**Agriculture, Conservation & Forestry**  
Room 214, Cross Building, 1:00 p.m.  
Tel: 287-1312

LD 1450 An Act Regarding the Voluntary Municipal Farm Support Program

LD 1762 An Act to Protect Recreational Trails by Establishing the Trails for the Future Program

LD 1771 An Act to Strengthen Oversight of Kennels by Changing the Licensing Authority from Municipalities to the Department of Agriculture, Conservation & Forestry

**Transportation**  
Room 126, State House, 1:00 p.m.  
Tel: 287-414

LD 1804 An Act Concerning Funding and Oversight of Transportation Matters

LD 1809 An Act to Further Stabilize Highway Fund Revenue

## WEDNESDAY, MAY 7

**Health & Human Services**  
Room 209, Cross Building, 1:00 p.m.  
Tel: 287-1317

LD 1425 An Act to Improve Access to Sustainable and Low-barrier Trauma Recovery Services

## THURSDAY, MAY 8

**Housing & Economic Development**  
Room 206, Cross Building, 9:00 a.m.  
Tel: 287-4880

LR 289 (not yet printed as LD, no language available to public) An Act to Revise the Growth Management Program Laws

LD 876 An Act to Support Rural Resilience and Emergency Response Through the Maine Service Fellows Program

LD 1751 An Act to Improve the Growth Management Program Laws

LD 1845 An Act to Establish the Working Waterfront Advisory Council

## FRIDAY, MAY 9

**Housing & Economic Development**  
Room 206, Cross Building, 9:00 a.m.  
Tel: 287-4880

LD 1585 Resolve, to Direct the Maine State Housing Authority to Amend Its Rules Governing the Fuel Assistance Program Regarding Benefit Payments for Wood Fuel

LR 1710 (not yet printed as LD, no language available to public) An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing

## Runaway Spending, Never Going Back

*Wrong way on a one-way track...*

As a rule, municipal officials generally support legislative proposals that aim to provide relief to Maine property taxpayers and is a major theme of the Maine Municipal Association Legislative Policy Committee's 2025-2026 legislative platform. One such platform bill, LD 1729, *An Act to Increase the Rate of Reimbursement to Municipalities for Revenue Lost as a Result of the Maine Resident Homestead Property Tax Exemption*, sponsored by Sen. Bennett (Oxford County), had a public hearing before the Taxation Committee on Thursday morning.

As proposed and supported by the bill sponsor, funding reimbursement under the homestead exemption program at only 76% is technically an unfunded mandate and one in which all municipalities must participate. Simply put, LD 1729 would increase the reimbursement for the exemption to 100%, but considering the financial pressures at the state level, proposed increasing it incremen-

tally over time. With the number of tax relief proposals in front of the committee this session, MMA strongly supports this approach as a sensible and sustainable solution for property tax relief.

Oxford Town Manager and LPC member Adam Garland testified in support of the bill, sharing a real-world example from his town that a 100% reimbursement would bring \$75,000 in additional revenue. Oxford is a town with significant commercial property and summer residents, putting into perspective how other communities with a higher residential tax base may stand to benefit.

With no opposition or other comments on the bill, the public hearing was closed. The work session has not yet been scheduled, however, given the increased pace at which things are taking place under the dome, it's likely to be at any time.

The excitement continued in the Taxation Committee room when they returned to the

*(continued on page 4)*



horseshoe after lunch to continue their work, which consisted of seven public hearings on a variety of tax-related proposals. The first train out of the station was LD 1770, *An Act to Provide Immediate and Long-term Property Tax Relief to Maine Households*, sponsored by President Daughtry (Cumberland County).

This bill would increase the Property Tax Fairness Credit (PTFC) as part of a comprehensive approach to reducing the burdens on property taxpayers. It would also create a task force, which would include three seats at the table for town and city officials, to examine the assessment of property taxes and available property tax relief programs and make recommendations for improving the process.

The sponsor recognized the immense amount of tax relief proposals before the committee this session and expressed appreciation for the months of bipartisan work it took to bring this proposal forward. She further shared her firsthand experience as she traveled throughout Maine in the fall, on how many Mainers are struggling to pay their property taxes.

Following the sponsor's presentation of the proposal, one by one individuals rose to testify in support of the measure, all with positive comments about the proposed increases to the PTFC and the creation of a task force, and all pointing to Maine being the state with the

highest property tax burden, further urging committee members to pass this step towards meaningful property tax relief.

It was when Dr. Michael Allen, Associate Commissioner for Tax Policy in the Department of Administrative and Financial Services, rose to testify in support of LD 1770 that committee members, in jest, almost fell over in their chairs. His testimony raised concern with the depth and range of the data the task force would be required to review and questioned if they would be able to complete the work in the specified timeframe.

To allow the task force to proceed in a meaningful way, Dr. Allen suggested that an interim report be issued in February, with a final report submitted to the yet to be elected 133<sup>rd</sup> Maine State Legislature, who would have the authority to report out legislation based on the recommendations contained in the final report. Just prior to falling victim to the three-minute rule regarding length of testimony, he suggested adding to the task force workload a review of TIFs and how municipalities could consolidate costs, perking the ears of municipal officials and advocates in the room.

Rep. Swallow (Houlton) commented that he understands the mission of the task force is to consider property tax relief, however, in his opinion there is a lot of tax shifting

happening with LD 1770, in addition to the other bills he's seen regarding tax relief, but there is no actual relief, leading to the question of whether the task force should widen their charge to include all taxes, for a more comprehensive tax review. Dr. Allen responded that the property tax review is already a big project and adding those elements would change the scope to a full tax reform task force and reiterated that the task force should include how to consolidate municipal services.

The sentiment was agreed upon by Rep. Cloutier (Lewiston) who shared that it made sense to look at each silo of taxes before seeing the big picture of how it all connects, conjuring an image of a railroad map—the web of tracks woven together all converging at one station.

Rep. Quint (Hodgdon) concurred that there is no actual reduction in taxes and that spending needs to also be reviewed. She added that municipalities get their funding from property taxes and that there needs to be some control over municipal spending. Further, the task force should include a review of how municipalities spend their money, because clearly, they need to reign it in.

Cue Soul Asylum's hit song, "Runaway Train," because this hearing was going the

(continued on page 5)

## IN THE HOPPER

(The bill summaries are written by MMA staff and are not necessarily the bill's summary statement or an excerpt from that summary statement. During the course of the legislative session, many more bills of municipal interest will be printed than there is space in the Legislative Bulletin to describe. Our attempt is to provide a description of what would appear to be the bills of most significance to local government, but we would advise municipal officials to also review the comprehensive list of LDs of municipal interest that can be found on MMA's website, [www.mmun.org](http://www.mmun.org).)

### Agriculture, Conservation & Forestry

LD 1450 *An Act Regarding the Voluntary Municipal Farm Support Program* (Sponsored by Sen. Tipping of Penobscot Cty.)

This bill moves the existing Voluntary Municipal Farm Support Program from the statutes governing agriculture to those governing taxation. The current program seeks to protect and support local farms, preserve farmland and reduce the fiscal burden on municipalities resulting from new development in rural areas by authorizing legislative bodies to enter into easement agreements with qualifying landowners and return up to 100% of the annual property taxes assessed on the qualifying property. More substantively, the bill reduces the minimum term of the easement from 20 to 10 years.

LD 1762 *An Act to Protect Recreational Trails by Establishing the Trails for the Future Program* (Sponsored by Rep. Blier of Buxton)

This bill establishes the Trails for the Future Fund and authorizes the Land

for Maine's Future board to make matching grants to state agencies and cooperating entities, including local governments and municipal conservation commissions, to acquire property or interests in property that is designed to protect public access to recreational trails. The bill also creates the Trails for the Future Program to help protect public access to established recreational trails, including snowmobile trails and all-terrain vehicle trails, through the acquisition of property and the establishment of easements. The bill directs the Department of Agriculture, Conservation and Forestry to administer the program and provides the department a permanent right of first refusal on any property with an established recreation trail acquired in fee or protected by covenant at a price determined by an independent appraiser based on the value of the property at the time of consideration of purchase and assign the right to a suitable organization or a local government.

LD 1771 *An Act to Strengthen Oversight of Kennels by Changing the Licensing Authority from Municipalities to the Department of Agriculture, Conservation and Forestry* (Sponsored by Sen. Bailey of York Cty.)

This bill shifts responsibility for issuing kennel licenses from municipalities to the Department of Agriculture, Conservation and Forestry and specifies the department's authority to refuse to issue or renew, suspend or revoke a facility license for an animal shelter, kennel, boarding kennel, breeding kennel or pet shop.

(continued on page 5)



## Runaway Spending, Never Going Back .....cont'd

wrong way on this track.

*"Seems like I should be getting somewhere, somehow, I'm neither here nor there"*

However, needing to be sure the statement led to a question, Rep. Quint reflected on Rep. Swallow's question and asked where the money would come from, even with task force recommendations. To which Dr. Allen responded that he felt they were saying the same thing—the whole tax system should be looked at and include consolidation, referencing that consolidation was part of Gov. Baldacci's tax relief proposal in 2005, the last time property taxes were reviewed in depth—and to reduce municipal spending.

*"Can you help me remember how to smile? Make it somehow all seem worthwhile. How on earth did I get so jaded?"*

After being briefly sidetracked with a question regarding the PTFC part of the bill, discussion returned to municipal spending. Rep. Lavigne (Berwick) equated controlling municipal spending to eating soup with a fork and questioned if putting a cap on the amount property taxes could rise each year would help to reduce municipal spending. Not wanting to opine on the specific approaches, Dr. Allen suggested the task force should look at all angles to come up with recommendations, including how other states approach property taxes.

Maine Farmland Trust contributed testimo-

ny in support and further suggested a member of the agricultural community be added to the task force. Their testimony highlighted that not all municipalities are aware of existing programs for farmers and farmland and that their voice would be able to advocate for farmland interests on the task force.

*"Life's mystery seems so faded."*

At this time, cosponsor Sen. Baldacci (Penobscot County) swooped in to offer his support for LD 1770, particularly for the task force which would spark deep thinking on a topic that is overdue for an in-depth review. He also pointed to the booklet all legislators recently received from The Tax Foundation, a conservative libertarian think tank, for reference.

*"I can go where no one else can go, I know what no one else knows."*

After listening to testimony to this point, MMA rose to testify in strong support for the bill, particularly for the PTFC increases and the local government seats on the task force to discuss sustainable solutions for reducing the burdens on property taxpayers. The testimony also suggested including unfunded mandates in the scope of the task force to get a full picture of where the pressures on local governments are and develop comprehensive solutions that would make a real difference.

Additionally, MMA's testimony included an observation of the working group directive

suggesting that property tax relief measures, such as revenue sharing, are being misused, is not constructive dialogue and sets the stage for an "us against them" approach. MMA further shared based on discussion to this point, that 65 – 75% of a municipal budget is dedicated to fund county assessments and school costs and to say that the remaining 25 – 35% is spent callously, is a false narrative, and although not said, quite insulting.

The Chamber of Commerce testified neither for nor against the bill and the Maine Realtors Association also testified in favor but both requested seats on the task force, so the expertise their members have could help to provide solutions for much needed property tax relief. One can assume they will include condoization of ADUs to generate more taxable units.

A work session has not yet been scheduled for this bill, but time is of the essence. Consider this the train's conductor on the intercom, calling for municipal officials to contact their legislators and discuss how property taxes are used, why this discussion is so important to have, and that decisions must be made thoughtfully, with local leaders considered as partners, not as a special interest group who takes a ride on a runaway train with taxpayer money.

*"Here I am, just a-drowning in the rain, with a ticket for a runaway train."*

## IN THE HOPPER (cont'd)

### Housing & Economic Development

LD 1751 *An Act to Improve the Growth Management Program Laws* (Sponsored by Rep. Roberts of South Berwick)

This bill amends the Growth Management Act (GMA) program by: (1) updating several definitions; (2) clarifying that an adopted plan remains in effect until amended or repealed; (3) authorizing municipalities to use the same processes used to published public information when complying with provisions in the GMA requiring public inspection of a proposed comprehensive plan; (4) requiring a comprehensive plan to include a needs assessment section that identifies existing or desired conditions necessary to support housing, economic growth and development; protect public health, safety and welfare; and protect the environment and critical resources and describe the public input received to determine identified needs; (5) requiring that the implementation strategy section of a plan include a capital investment plan identifying the replacement and expansion of public facilities and services required to meet projected growth and development; (6) requiring a comprehensive plan to include a future land use plan that identifies and designates geographic areas as growth and rural areas, as well as areas appropriate for medium-density development that does to require expansion of municipalities facilities; (7) clarifying that a

municipality is not required to identify growth areas if it demonstrates that it is not possible to accommodate future residential, commercial or industrial growth, the community has experienced minimal or little growth, or the municipality does not have a downtown or densely developed area; (8) in the process of developing an implementation plan, requiring municipalities to establish development standards and timely permitting procedures, ensuring that needed public services are available, and preventing inappropriate development in natural hazard areas, as well as discouraging incompatible development in rural areas; (9) extending from 10 to 12 years state certification of a comprehensive plan; (10) amending deadlines associated with certifying a comprehensive plan; and (11) repealing portions of the GMA regarding inventory and analysis requirements, guidelines for policy development and implementation strategies.

### State & Local Government

LD 1593 *An Act to Require Certain Public Entities to Define Their Use of the Term "Equity"* (Sponsored by Rep. Faulkingham of Winter Harbor)

This bill requires public entities, including municipalities, to post on a publicly accessible website the definition of "equity" used to make decisions based on advancing equity.

*(continued on page 6)*





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## IN THE HOPPER (cont'd)

**LD 1628** *An Act to Allow Municipalities to Regulate Exterior Lights* (Sponsored by Rep. Quint of Hodgdon)

This bill allows municipalities to adopt ordinances to regulate exterior lights to prevent undue annoyance or adversely affect the health or safety of a member of the public or enjoyment or use of another property, including requiring the exterior light to be positioned downward or equipped with a shield to narrow the beam of light projected by the exterior light.

**LD 1635** *An Act to Streamline Municipal Referenda Recount Initiation* (Sponsored by Rep. Arata of New Gloucester)

This bill requires an automatic recount to be conducted when a municipal referendum passes or fails by less than 1% of all the votes cast, including any blank ballots.

### Transportation

**LD 1804** *An Act Concerning Funding and Oversight of Transportation Matters* (Sponsored by Sen. Farrin of Somerset Cty.)

This bill amends laws to prescribe authority and responsibility over funding over transportation related issues by: (1) establishing that the Transportation Committee has jurisdiction over highway related appropriations and allocations, as well as minimum levels of funding for bridges, highway lights and multimodal transportation, which must be adjusted by the percentage change in the Consumer Price Index each biennium; (2) increasing from 40% to 60% the percentage of automobile-related sales and use taxes transferred to the Highway Fund and adding automobile-related sales and

use taxes to the revenues allocated to the Highway Fund; (3) requiring the Bureau of State Police to be wholly funded by the General Fund; (4) adding multimodal transportation to the list of allowable uses of the Highway Fund; (5) redefining "transportation infrastructure;" (6) removing the designation of project-specific and non-project-specific procurement and retaining the provision that the Department of Transportation has full power to purchase all supplies, materials and equipment that are incidental to, or necessary for, construction, improvement or maintenance of transportation infrastructure; and (7) beginning March 1, 2026, requiring the department and the Maine Turnpike Authority to submit biennial reports in each even-numbered year, summarizing the procurement activities over the preceding two calendar years.

### Veterans & Legal Affairs

**LD 1840** *An Act to Amend the Maine Medical Use of Cannabis Act* (Sponsored by Sen. Hickman of Kennebec Cty.)

This bill amends the Maine Medical Use of Cannabis Act and among other changes amends the section of law governing local regulation by prohibiting the Department of Administrative and Financial Services, except where explicitly authorized or directed by law, from requiring a registered caregiver, registered dispensary, cannabis testing facility or manufacturing facility to use a form issued by the department to comply with the requirements of the law. The bill also prohibits the department from denying an application, if prior to January 1, 2026, a municipality authorized a cannabis facility without having adopted a warrant article or ordinance allowing operation of the facility within municipal boundaries.



## Midcoast Council of Governments (MCOG) - Sagadahoc Non-Tidal Culvert Study

Dianna Farrell

### Georgetown Meeting (4/10/2025)

Tyler Washburn (Town Administrator) gtwnme@hotmail.com 207-371-2820

Jon Collins (Chair of Select Board), Charlie Collins (Road Commissioner)

#### Areas of concern:

##### 1. SITE ID 15812 > Marrtown Rd - Moderate Priority

- Flooding occurs because the culvert is too small.
- There is more water running through the area now.
- Condition OK.



##### 2. SITE ID 15813 > Marrtown R. (See map above) - Moderate Priority

- Culvert gets plugged up with wood occasionally.
- Flooding occurs when culvert is restricted.
- Condition OK.



### 3. SITE ID 15808 > Five Islands Rd at Charles Pond \* - High Priority

- Poor condition.
- Flooding occurs regularly.
- Access concern – Several homes are cut off when flooded.
- No detour available.
- \* scheduled to receive funding to replace, however, if the funding falls through, this would be their #1 priority.







Outlook

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## Hook Line & Sinker

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From Walter Briggs <walter.briggs@arrowsic.org>

Date Mon 4/28/2025 9:28 AM

To GtwnME@hotmail.com <GtwnME@hotmail.com>

To the Georgetown Select Board

Dear Neighbors,

As the First Selectman of Arrowsic, I'm writing to you today with an urgent request for assistance. We have been grappling with the removal of an abandoned shipwreck, known as the "Hook Line and Sinker," that has been polluting the north shore of our small island for far too long.

After months of working with the state to properly document this vessel, it has been officially declared abandoned, and our town has been authorized to have it removed and disposed of. However, the estimated cost for this project is a staggering \$27,000 - a significant burden for our modest municipal budget.

I strongly believe that this is a responsibility we should share as a community. This shipwreck could have ended up on any of our shores, and addressing it is akin to tackling a raging brush fire - not our fault, but our duty to extinguish and clean up. With mutual aid, we can ensure that no single town is left to bear this burden alone.

To that end, I've been working tirelessly to secure additional funding sources. I've identified an anonymous donor who has agreed to cover 50% of the cost. Additionally, a concerned citizen has come forward and pledged \$2,000 towards the effort. That leaves us with ~\$12,000 left to raise.

I am humbly asking Georgetown and our neighbor, Woolwich, to each pledge "up to \$4,000" towards this project. If we can secure these funds, I will be able to match it with \$4,000 from Arrowsic, allowing us to move forward with the removal and disposal of this unsightly and potentially hazardous wreck.

I know you're all familiar with the history and circumstances surrounding this shipwreck, but if you have any further questions, please don't hesitate to reach out. Your support and consideration in this matter are greatly appreciated.

Sincerely,  
Walter

---

Walter Briggs  
First Selectperson  
Town of Arrowsic  
207.522.7987(m)



TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION DARCY REYNOLDS EMERSON, PERSONAL  
REPRESENTATIVE FOR EUGENE A. REYNOLDS

THIS ACCOUNT IS MAP 03R LOT 036. THE HOME ON THIS PROPERTY IS LOCATED AT  
CONSIDERABLE DISTANCE FROM THE ROAD AND CANNOT BE SEEN FROM ROUTE 127.

IT HAS BASICALLY BEEN ABANDONED AND UNMAINTAINED FOR MANY YEARS. IT HAS  
DETERIORATED BEYOND THE POINT OF REPAIR.

I HAVE VIEWED THE PROPERTY ON APRIL 23 INCLUDING STEPPING INSIDE IN A SMALL  
AREA THAT I CONSIDERED SAFE. IT IS MY OPINION THAT THE STRUCTURE IS FAR BEYOND  
REPAIR.

I RECOMMEND GRANTING THE REQUESTED ABATEMENT OF \$110,800, WHICH IS THE  
TOTAL BUILDING VALUATION.



TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION OF SUSAN HESS, MAP 11U LOT 002.

THIS ACCOUNT IS ON THE FIVE ISLANDS ROAD NEAR THE SHORE OF HARMON'S HARBOR. THE LAND IN THIS ACCOUNT IS VALUED AT 288,000 AND THE BUILDINGS AT 155,500. THE APPLICATION REQUESTS A REDUCTION IN VALUE OF 72,000 FOR THE LAND AND 38,500 FOR THE BUILDING.

IN MY OPINION, A NUMBER OF THE POINTS RAISED IN THE ABATEMENT APPLICATION ARE CLEARLY ADDRESSED IN THE EXISTING VALUATION.

2. THE LOT IS GRANDFATHERED AND IS BUILT UPON AND REBUILDING WOULD BE ALLOWED.

3. IT IS VALUED AS A SMALL HOUSE. I HAVE NO KNOWLEDGE OF THE LACK OF A CLOSET BEING A REASON FOR FORBIDDING A ROOM FROM BEING USED AS A BEDROOM.

4. THE HOME IS VALUED AS HAVING ONLY ONE BATHROOM.

5. THE PROPERTY IS VALUED AS NOT HAVING A GARAGE.

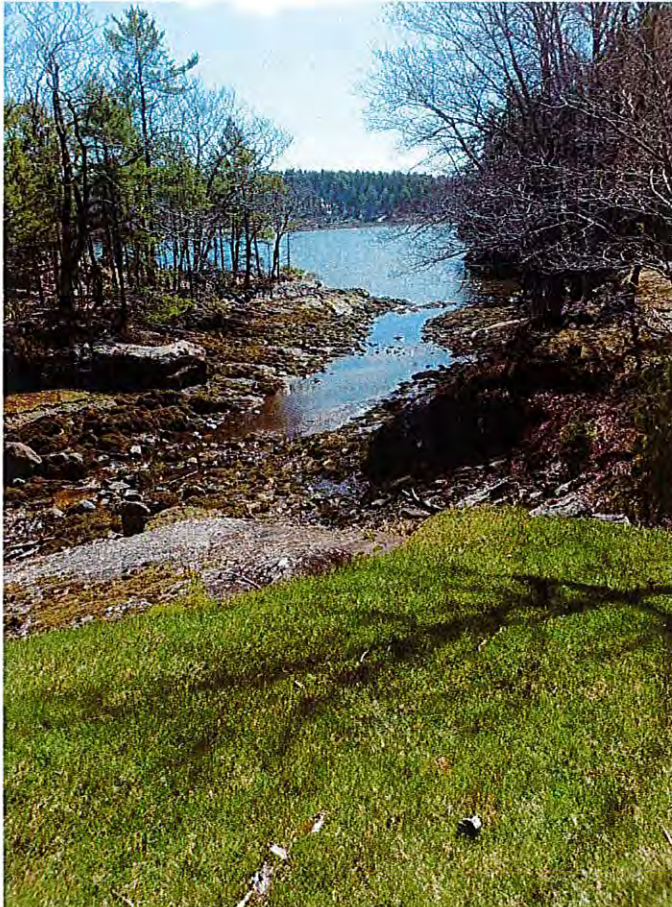
6. THE HOUSE IS VALUED WITH MINIMAL HEAT.

THE ISSUE OF THE LAND VALUE RAISED IN NUMBER 1, IN MY OPINION, IS THE PRIMARY POINT. THE PARCEL DOES HAVE A VERY SUBSTANTIAL VIEW OF THE HARBOR. IT ALSO IS BOUNDED BY A BROOK THAT IS THE OUTLET OF CHARLES POND.

I REVIEWED THE DEED FROM MCDORR TO HESS DATED SEPTEMBER 5, 2001 IN ORDER TO DETERMINE IF IT MENTIONED FRONTAGE ON THE HARBOR. IT IS DIFFICULT TO DETERMINE ANYTHING SIGNIFICANT FROM THE DEED DUE TO VERY OLD DESCRIPTIONS AND A REGISTRY REFERENCE TO AN EXCEPTION.

IT IS VALUED AS NOT HAVING FRONTAGE ON THE HARBOR, BUT HAVING A SUBSTANTIAL, VALUE ENHANCING VIEW OF THE HARBOR. I HAVE COPIED A PHOTO BELOW TAKEN WHEN I VISITED THE PROPERTY ON APRIL 23<sup>RD</sup>.





THE LAND VALUATION OF THIS PARCEL IS 288,000. PLEASE NOTE THAT THE UNIT LAND VALUES LAST YEAR WERE TRENDED BY A FACTOR OF 1.8. SO, FOR EXAMPLE, LAND VALUATION LINE 1 IS 1 ACRE AT A UNIT VALUE OF 75,000 TIMES A FACTOR OF 1.8.

THE LOT HAS A SUBSTANTIAL VIEW ADJUSTMENT OF 126,000. IT IS VALUED 126,000 MORE THAN THE LOT WOULD HAVE BEEN VALUED IF IT WAS ON THE FIVE ISLANDS ROAD SOME DISTANCE FROM THE HARBOR WITHOUT A WATER VIEW.

FOR A COMPARISON I HAVE ATTACHED THE VALUATION OF MAP 10U LOT 5. THE LOT IS AN IMPROVED LOT ON THE HARBOR. IT CONTAINS 0.55 ACRES AND THE LAND IS VALUED AT 1,093,700. THE HESS LOT IS VALUED FOR MUCH LESS THAN IT WOULD BE IF LOCATED ON THE HARBOR.

I HAVE ALSO ATTACHED THE VALUATION OF SOME PROPERTIES LOCATED NEAR BUT NOT ON THE HARBOR WITH A VIEW OF THE HARBOR. ONE IS MAP 10U LOT 007 CONTAINING 1.75 ACRES WITH A LAND VALUE OF 205,800. ANOTHER IS MAP 10U LOT 9 WITH 1.67 ACRES VALUED AT 205,100.



BASED ON THESE ACCOUNTS, AND BASED ON THE FUNDAMENTAL PRINCIPLE THAT LIKE PROPERTY SHOULD BE TREATED ALIKE, IT IS MY OPINION THAT THE HESS LAND IS VALUED TOO HIGH.

IT IS MY RECOMMENDATION THAT THE LAND VALUE BE REDUCED TO 198,000 AS SHOWN ON THE ATTACHED VALUATION PRINT OUT. THAT IS AN ABATEMENT OF 100,000 IN VALUATION.



TO: GEORGETOWN BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

DATE: April 30, 2025

RE: ABATEMENT APPLICATION ALLISON BONNEY, DBA FIVEL ISLAND FUEL

THIS ACCOUNT IS MAP 13U LOT 51. IT IS LOCATED ON THE HARBOR IN FIVE ISLANDS. IT IS LOCATED ON SADDLERS COVE LANE. THE OWNERSHIP PURSUANT TO OUT TAX RECORDS IS FIVE ISLAND FUEL LLC. THE VALUE IS AS FOLLOWS:

ACCOUNT 1098. LAND 1,182,800, BUILDING 277,100, TOTAL 1,459,900

ACCT 1099. BUILDING ONLY 170,500.

I HAVE ATTACHED THE ACCOUNT VALUATION PRINT OUTS.

THE PROPERTY IS NOT A ROUTINE RESIDENTIAL LOT.

IT CONTAINS A BUILDING LOCATED NEAR THE EDGE OF THE HARBOR THAT IS A SEASONAL RENTAL.

IT CONTAINS A SECOND SMALL RESIDENTIAL BUILDING.

IT IS OPERATED AS A SMALL MARINA AND ADVERTIZES ITS BOATING AND FUEL AVAILABILTY ON ITS WEBSITE AS FOLLOWS:

## **Fuel:**

We sell 89 Mid grade gasoline and Marine dyed diesel. Please call for pricing.

## **Mooring Accommodations**

Seasonal Moorings (May-Oct): \$1550

Monthly Moorings: \$650

Weekly Moorings: \$220

Nightly Moorings: \$50

## **Skiff / Tie-Up Spaces**

Skiff Seasonal (May-Oct): \$350

Skiff Commercial Seasonal (May-Oct): \$150

Boat Tie-Up Seasonal (May-Oct): \$1150

Boat Tie-Up Monthly: \$350



Boat Tie-Up Weekly: \$250  
Boat Tie-Up Nightly: \$60

IT IS IMPROVED WITH A WHARF AND DOCKS.

IT CONTAINS A STORAGE BUILDING THAT CONTAINS THE FUEL TANKS.

IT CONTAINS A SMALL SEASONAL GENERAL STORE BUILDING.

THE APPLICATION FOR ABATEMENT STATES THAT "IT IS NOT DEVELOPABLE LAND THEREFOR ITS VALUE IS LIMITED." IN MY OPINION, IT IS ALREADY SUBSTANTIALLY DEVELOPED COMMERCIALY AS A WATER DEPENDENT PROPERTY THAT HARMONIOUSLY FITS IN WITH THE FIVE ISLANDS VILLAGE.

THE WEBSITE RELATED TO THIS PROPERTY IS <https://www.fivefuel-harborside.com/>. IT HAS SOME DESCRIPTIVE INFORMATION AND PHOTOGRAPHS. THE COTTAGE REFERRED TO THE MATE'S QUARTERS IS LOCATED ON THIS SITE. THE COTTAGE REFERRED TO THE CAPTAIN'S QUARTERS IS LOCATED AND ASSESSED ON A SEPARATE LOT.

THE WEBSITE CALLED [https://www.realtor.com/realestateandhomes-detail/11\\_Georgetown\\_ME\\_04548\\_M34691-44958](https://www.realtor.com/realestateandhomes-detail/11_Georgetown_ME_04548_M34691-44958) CONTAINS DATA AND PHOTOGRAPHS OF THIS PROPERTY AS WELL.

I HAVE COPIED THE FIRST TWO PHOTOS FROM THIS SITE AND PROVIDED THEM WITH THIS MEMO. THE FIRST PHOTO VIEWS THE SITE FROM THE HARBOR AND ONE CAN NOTICE THE EXTENT OF THE WHARF IN FRONT OF AND TO THE RIGHT OF THE STORE. IT ALSO SHOWS THE RAISED UP BUILDING DIRECTLY IN BACK OF THE WHARF. IN BACK OF THAT IS A SINGLE PITCH ROOF BUILDING WHICH IS A SHED HOUSING THE FUEL TANKS. THE MAIN COTTAGE IS SHOWN ON THE SECOND PHOTO.

OTHER PHOTOS CAN BE ACCESSED ON THE WEBSITE. THEY INCLUDE DIFFERENT VIEWS OF THE PROPERTY AND SEVERAL INTERIOR PROPERTIES.

THE SUBJECT LOT HAS EXTENSIVE SHOREFRONT FOR AN APPROXIMATELY ½ ACRE LOT. IT IS APPROPRIATELY CODED AS BEING OF FIVE ISLANDS HARBOR IN THE SHORELAND GENERAL ZONE.

I HAVE ATTACHED A VALUATION PRINT OUT FOR MAP 12U LOT 30. IT IS LOCATED A SHORT DISTANCE FROM THE SUBJECT PROPERTY ON THE OTHER SIDE OF THE TOWN WHARF. IT CONTAINS ABOUT ½ ACRE OF LAND. IT HAS SUBSTANTIALLY LESS WATER FRONTAGE THAN THE SUBJECT LOT. IT CONTAINS ONE RESIDENTIAL DWELLING. THE LAND VALUE IS 1,073,800.

IN MY OPINION, IT IS VERY REASONABLE, IF NOT CONSERVATIVE, THAT THE SUBJECT LAND WITH TWO RESIDENTIAL STRUCTURES, A MODEST STORE, PIERS AND A WHARF, AND COMMERCIAL USE AS A MARINA WITH FUEL SERVICES, EXTENSIVE FRONTAGE, AND SUFFICIENT WATER DEPTH TO BE USED AS A MARINA, IS VALUED HIGHER THAN U12 LOT 30 AND OTHER LOTS WITH A MULTIPLIER TO THE LAND VALUE OF 130%.

IN MY OPINION, THE BUILDINGS ARE APPROPRIATELY VALUED.

I DO NOT RECOMMEND AN ABATEMENT.