

the date of the official, written decision appealed from, except that the Board, upon a showing of good cause, such as an extraordinary health or other serious situation, may waive the 30-day requirement. Applications for appeals shall be made by filing with the Board of Appeals a written notice of appeal which meets the requirements of the Board of Appeals Ordinance.

- (ii) Any landowner informed by the Planning Board or Code Enforcement Officer that a variance is needed to receive a building permit may file a variance application in writing, on forms provided at the office of the Town Clerk. Such application must be received in the Town Office within 90 days of the Planning Board or Code Enforcement Officer written decision, except that the Board of Appeals, upon a showing of good cause such as an extraordinary health or other serious situation, may waive the 90-day requirement.
- (iii) Upon receiving an application for an administrative appeal or a variance, the Planning Board or Code Enforcement Officer shall transmit to the Board of Appeals all of the papers constituting the record of the decision appealed from.
- (iv) The Board of Appeals shall hold a public hearing on an administrative appeal or a request for a variance within 35 days of its receipt of a complete written application, unless this time period is extended by the parties.
- (v) Hearings by the Board of Appeals shall be held and conducted in such a manner as to provide to every party the opportunity to present his or her case or defense by oral or documentary testimony, to submit rebuttal testimony, and to conduct such cross-examination as may be required for a full and true disclosure of the facts.
- (b) Decision by Board of Appeals
 - (i) A majority of the full voting membership of the Board shall constitute a quorum for the purpose of deciding an appeal.
 - (ii) The person filing the appeal shall have the burden of proof.
 - (iii) The Board shall decide all administrative appeals and variance appeals within 35 days after the close of the hearing, and shall issue a written decision on all appeals.
 - (iv) The Board of Appeals shall state the reasons and basis for its decision, including a statement of the facts found and conclusions reached by the Board. The Board shall cause written notice of its decision to be mailed or hand-delivered to the applicant and to the Department of Environmental Protection within seven days of its decision. Copies of written decisions of the Board of Appeals shall be given to the Planning Board, Code Enforcement Officer, and Town officers.
 - (v) When a decision by the Planning Board or Code Enforcement Officer is reversed, the Board of Appeals shall return the matter to the Planning Board or Code Enforcement Officer for issuance or denial of the permit.
 - (vi) When a decision by the Planning Board or Code Enforcement Officer is reversed, the Board of Appeals may direct that the Planning Board or Code Enforcement Officer attach such conditions as are deemed necessary or proper to carry out the purposes of the Ordinance or as may be otherwise necessary to protect and preserve the public's health, safety, and general welfare.

(5) Appeal to Superior Court. Except as provided by 30-A MRSA § 2691.3.F, any aggrieved party who participated as a party during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State laws within 45 days from the date of any decision of the Board of Appeals.

(6) Reconsideration. In accordance with 30-A MRSA § 2691.3.F, the Board of Appeals may reconsider any decision within 45 days of its prior decision. A request to the Board to reconsider a decision must be filed within 10 days of the decision that is being reconsidered. A vote to reconsider and action taken on that reconsideration must occur and be completed within 45 days of the date of the vote on the original decision. Reconsideration of a decision shall require a positive vote of the majority of the Board members originally voting on the decision, and proper notification to the landowner, petitioner, Planning Board, Code Enforcement Officer, and other parties of interest, including abutters and those who testified at the original hearing(s). The Board may conduct additional hearings and receive additional evidence and testimony.

Appeal of a reconsidered decision to Superior Court must be made within 15 days after the decision on reconsideration.

I. Enforcement.

- (1) Nuisances. Any violation of this Ordinance shall be deemed to be a nuisance.
- (2) Code Enforcement Officer

- (a) It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings, or structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions. A copy of such notices shall be submitted to the Town officers and be maintained as a permanent record.
- (b) The Code Enforcement Officer shall conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.
- (c) The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected.

(3) **Legal Actions.** When the action above does not result in the correction or abatement of the violation or nuisance condition, the Selectmen, upon notice from the Code Enforcement Officer, are hereby directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town. The Selectmen or their authorized agent are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized Town official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.

(4) **Fines.** Any person, including but not limited to a landowner, a landowner's agent, or a contractor, who violates any provision or requirement of this Ordinance shall be penalized in accordance with 30-A MRSA § 4452.

17. Definitions.

Abandoned: a building that is vacant or unoccupied and deemed to be structurally unsafe, or unstable, unsanitary, constitutes a fire hazard, is unsuitable or improper for the use or occupancy to which it is put, constitutes a hazard to health or safety because of improper maintenance, dilapidation or obsolescence, or is otherwise dangerous to life or property. ~~for one or more years.~~

Abutter - an owner of land that is contiguous with, separated only by a public or private road from, or no more than 75 feet from, property for which a permit or variance is required under this Ordinance.

Abutting land - land owned by an abutter.

Accessory structure or use - use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated, shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

Aggrieved party - an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; an owner whose land abuts land for which a permit or variance has been granted; or a group of five or more citizens of the municipality who have suffered a particularized injury as a result of the granting or denial of such permit or variance.

Agriculture - the production, keeping, or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and greenhouse products. Agriculture does not include forest management and timber harvesting activities.

Aquaculture - the growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Basal area - the area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark.

Basement - any portion of a structure with a floor-to-ceiling height of six feet or more and having more than 50 percent of its volume below the existing ground level.

Boat launching facility - a facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

Bunkhouse: A detached bedroom having no plumbing; accessory to a single-family dwelling for the temporary accommodations of guests of the property owner while the owner is an occupant of the principal dwelling.

Bureau of Forestry – State of Maine Department of Agriculture, Conservation, and Forestry, Bureau of Forestry.

Campground - any area or tract of land to accommodate one or more parties in temporary living quarters, including, but not limited to, tents, recreational vehicles, or other shelters.

Canopy - the more or less continuous cover formed by tree crowns in a wooded area.

Coastal wetland - all tidal and sub-tidal lands; all lands with vegetation present that is tolerant of salt water and occurs primarily in a salt-water or estuarine habitat; and any swamp, marsh, bog, beach, flat, or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

Note: All areas below the highest annual tide level are coastal wetlands. These areas may consist of rocky ledges, sand and cobble beaches, mud flats, etc., in addition to salt marshes and salt meadows.

Commercial use - the use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

Cross-sectional area – the cross-sectional area of a stream or tributary stream channel is determined by multiplying the stream or tributary stream channel width by the average stream or tributary stream channel depth. The stream or tributary stream channel width is the straight-line distance from the normal high-water line on one side of the channel to the normal high-water line on the opposite side of the channel. The average stream or tributary stream channel depth is the average of the vertical distances from a straight line between the normal high-water lines of the stream or tributary stream channel to the bottom of the channel.

Cupola/ widow's walk – a non-habitable building feature mounted on a building roof for observation purposes that does not extend beyond the exterior walls of the existing structure, has a floor area of 53 square feet or less, and does not increase the height of the existing structure by more than 7 feet.

DBH – the diameter of a standing tree measured 4.5 feet from ground level.

Development - a change in land use involving alteration of the land, water, or vegetation, or the addition or alteration of structures or other construction not naturally occurring.

Dimensional requirements - numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage, and height.

Disability - any disability, infirmity, malformation, disfigurement, congenital defect, or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions, or illness; and the physical or mental condition of a person which constitutes a substantial handicap as determined by a physician or, in the case of mental handicap, by a psychiatrist or psychologist, as well as any other health or sensory impairment which requires special education, vocational rehabilitation, or related services.

Disruption of shoreline integrity - the alteration of the physical shape, properties, or condition of a shoreline at any location by timber harvesting and related activities. A shoreline where shoreline integrity has been disrupted is recognized by compacted, scarified, and/or rutted soil, an abnormal channel or shoreline cross-section, and, in the case of flowing waters, a profile and character altered from natural conditions.

Driveway - a vehicular access-way less than 500 feet in length serving one or two single-family dwellings or one multi-family dwelling (see Road).

Dwelling Unit: A room or group of rooms equipped for use as permanent, seasonal, or temporary living quarters containing cooking, sleeping, and toilet facilities. This definition includes single family and multifamily housing, mobile homes, condominiums, apartments, time-share units, and rental units, regardless of the time period rented. Recreational vehicles are not residential dwelling units.

Emergency operations - operations conducted for the public health, safety, or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property, and livestock from the threat of destruction or injury.

Essential services - gas, electrical, or communication facilities; steam, fuel, electric power, or water transmission or distribution lines, towers, and related equipment; telephone cables or lines, poles, and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service drops or buildings which are necessary for the furnishing of such services.

Expansion of a structure - an increase in the footprint or volume of a structure, including all extensions such as, but not limited to, attached decks, garages, porches, stairways, and greenhouses.

Expansion of use - the addition of one or more months to a use's operating season; or the use of more floor area or ground area devoted to a particular use.

Family - one or more persons occupying a premises and living as a single housekeeping unit.

Floodway - a channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation by more than one foot in height.

Footprint - the entire area of ground covered by the structure(s) on a lot, including but not limited to cantilevered or similar overhanging extensions, as well as unenclosed structures, such as patios and decks.

Forest management activities - timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation, or maintenance of roads.

Forested wetland - a freshwater wetland dominated by woody vegetation that is six meters tall (approximately 20 feet) or taller.

Forest stand - a contiguous group of trees sufficiently uniform in age, class distribution, composition, and structure, and growing on a site of sufficiently uniform quality, to be a distinguishable unit.

Foundation - the supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick, or similar material.

Freshwater wetland - freshwater swamps, marshes, bogs, and similar areas, other than forested wetlands, which are:

1. of 10 or more contiguous acres; or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream, or brook, such that in a natural state, the combined surface area is in excess of 10 acres; and
2. inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

Functionally water-dependent uses - those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and that cannot be located away from these waters. The uses include, but are not limited to, commercial and recreational fishing and boating facilities (excluding recreational boat storage buildings), finfish and shellfish processing, fish storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat-building facilities, marinas, navigation aids, basins and channels, retaining walls, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that cannot reasonably be located or operated at an inland site, and uses that primarily provide general public access to coastal or inland waters.

Ground cover - small plants, fallen leaves, needles, and twigs, and the partially decayed organic matter of the forest floor.

Harvest area - the area where timber harvesting and related activities, including the cutting of trees, skidding, yarding, and associated road construction take place. The area affected by a harvest encompasses the area within the outer boundaries of these activities, excepting unharvested areas greater than 10 acres within the area affected by a harvest.

Hazard tree - a tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger.

Height of a structure -

With respect to new principal or accessory structures and to existing principal or accessory structures including legally existing nonconforming structures, structure height is the vertical distance between the mean original grade at the downhill side of the structure, prior to construction, and the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances that have no floor area.

With respect to existing principal or accessory structures, including legally existing nonconforming structures, located within an area of special flood hazard that have been or are proposed to be relocated, reconstructed, replaced or elevated to be consistent with the minimum elevation required by a local floodplain management ordinance, structure height is the vertical distance between the bottom of the sill of the structure to the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances that have no floor area.

High water - See Normal high-water line

Home occupation - an occupation or profession which is customarily conducted on or in a residential structure or property and which (1) is clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and (2) which employs no more than two persons other than family members residing in the home.

Hoop Garage - A ribbed structure usually made of metal, covered with cloth, canvas or plastic for the storage of vehicles, boats and other goods.

Increase in nonconformity of a structure - any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase

nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or tributary streams if the expansion extends no further into the required setback area than does any portion of the existing non-conforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures.

Individual private campsite - an area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed 10 individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fireplace, or tent platform.

Industrial - refers to the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or the extraction of minerals.

Institutional - a non-profit or quasi-public use, or an institution such as a church, library, public or private school, hospital, or municipally-owned or -operated building, structure, or land used for public purposes.

Land management road - a route or track consisting of a bed of exposed mineral soil, gravel, or other surfacing materials constructed for, or created by, the passage of motorized vehicles and used primarily for timber harvesting and related activities, including associated log yards, but not including skid trails or skid roads.

Licensed forester - a forester licensed under 32 MRSA Chapter 76.

Lot area - The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland. See **Coastal wetland** and **Freshwater wetland** above.

Marina - a business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, bait and tackle shops, and marine fuel service facilities.

Market value - the estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

Mineral exploration - hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

Mineral extraction - any operation within any 12-month period which removes more than 100 cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and transports the product removed away from the extraction site.

Minimum lot width - the closest distance between the side lot lines of a lot. When only two lot lines extend into the Shoreland Zone, both lot lines shall be considered to be side lot lines.

Multi-unit residential - a residential structure containing two or more residential dwelling units.

Native - indigenous to the local forests.

Non-conforming condition - non-conforming lot, structure, or use which is allowed solely because it was in lawful existence at the effective date of this Ordinance (see Section 12).

Non-conforming lot - a single lot of record which, at the effective date of this Ordinance (see Section 12), does not meet the area, frontage, or width requirements of the district in which it is located.

Non-conforming structure - a structure which does not meet any one or more of the following dimensional requirements: setback, height, lot coverage, or footprint but which is allowed solely because it was in lawful existence at the effective date of this Ordinance (see Section 12).

Non-conforming use - use of buildings, structures, premises, land, or parts thereof which is not allowed in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the effective date of this Ordinance (see Section 12).

Non-native invasive species of vegetation - species of vegetation listed by the Maine Department of Agriculture, Conservation and Forestry as being invasive in Maine ecosystems and not native to Maine ecosystems.

Normal high-water line (non-tidal waters) - that line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water, or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river or great pond during the period of normal high-water are considered part of the river or great pond.
Note: Adjacent to tidal waters, setbacks are measured from the upland edge of the Coastal Wetland.

Outlet stream - any perennial or intermittent stream, as shown on the most recent highest resolution version of the national hydrography dataset available from the United States Geological Survey on the website of the United States Geological Survey or the national map, that flows from a freshwater wetland.

Person - an individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having a joint or common interest, or other legal entity.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland:

Temporary: Structures which remain in or over the water for less than seven months in any period of 12 consecutive months.

Permanent: Structures which remain in or over the water for seven months or more in any period of 12 consecutive months.

Principal structure - a structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot.

Principal use - a use other than one which is wholly incidental or accessory to another use on the same premises.

Public facility - any facility, including, but not limited to, buildings, property, recreation areas, and roads, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity.

Recent floodplain soils - the following soil series as described and identified by the National Cooperative Soil Survey:

Fryeburg	Podunk	Medomak	Sunday	Charles
Lovewell	Suncook	Cornish	Limerick	Saco
Alluvial	Hadley	Rumney	Ondawa	Winooski

Recreational facility - a place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

Recreational vehicle - a vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, park model, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Replacement system - a system intended to replace: 1.) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or 2.) any existing overboard wastewater discharge.

Residual basal area - the average of the basal area of trees remaining on a harvested site.

Residual stand - a stand of trees remaining in the forest following timber harvesting and related activities

Riprap - rocks, irregularly shaped, and at least six inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two units horizontal to one unit vertical or less.

River - a free-flowing body of water including its associated floodplain wetlands from that point at which it provides drainage for a watershed of 25 square miles to its mouth.

Note: The portion of a river that is subject to tidal action is a **Coastal Wetland**.

Road - a route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles, excluding a driveway as defined.

Salt marsh - Areas of coastal wetland (most often along coastal bays) that support salt-tolerant species, and where at average high tide during the growing season the soil is irregularly inundated by tidal waters. The predominant species is saltmarsh cordgrass (*Spartina alterniflora*). More open areas often support widgeon grass, eelgrass, and Sago pondweed.

Salt meadow - Areas of a coastal wetland that support salt-tolerant plant species bordering the landward side of salt marshes or open coastal water, where the soil is saturated during the growing season but which is rarely inundated by tidal water. Indigenous plant species include salt meadow cordgrass (*Spartina patens*) and black rush; common three square occurs in fresher areas.

Sapling - a tree species that is less than two (2) inches in diameter at four and one half (4.5) feet above ground level.

Seedling - a young tree species that is less than four and one half (4.5) feet in height above ground level.

Service drop - any utility line extension which does not cross or run beneath any portion of a water body provided that:

(1) in the case of electric service

(a) the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way; and

(b) the total length of the extension is less than 1,000 feet.

(2) in the case of telephone service

(a) the extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or

(b) the extension requiring the installation of new utility poles or placement underground is less than 1,000 feet.

Setback - the nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, road, parking space or other regulated object or area.

Shore frontage - the length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Shoreland zone - the land area located within 250 feet, horizontal distance, of the normal high-water line of any great pond or river; within 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action; within 250 feet of the upland edge of a freshwater wetland; or within 75 feet, horizontal distance, of the normal high-water line of a stream.

Shoreline - the normal high-water line, or upland edge of a freshwater or coastal wetland.

Shore setback - the nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, road, parking space, or other regulated object or area.

Skid road or skid trail - a route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation.

Slash - the residue, e.g., treetops and branches, left on the ground after a timber harvest.

Steep slopes - areas of two or more contiguous acres with sustained natural slopes of 20 percent or greater where sustained natural slope refers to grade that has not been altered by manmade action and where the referenced percent grade is substantially maintained or exceeded over a distance of 75 feet or more.

Storage Container - a removable prefabricated structure, sometimes with axles, for the storage of goods.

Storm-damaged tree – a tree that has been uprooted, blown down, is lying on the ground, or that remains standing and is damaged beyond the point of recovery as the result of a storm event.

Stream - a free-flowing body of water from the outlet of a great pond or the confluence of two perennial streams as depicted on the most recent, highest resolution version of the national hydrography dataset available from the United States Geological Survey on the website of the United States Geological Survey or the national map to the point where the stream becomes a river or where the stream meets the shoreland zone of another water body or wetland. When a stream meets the shoreland zone of a water body or wetland and a channel forms downstream of the water body or wetland as an outlet, that channel is also a stream.

Structure – anything temporarily or permanently located, built, constructed or erected for the support, shelter, or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.

Substantial start - completion of 30 percent of a permitted structure or use measured as a percentage of estimated total cost.

Subsurface sewage disposal system - any system designed to dispose of waste or waste water on or beneath the surface of the earth; includes, but is not limited to: septic tanks; disposal fields; grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 MRSA § 414, any surface waste-water disposal system, or any municipal or quasi-municipal sewer or waste-water treatment system.

Sustained slope - a change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

Temporary - lasting for up to seven continuous months.

Tidal waters - all waters affected by tidal action during the highest annual tide.

Timber harvesting - the cutting and removal of timber for the primary purpose of selling or processing forest products. "Timber harvesting" does not include the cutting or removal of vegetation within the shoreland zone when associated with any other land use activities. The cutting or removal of trees in the Shoreland Zone on a lot that has less than two acres within the Shoreland Zone shall not be considered timber harvesting. Such cutting or removal of trees shall be regulated pursuant to Section 15.N.

Timber harvesting and related activities - timber harvesting, the construction and maintenance of roads used primarily for timber harvesting, and other activities conducted to facilitate timber harvesting.

Tree - a woody perennial plant with a well-defined trunk(s) at least two (2) inches in diameter at four and one half (4.5) feet above the ground, with a more or less definite crown, and reaching a height of at least ten (10) feet at maturity.

Tributary stream - a channel between defined banks created by the action of surface water, which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material, or bedrock; and which is connected hydrologically with other water bodies. "Tributary stream" does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity. This definition does not include the term "stream" as defined elsewhere in this Ordinance, and only applies to that portion of the tributary stream located within the Shoreland Zone of the receiving water body or wetland. Water setback requirements apply to tributary streams within the Shoreland Zone.

Unstable coastal bluffs - land areas adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs and identified as such on Coastal Bluff maps as being "highly unstable" or "unstable" by the Maine Geological Survey pursuant to its "Classification of Coastal Bluffs" and published on the most recent Coastal Bluffs map.

Upland edge of a wetland - the boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt-tolerant vegetation and/or the highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation; or where the soils support the growth of wetland vegetation, but such vegetation is dominated by woody stems that are six meters (approximately 20 feet) tall or taller.

Vegetation - all live trees, shrubs, and other plants including, without limitation, trees both over and under 4 inches in diameter, measured at 4 1/2 feet above ground level.

Velocity zone - an area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to high-velocity wave action from storms or seismic sources.

Volume of a structure - the volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

Water body - any great pond, river, or stream.

Water crossing - any project extending from one bank to the opposite bank of a river, stream, tributary stream, or wetland whether under, thru, or over the water or wetland. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossings. This definition includes crossings for timber harvesting equipment and related activities.

Wetland - a freshwater or coastal wetland.

Windfirm - the ability of a forest stand to withstand strong winds and resist wind throw, wind rocking, and major breakage.

Woody vegetation - live trees or woody, non-herbaceous shrubs.



TOWN OF GEORGETOWN

PO Box 436 50 Bay Point Road
Georgetown, Maine 04548-0436
Phone (207) 371-2820 Fax (207) 371-2331

April 14, 2026

Dear Select Board,

I have verified that all 85 of the signatures on the Petition to Increase the Size of the Select Board, circulated by Lisa Sabatine, are registered Georgetown Voters. This exceeds 10% of the voters in the 2022 gubernatorial election.

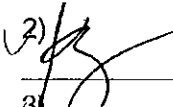
Thank you,

Angela Mead

To the Select Board of the Town of Georgetown, Maine:

We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

Signature	Printed Name	Street & Number	Residence Town
✓ ¹ Susan F Bean	Susan F Bean	104 Robinhood Rd	G-Town
✓ ² 	Kathleen Jones	175 Bowmans Landing	G-Town
✓ ³ Clara Forkoy	CLARA Forkoy	48 HURRY RD.	G-TOWN
✓ ⁴ Karen Cowing	Karren Cowing	105 Williams Rd	G-town
✓ ⁵ 	DONALD E. COWING	105 WILLIAMS RD.	GEORGETOWN
✓ ⁶ Lisa Kathryn Trigg	Kathryn Trigg	7 Folly Ridge Way	G-Town.
✓ ⁷ Jane Packard	Jane Packard	549 Fure Island Rd.	Georgetown
✓ ⁸ Lisa Beere	Lisa Beere	300 Robinhood Rd	Georgetown
✓ ⁹ Mary Ellen Galante	Mary Ellen Galante-DeAngelis	10 Harbor Home Dr #4	Georgetown
✓ ¹⁰ Marits Knyx	Marits Knyx	37 Knubble Rd.	Georgetown, ME

Circulator's Oath

I hereby make oath that I am the Circulator of this petition; that I personally witnessed all of the signatures to this petition; and, to the best of my knowledge and belief, each signature is that of the person whose name it purports to be, and each person is a resident of the municipality named in this petition. If any voter was unable to sign due to a physical disability, I hereby verify that the voter authorized another voter to sign at the voter's direction and the voter's presence. I understand I can be prosecuted for violation of the laws governing circulation of petitions, including the requirement that I truthfully executed this oath.

Pamela Gunnell
Signature of Circulator

4/13/2026
Date

Pamela Gunnell
Printed Name of Circulator

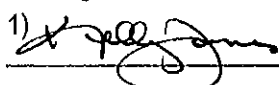
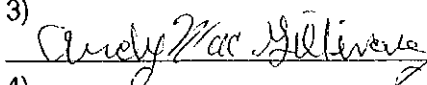
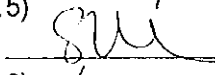
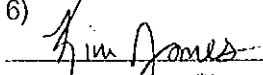
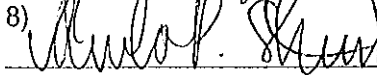
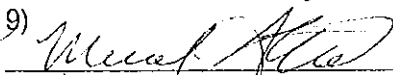
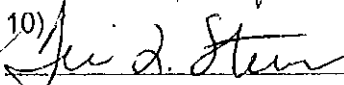
114 Williams Rd.
Georgetown ME 04548
Address of Circulator

Recd 4/13/26 AM

To the Select Board of the Town of Georgetown, Maine:

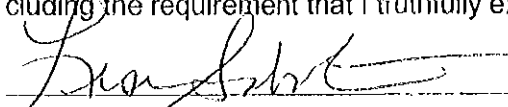
We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

	Signature	Printed Name	Street & Number	Residence Town
✓ 1)		Kelly James	47 Snowman Ln	Georgetown
✓ 2)		Joyce Oliver	266 West G.T. Rd	Georgetown
✓ 3)		Andrew MacGillivray	9 Oak Rd	Georgetown
✓ 4)		Karen C MacGillivray	9 Oak Rd	Georgetown
✓ 5)		Sarah Mancini	2 Woodg Ln	Georgetown
✓ 6)		Kim James	18 Snowman Lane	Georgetown
✓ 7)		Marnie Stevens	27 Harrington Hill Rd	Georgetown
✓ 8)		Amanda Stevens	27 Harrington Hill Rd	Georgetown
✓ 9)		Michael Stevens	27 Harrington Hill Rd	Georgetown
✓ 10)		Teri Stevens	12 Harrington Hill Rd	Georgetown

Circulator's Oath

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Signature of Circulator

Lisa Sabatine
Printed Name of Circulator

4/7/26
Date

10 Davitt Rd
Georgetown ME 04548
Address of Circulator

Rat 4/7/26 Angela Mead

To the Select Board of the Town of Georgetown, Maine:

We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

Signature	Printed Name	Street & Number	Residence Town
✓ 1) <i>John Abbott</i>	John Abbott	710 May RT Rd.	Georgetown ME
✓ 2) <i>Judith Campbell</i>	Judith Campbell	87 Five Islands Rd.	Georgetown, ME
✓ 3) <i>Henry J. Johnson</i>	Henry J. Johnson	851 Five Islands Rd	Georgetown, ME
✓ 4) <i>Wendy Susan Wren</i>	Susan Wren	860 Five Islands Rd.	Georgetown
✓ 5) <i>Sharon Trakona</i>	Sharon Trakona	59 Higgins Farm Rd	Georgetown, ME
✓ 6) <i>Robert Trakona</i>	ROBERT TRAKONA	59 Higgins Farm Rd,	Georgetown, ME
✓ 7) <i>Mark C. Aukeman</i>	MARK AUKEMAN	22 CHESTER LN,	GEORGETOWN, ME
✓ 8) <i>Sandy Muggie</i>	Sandy Muggie	22 Chester Ln	Georgetown, ME
✓ 9) <i>Jessie Graham</i>	Jessie Graham	1320 Five Islands Rd	Georgetown ME 04548
✓ 10) <i>Andrew F. James</i>	Andrew F. James	97 Snowden Ln	Georgetown ME 04548

Circulator's Oath

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Lisa Sabatone
Signature of Circulator

4/7/26
Date

Lisa Sabatone
Printed Name of Circulator

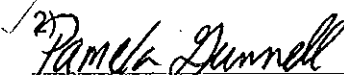
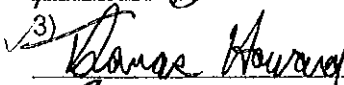
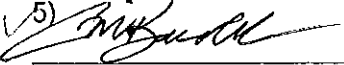
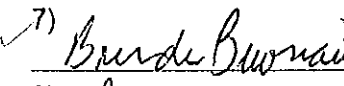
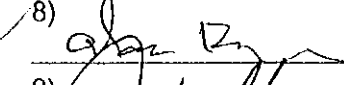
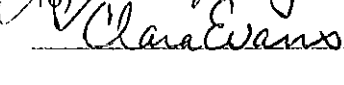
10 Dewitt Rd
Georgetown, Me
Address of Circulator

Rec'd 4/7/26 Angela Mead

To the Select Board of the Town of Georgetown, Maine:

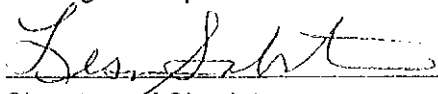
We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

Signature	Printed Name	Street & Number	Residence Town
✓ 1) 	MIONDEL FARINA	6 HIGGINS FARM RD	GEORGETOWN
✓ 2) 	Pamela Gunnell	114 Williams Rd	Georgetown
✓ 3) 	Thomas Howard	114 Williams Rd	Georgetown
✓ 4) 	RW DUTTON	31 SAGADAHOE BAY RD	GTOWN
✓ 5) 	GEOFFREY BIRDSILL	75 KNIGHT LN	GTOWN
✓ 6) 	Kristin Malin	75 Knight Lane	Gtown
✓ 7) 	Brenda Buonauro	36 Knight Lane	Georgetown
✓ 8) 	ALAN BUONAURO	36 KNIGHT LN	GEORGETOWN
✓ 9) 	John Hagan	251 Bay Point Rd.	Georgetown ME
✓ 10) 	Clara Evans	108 Kennebec Pt. Rd.	Georgetown, ME

Circulator's Oath

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Signature of Circulator

Lisa Sebastine
Printed Name of Circulator

4/7/26
Date
10 Dewitt Rd
Georgetown, Me
Address of Circulator

Recd 4/7/26 Angèle-Mead

To the Select Board of the Town of Georgetown, Maine:

We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

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	Signature	Printed Name	Street & Number	Residence Town
✓1)		Stacey Geelan	27 Sagamore Bay	Owner
✓2)		Suzanne Venton	5110 Georgetown	Owner
✓3)		Mike Newton	51 W. 6th	owner
✓4)		SHEEHAN	266 Harbortown	owner
✓5)		Frank McDonald	9 Harborway	Georgetown
✓6)		James Gault	183 Bowman's	Georgetown
✓7)		Scott Lindsay	602 FIVE ISLANDS RD	Georgetown ME
✓8)		Harold I Webb	First Beach Road	Georgetown
✓9)		Lauren Bray	868 Five Islands Rd	Georgetown ME
✓10)		PEIZAL STEVENS	16 STEVENS LANE	GEORGETOWN

Circulator's Oath

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Signature of Circulator

Lisa Sabatine
Printed Name of Circulator

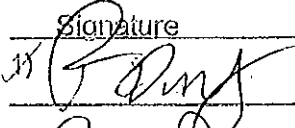
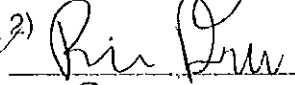
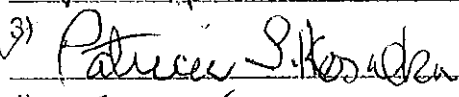
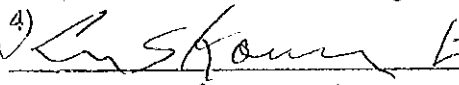
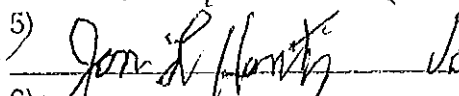
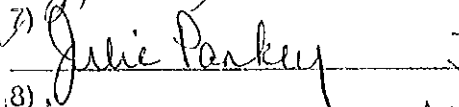
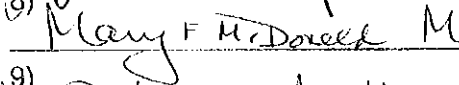
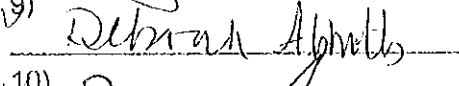
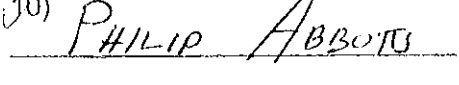
4/8/24
Date

10 Dewitt Rd
Georgetown Me
Address of Circulator

To the Select Board of the Town of Georgetown, Maine:

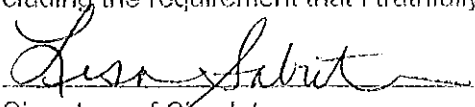
We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

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	Signature	Printed Name	Street & Number	Residence Town
1)		Randy Renard	9 Molly Pt.	Georgetown, ME
2)		Richard Demas	9 Molly Pt.	Georgetown ME
3)		Patricia Kosala	9 Molly Pt.	Georgetown ME
4)		Eric Kosala	9 Molly Pt.	Georgetown ME
5)		Jon L. Hantz	36 Webbham Rd.	Georgetown ME
6)		JUDITH A. TELLER	39 Meadow Wood Lane	Georgetown ME
7)		Julie Pankey	17 Goffs Cove Lane	Georgetown, ME
8)		Mary McDonald	9 Harbor Way	Georgetown
9)		Deborah Abbotts	12 Knight Lane	Georgetown ME
10)		Philip Abbotts	12 KNIGHT LN	GEORGETOWN

Circulator's Oath

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Signature of Circulator

Lisa Sabatine
Printed Name of Circulator

4/8/26
Date

10 Dewitt Rd
Georgetown ME
Address of Circulator

Rec'd 4/8/26 - Angela M. ...

To the Select Board of the Town of Georgetown, Maine:

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	Signature	Printed Name	Street & Number	Residence Town
✓1)		Todd MacMechan	126 Old School Georgetown	Georgetown
✓2)		Chris White	4 BAY PT RD.	
✓3)		JANNA SHEEHAN	266 Marston Rd	
✓4)		MARCUS HEADLEY	76 Old School house	
✓5)		Tiffany Dumas	118 Old Schoolhouse Rd.	
✓6)		Chris Dumas	118 Old School House Rd.	
✓7)		John L. Thibodeau	233 Seguin land Rd.	
✓8)		Christan B. Mark	3. Marti Rd	
✓9)		Loren Francis	14 overlook lane	
✓10)		PHIL FRANCIS	21 GUIDE BROAD.	

Circulator's Oath

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Clara Evans
Signature of Circulator

4/9/26
Date

Clara Evans
Printed Name of Circulator

108 Kennebec Pt. Rd.
Georgetown
Address of Circulator

Rec'd 4/9/26 Angela M. M...

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	Signature	Printed Name	Street & Number	Residence Town
✓ 1)		Roberta R. Hanstein	12 Spar Island Lane	Georgetown
✓ 2)		Walter Hanstein	12 Spar Island Ln	Georgetown
✓ 3)		Jessica Morrison	69 Robinhood Rd	Georgetown
✓ 4)		ANDREW R. WERNHAUS	64 WILLOW WAY	GEORGETOWN.
✓ 5)		JASON BARABIE	129 Sequoia Rd	Georgetown
✓ 6)		DOUGLAS WELLMAR	206 ROBINHOOD RD	
✓ 7)		Evangeline Wellmar	206 Robinhood Rd	Georgetown
✓ 8)		David Foster	304 Robinhood	Georgetown
9)				
10)				

Circulator's Oath

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Signature of Circulator

MICHAEL FARINA
Printed Name of Circulator

4/07/26
Date

G HISSINS FARM RD
GEORGETOWN, ME 04540
Address of Circulator

11/9/20 Rd Angela Mead

To the Select Board of the Town of Georgetown, Maine:

We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

Signature	Printed Name	Street & Number	Residence Town
✓ 1) Margaret E. Stevens	MARGARETE STEVENS	16 STEVENS LANE	GEORGETOWN
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

Circulator's Oath

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Lisa Sabatone
Signature of Circulator

Lisa Sabatone
Printed Name of Circulator

4/8/26
Date

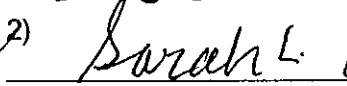
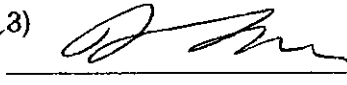
10 Dewitt Rd
Georgetown Me.
Address of Circulator

Rodriguez Angela Meza 4/8/26

To the Select Board of the Town of Georgetown, Maine:

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Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

	Signature	Printed Name	Street & Number	Residence Town
✓1)		DALLAS B. EVANS	108 KENNEBEC POINT RD.	GEORGETOWN, ME
✓2)		Sarah L. Brown	20 Browns Lane	Georgetown, ME
✓3)		Harold Brown	20 Browns Lane	Georgetown, ME
4)				
5)				
6)				
7)				
8)				
9)				
10)				

Circulator's Oath

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Clara Evans
Signature of Circulator

4/9/26
Date

Clara Evans
Printed Name of Circulator

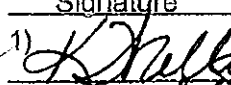
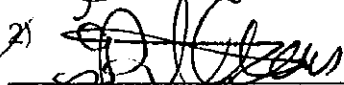
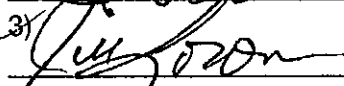
108 Kennebec Pt. Rd.
Georgetown
Address of Circulator

Rec'd 4/9/26 Angela Mead

To the Select Board of the Town of Georgetown, Maine:

We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

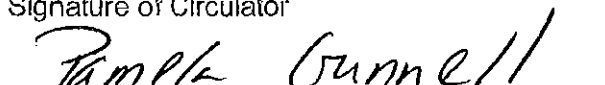
Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

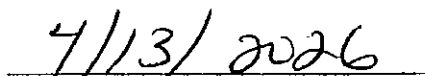
	Signature	Printed Name	Street & Number	Residence Town
✓ 1)		Kathleen Walter	689 Bay Point	Georgetown
✓ 2)		Jeff Walter	689 Bay Point	Georgetown
✓ 3)		Jill Loom	6 Back River Bend	Georgetown
4)				
5)				
6)				
7)				
8)				
9)				
10)				

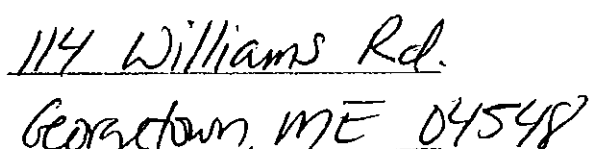
Circulator's Oath

I hereby make oath that I am the Circulator of this petition; that I personally witnessed all of the signatures to this petition; and, to the best of my knowledge and belief, each signature is that of the person whose name it purports to be, and each person is a resident of the municipality named in this petition. If any voter was unable to sign due to a physical disability, I hereby verify that the voter authorized another voter to sign at the voter's direction and the voter's presence. I understand I can be prosecuted for violation of the laws governing circulation of petitions, including the requirement that I truthfully executed this oath.


Signature of Circulator


Printed Name of Circulator


Date

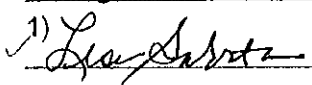
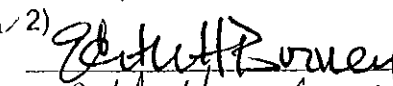
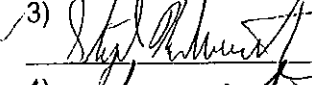
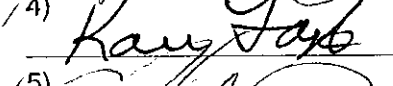
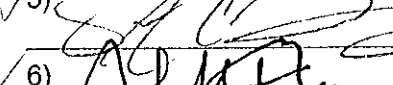

Address of Circulator

Recd 4/13/26 JAW

To the Select Board of the Town of Georgetown, Maine:

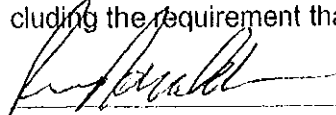
We, the undersigned voters of the Town of Georgetown, Maine, qualified to vote in all town affairs, hereby request that the Select Board place the following article before the voters for their consideration at the June 13, 2026 town meeting:

Shall the Town vote to expand the number of current elected Select Board members from 3 to a total of 5 with the election of the additional 2 members to occur as soon as is legally possible.

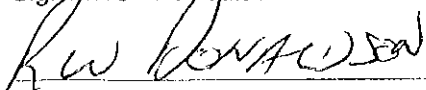
	Signature	Printed Name	Street & Number	Residence Town
✓1)		Lisa Sabatino	10 Dewitt Rd	Georgetown
✓2)		Edith H Birney	115 Marsh	"
✓3)		Stephen Veskanich	292 Baypoint Rd	Georgetown
✓4)		Karen Farrington	21 Peacock Lane	Georgetown
✓5)		John M Evans	32 Loop Rd	Georgetown
6)				
7)				
8)				
9)				
10)				

Circulator's Oath

I hereby make oath that I am the Circulator of this petition; that I personally witnessed all of the signatures to this petition; and, to the best of my knowledge and belief, each signature is that of the person whose name it purports to be, and each person is a resident of the municipality named in this petition. If any voter was unable to sign due to a physical disability, I hereby verify that the voter authorized another voter to sign at the voter's direction and the voter's presence. I understand I can be prosecuted for violation of the laws governing circulation of petitions, including the requirement that I truthfully executed this oath.



Signature of Circulator



Printed Name of Circulator

9 APR 2026

Date

31 SAGADAWOC BAY RD

GEORGETOWN ME 04578

Address of Circulator

Rec'd 4/9/26 Ameda Mireal