

Report on the Select Board Meeting of June 9, 2026

Prepared by Alison Freeman

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

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

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

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

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

The Meeting: The meeting was conducted as a Zoom hybrid. Select Board Members Aria Eee, Katie Goodwin, and Kathy Gravino, and Town Administrator Tyler Washburn were together in the Town Office. There were 20 members of the public in attendance in person or on Zoom.

The minutes of the meeting of May 26th, 2026, were approved.

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

- Approval of Road Closure in Five Islands for the July 4th parade from 1:45pm to 3pm
- Tyler Washburn reported on an email exchange between the Planning Board and Kelly James that was a follow up to question that was asked during the Ordinance Hearing. The emails are included in the PDF of this report at SingingBridge.net.

Summary:

The state does not require municipalities to restrict Accessory Dwelling Units (ADUs) from being used as short term rentals (STR); however Georgetown has had language in the Building/Demolition Permit Ordinance since 2023 that sets limits on renting an ADU

Historical Building/Demolition Permit Ordinance language on ADUs:

2023 "An accessory dwelling unit cannot be used as rental property for less than 90 days"

2024 "All permits for ADUs shall be issued with the condition that they may not be rented under a single rental agreement for periods of less than 90 consecutive days per year"

2026 DRAFT "All permits for ADU's shall be issued with the condition that they may not be rented under a single rental agreement for periods of less than 30 consecutive days per year"

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. **Most items are scanned in and included in the meeting packet that can be downloaded from the Town website before the meeting. The packet is also included in the Singing Bridge Meeting Reports at SingingBridge.net.**

The most interesting items were:

- Office of Senator Angus King Jr. – Funding Opportunities, Etc.
- Email from DOT re: Route 127 Project in Arrowsic
- Email from DOT: re Local Roads Update
- Maine Coastal Program – Registration for 2026 Coastal Cleanup
- Email from KELT re: Stream Crossings

- Email from Sandra Jaeger re: Town Meeting
- Notice re: Childcare on Town Meeting Day
- Town Office – Informational Sheet re: Select Board Size

Upcoming Events/Dates:

Wednesday, June 10 – Recreation Committee – 6:00pm HYBRID

Thursday, June 11 – Solid Waste Management Committee – 7pm ZOOM

Saturday, June 13 – Annual Town Meeting - 9am -Georgetown Central School Gym

Tuesday, June 16 – Town Owned Property Management Board – 4pm – HYBRID

Wednesday, June 17 – School Committee – 5pm - HYBRID

Wednesday, June 17 – Planning Board – 7pm – HYBRID

Tuesday, June 23 – Select Board – 6:30pm – HYBRID

The next meeting of the Select Board will be at 7 PM on Tuesday, June 23rd. The public is welcome to attend in person or on ZOOM. E-mail gtwnme@hotmail.com for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at:

https://www.georgetownme.com/?page_id=6611

Prepared and distributed by Alison Freeman

SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, June 9, 2026

6:30pm

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

Please email gtwnme@hotmail.com for the ZOOM login info.

*indicates copy provided to Select Board

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

Call to order:

Moments of Silence & Celebrations

Public comment:

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

Scheduled appointments:

- Recess to Convene a Board of Assessors Meeting – 6:35pm

Minutes:

- May 26th Minutes**

Continuing Items:

- Receipts for pumping:
- Maine Waste Discharge License *renewal* / transfer applications:
- Maine Waste Discharge License *approvals*:
- PBR / NRPA :

Review:

Correspondence:

- Office of Senator Angus King Jr. – Funding Opportunities, Etc.*
- Email from DOT re: Route 127 Project in Arrowsic*
- Email from DOT: re Local Roads Update*
- Maine Coastal Program – Registration for 2026 Coastal Cleanup*
- Email from KELT re: Stream Crossings*
- Email from Sandra Jaeger re: Town Meeting*
- Notice re: Childcare on Town Meeting Day*
- Town Office – Informational Sheet re: Select Board Size*

Board Member / Committee Updates:

- Ms. Eee:
- Ms. Goodwin:
- Ms. Gravino:

Town Administrator Update

- Town Meeting Housekeeping Items

Old Business:

- Memorandums of Understanding
 - o School / Town
 - o Tri Party (Recreation, Conservation, and TOPMB)
 - o Conservation and Community Center
 - o Conservation and School
- Comprehensive Plan Check In

New Business:

- Approval of MidCoast Humane Society Contract**
- Approval of Lincoln County Recycling Contract**
- Approval of Road Closure for July 4th*
- MMA Executive Committee Petition**

Items For Signature:

- (From Board of Assessors' Meeting) Various Abatement Applications and (if approved) Various Abatement Certificates

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS, EVENTS, AND DATES TO REMEMBER...

NOTE: an asterisk (*) indicates Zoom available if requested

Thursday, June 4th – Shellfish Committee – 4pm – HYBRID*

CANCELLED Monday, June 8 – Conservation Commission – 6pm – ZOOM

Monday, June 8 – Fire Department Business Meeting – 7pm – IN PESON

Tuesday, June 9 – Election Day

Tuesday, June 9 – Select Board Meeting – 6:30pm – HYBRID

Wednesday, June 10 – Recreation Committee – 6:00pm HYBRID

Thursday, June 11 – Solid Waste Management Committee – 7pm ZOOM

Saturday, June 13 – Annual Town Meeting

Tuesday, June 16 – Town Owned Property Management Board – 4pm – HYBRID*

Wednesday, June 17 – School Committee – 5pm - HYBRID

Wednesday, June 17 – Planning Board – 7pm – HYBRID

Tuesday, June 23 – Select Board – 6:30pm – HYBRID

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BOARD OF ASSESSORS, TOWN OF GEORGETOWN

Agenda for Tuesday, June 9, 2026 at 6:35 pm

Abatements to address:

- 266 Marrtown Road (05R-037, Sheehan) Abatement Request re: Land Valuation
- 44 Stevens Lane (10R-026, Magliozzi Trustees) Abatement Request re: Land & Building Valuations
- 120 Jewett Road (01R-013, Magliozzi Trustees) Abatement Request re: Land & Building Valuations
- No Street Address (09R-015, Magliozzi Trustees) Abatement Request re: Land Valuation
- 644 Five Islands & No Street Address (04R-015-G & 04R-015, Witty / Taggart) Abatement request re: Land Valuation
- No Street Address (06R-028-1, Sabatine) Abatement Request re: Land Valuation
- 21 White Road (08R-019, Peterson) Abatement request re: Land and Building Valuations
- 689 Bay Point Road (02U-001, Walter) Abatement Request re: Land Valuation
- 46 Stevens Lane (10R-025-A1, Magliozzi)

Old Business:

Abatements awaiting further action:

Pending abatements received to appear on future agenda:

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From: [Kelly James](#)
To: news@singingbridge.net
Subject: Fwd: Clarification
Date: Tuesday, June 9, 2026 10:13:43 PM

Hi, thanks for always reporting on the meetings and keeping us updated. For clarification, here's the email correspondence with the board. They were very long winded in the explanation again but it's good for people to know that **the state does not require municipalities to restrict ADUs from being rented short term.**

Best,
Kelly

Begin forwarded message:

From: Robert Trabona <conotu@hotmail.com>
Date: June 1, 2026 at 4:11:21 PM EDT
To: Kelly James <kellyfjames@gmail.com>, Katie Goodwin <katie.goodwin.georgetown@gmail.com>
Cc: Office Georgetown Town <GtwnME@hotmail.com>, Aria Eee <aria.eee@gmail.com>, Katharine Gravino <Ksgravino@aol.com>, Clara Evans <Cebrown2010@gmail.com>, Tiffany Dumas <thetiffanystudio@yahoo.com>
Subject: Re: Clarification

Hi Kelly,

I agree , **the current state statutes do not prohibit ADU's from being used as short-term rentals (STUs).** However, I do believe that early on, a draft version of 2003 did not allow ADU's to be used as STR's. I have not found a record of that in my mountain of data on STR's. However, I did find in that mountain that Bath held a hearing on 15 November, 2023 to amend their Land Use Code, Article 11 Performance Standards; Specific Activities and Land Uses, Section 11.40 Accessory Dwelling Unit. It was stated that they were amending their ADU requirements to make them consistent with LD 2003. Their amendment prohibits using ADU's as rental property for less than 90 days.

I still believe I originally saw that prohibition in a draft version of LD 2003. But perhaps it was in the Bath Land Use Codes and I confused the two in my statements. At any rate, **the PB decided to use that language in our ordinances with regard to STR's.** We

changed the 90 days to 30 based on other town's ordinances that shortened the time period requirement.

My apologies for any confusion.

Bob

From: Kelly James <kellyfjames@gmail.com>

Sent: Monday, June 1, 2026 8:47

To: Katie Goodwin <katie.goodwin.georgetown@gmail.com>

Cc: Office Georgetown Town <GtwnME@hotmail.com>; Aria Eee <aria.eee@gmail.com>; Katharine Gravino <Ksgravino@aol.com>; Bob Trabona <conotu@hotmail.com>; Clara Evans <Cebrown2010@gmail.com>; Tiffany Dumas <thetiffanystudio@yahoo.com>

Subject: Re: Clarification

Hi Katie,

Thank you for your response and clarification.

I appreciate your acknowledgment that there is no statewide restriction on short-term rentals and no language in LD 2003 or related legislation requiring municipalities to prohibit ADUs from being used as short-term rentals.

My reason for asking the question was that, during the ordinance hearing, statements were made indicating that state law required the Town to impose this restriction. Based on your clarification, it appears the restriction is a local policy choice rather than a requirement imposed by state statute.

To avoid confusion for residents, would you be willing to clarify that distinction at the next public meeting? I believe it would be helpful for the public record to reflect that the Town has authority to adopt such a restriction, but that state law does not require it.

Thank you again for taking the time to respond.

Best,
Kelly James

On May 27, 2026, at 5:28 PM, Katie Goodwin
<katie.goodwin.georgetown@gmail.com> wrote:

Hi Kelly,

Thank you for clarifying your question and for following up. It's

difficult to answer your question without some context, but the short answer is that there is no state wide restriction on Short Term Rentals or exact language in the new legislation. But there is intention of its use.

I think you are aware that LD 2003 (2022) has been implemented in Georgetown. Part of that work done (ordinance updates) has been how the new legislation interfaces with Georgetown as a unique place. The town has already voted in favor of ADU's not being used as STR's, that's not new this year. The STR restriction of Secondary Dwelling Units was added this year and after hearing feedback from town, the restriction was taken out.

You were very clear that you didn't want the context, just the exact wording but there are concepts here that are important. I'm sorry if I misspoke or misled, it was not my intention. Removing all STR restrictions is something we can bring to the table if we revisit this. Seems important to some in town.

I hope this is helpful and I'm writing this on my phone while traveling so apologies on any typos/ poor grammar.

All my best,
Katie

On May 27, 2026, at 11:35 AM, Kelly James
<kellyfjames@gmail.com> wrote:

Thanks. One of the members of the select board responded to my question by stating it was in the LD so I'd appreciate them to clarify as well.

On May 27, 2026, at 10:52 AM, Town
Office Georgetown
<GtwnME@hotmail.com> wrote:

Also looping in the Select Board, as requested.
That said, I believe the information you're requesting would be coming from the Planning Board as they were the authors of ordinance changes.

Tyler J. Washburn
Town Administrator

Town of Georgetown
50 Bay Point Road
Georgetown, ME 04548
(207) 371-2820

From: Kelly James <kellyfjames@gmail.com>

Sent: Wednesday, May 27, 2026 8:00 AM

To: Tyler @ Gtown Office
<gtwnme@hotmail.com>

Subject: Clarification

Hi Tyler,

Please forward this clarification request to both the Planning Board and the Select Board.

I am writing to request clarification regarding statements made during the ordinance hearing that Maine law, including LD 2003 and LD 1829, requires the Town to restrict short-term rental use of Accessory Dwelling Units (ADUs).

During the ordinance hearing, I asked where in those bills this requirement appears. I may not have communicated my question clearly, so I wanted to follow up in writing. To clarify, I am not questioning whether the Town may have authority to adopt this restriction under its local ordinance powers, nor am I requesting an interpretation or policy rationale.

Rather, I am requesting the exact enacted wording from the bill(s) or codified statute that the Town believes requires municipalities to restrict short-term rental use of ADUs.

I reviewed the enacted language and was able to locate language indicating that municipalities may regulate short-term rentals, but I was unable to locate language requiring municipalities to restrict short-term rental use in ADUs.

Would the Town please identify the specific section being relied upon and paste the exact

statutory text?

If no statutory language requires this restriction and the proposal is instead being adopted under the Town's local ordinance authority, I would appreciate clarification of that distinction as well.

Thank you for providing this.

Best,
Kelly James

Aging Policy Update: Senator King's news; ICYMI; resource reminders; webinars & funding opportunities

From teague_morris@king.senate.gov <teague_morris@king.senate.gov>

Date Mon 6/8/2026 10:26 AM

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

Forward to a Friend

June 8, 2026

Hi Tyler,

Take care, be well,

Teague

News from Senator King's office

This week: **two new, total of fourteen** grant/survey opportunities (**two deadlines**); **four** webinars/events and more coming up. Also: Senator King's press releases, e-Newsletter, resources and policy updates.

You can find all press releases, other news, social media and podcasts at the newsroom link on Senator King's [website](#).

Under King Questioning, Intelligence Nominee Undercuts “Independence” Claims

June 3, 2026

WASHINGTON, D.C. – Today, U.S. Senator Angus King (I-ME), a member of the Senate Select Committee on

Intelligence (SSCI), questioned an administration nominee on his independence and integrity – stressing that the nation’s most significant national security mistakes occur when “biased” information is given to leaders. In a SSCI open hearing on the nomination of Mr. Michael Vance to be Assistant Secretary of State for Intelligence and Research (I&R), Vance first stated that he would act... [Continue Reading_»](#)

King, Colleagues Secure Probe into Flawed, Misleading Tax Filing Program

June 2, 2026

WASHINGTON, D.C. — After urging the Government Accountability Office (GAO) to initiate a probe into the Free File program, a current partnership between the Internal Revenue Service (IRS) and private tax preparation companies, U.S. Senators Angus King (I-ME), Elizabeth Warren (D-MA), and Ron Wyden (D-OR), secured confirmation from GAO Acting Managing Director David Powner that it will launch a new investigation into the problematic program. The probe comes amidst the Trump administration’s... [Continue Reading_»](#)

Click HERE to read Senator King’s e-Newsletter

Resource Reminders

- **NEW Extreme Temperature Response and Resilience: A Guidebook for Maine Communities-** to aid Maine municipalities and community-based organizations (CBOs) seeking to increase the resilience of their communities by improving their capacity to plan for, prepare for, and respond to extreme heat and extreme cold events.
- **Maine Senior FarmShare Program 2026** application is now open.

- **Enrichment: Institute for Integrative Aging at St. Joseph's College of Maine; UNE Center for Excellence in Aging & Health; UMaine Center on Aging; Lifelongmaine.org**
- **988** is now the three-digit dialing code that routes callers to the **988 Suicide & Crisis Lifeline (or 988 Lifeline)**.
- **211 Maine** helps connect you to the resources you need. Find health, financial and education services, via phone, text, or by searching our online directory.
- **Telecommunications Relay Services (TRS)**: TRS includes Maine Relay Services, captioned telephone services (CapTel or CTS), and 711. Monthly trainings available.
- Check out Senator King's **website**, especially **Help with a Federal Agency**.

ICYMI

(Links to the following news and research items are offered in the spirit of outreach and public education. They do not necessarily reflect the views of the Senator or his staff.)

Protecting Older Adults Is Everyone's Job, **acl.gov, June 3, 2026**

Mary Lazare, Principal Deputy Administrator, serving as the senior official performing the duties of the ACL Administrator and Assistant Secretary for Aging

June is Elder Justice Awareness Month — and the numbers demand our attention.

Older adults lost nearly \$2.4 billion to fraud in 2024, up from \$1.9 billion the year before. And because the vast majority of fraud goes unreported, that figure represents only a fraction of the real harm being done. Behind every statistic is a person who lost savings they spent decades building — money meant for retirement, healthcare, housing, and independence.

No State Spared: Mapping the Impact of Social Security's Insolvency, crfb.org, Jun 3, 2026

Explore the Interactive Map. Click on your state to see its estimated impact.

Social Security's retirement program provides benefits for 63 million Americans, including retirees, spouses, and dependents.¹ Yet we have known for 42 years that, without changes, Social Security would become insolvent. And for the last 16 years, the cost of Social Security's retirement program has exceeded its cash income, forcing it to pay benefits in part by using its trust fund reserves. The Social Security Trustees now project that the retirement trust fund will be exhausted in 2032, less than seven years from today.

By law, the Social Security retirement program cannot pay out more in benefits than it receives in revenue once its trust fund is exhausted. As a result, all retirees are projected to be subject to an immediate 24% benefit cut upon trust fund exhaustion.

The Growing Role of Assisted Living, advancingstates.org, May 28, 2026

The AARP Public Policy Institute has released a new spotlight report examining the growing role of assisted living in providing older adults with long-term services and supports (LTSS).

The growth of assisted living has resulted in changing demographics and emerging challenges. While many of assisted living's challenges mirror those of all LTSS settings, others are more specific, including limited federal government oversight and inconsistent state policy. This spotlight report examines who lives in assisted living communities, how these communities operate, and key operational and policy issues that stakeholders should understand.

'Demographics Are Destiny' in Palliative Care, by Holly Vossel, hospicenews.com, May 8, 2026

Rising costs and swelling aging populations are factors propelling the future of palliative care delivery into home-based settings.

The nation's silver tsunami of seniors are living longer with serious illnesses and comorbidities. The trend has strained health care systems and family caregivers alike, according to Jennifer O'Neill, vice president of palliative care at VITAS Healthcare, a subsidiary of Chemed Corp (NYSE: CHE). O'Neill has a background as a nurse practitioner.

Palliative care providers offer a range of interdisciplinary services that could help better address patients' unmet physical, emotional, spiritual and psychosocial needs, she said during the Hospice News ELEVATE conference. However, workforce growth is not keeping pace with demand, and providers need stronger pathways toward long-term growth, according to O'Neill.

Webinars and other events

**Join the Health and Aging
Policy Fellows and other
policy experts for Reimaging
Aging: Advancing Healthy
Longevity.**

Monday, June 8, 2026

1:00 - 4:30 PM

Vijeth Iyengar, PhD, Senior Director of Global Aging at AARP writes:

"Congratulations to Joy Barresi Saucier for co-developing a stellar June 8 Virtual Spring Symposium for the Health and Aging Policy Fellowship focused on, "Reimagining Aging: Advancing Healthy Longevity."

Informed by her role as an Executive Director of the Aroostook Agency On Aging, Inc., Joy is working with me on a project (during her fellowship period) focusing on identifying global innovations to boost women's income security as they age in rural areas with a particular goal of identifying what can scale here in the U.S.

With a speaker slate including Rani Snyder, Lina Walker, Christina FitzPatrick, Tyler Bond, Chantel Sheaks, Erica Solway, among others, the symposium will unearth new insights and offer novel perspectives."

Please send any questions to hapfell@nyspi.columbia.edu.

Rural Health Transformation and Age-Friendly Care

June 8, 2-3 p.m.

The event is produced as part of the Health Affairs' Age-Friendly Health series, supported by The John A. Hartford Foundation.

The Rural Health Transformation Program (RHTP) provides a total of \$50 billion over five years for state programs to improve care in rural communities. As rural communities tend to have higher concentrations of older adults, RHTP has the potential to positively impact health and health care for older populations.

In this one-hour virtual event, Kate Sapra, Deputy Director of the Office of Rural Health Transformation will review how the program is taking shape; how some states are planning to use the federal funding to strengthen care and systems for older adults; and what to expect next from the program rollout.

The conversation will be moderated by Katherine Ornstein of Johns Hopkins University.

Dual Eligible Special Needs Plans (D-SNPs) Basics

Tuesday, June 9,

11:00 a.m. - 12:00 p.m.

Host: Justice in Aging

Since 2020, enrollment in Dual Eligible Special Needs Plans (D-SNPs) has more than doubled. Today, over six million individuals eligible for both Medicare and Medicaid are enrolled in these Medicare Advantage plans, and enrollment is expected to continue rising. An increasing number of states are focusing on D-SNPs as a primary vehicle for integrating care and improving coordination of services for their dual eligible populations. Despite this, many advocates haven't had the opportunity to learn what D-SNPs are, what makes them unique, and how they operate.

This webinar will cover key questions: How D-SNPs work, what to consider before enrolling in a D-SNP, and how to navigate issues after enrollment. Advocates will also learn ways to engage with their states to ensure that D-SNPs work effectively to coordinate care and benefits for dual eligibles, including strategies for centering equity from the outset in the design of D-SNPs. This webinar will be most useful to state advocates working with older adults and people with disabilities enrolled in Medicare and Medicaid.

After attending this training, participants will be able to:

Identify D-SNPs available in a person's area;

- Describe what individuals should consider before enrolling in a D-SNP;
- Analyze potential issues that could arise after enrollment in a D-SNP;
- Identify ways for advocates to engage with their state on the topic of D-SNPs.

Background information for Attendees:

- Justice in Aging, [Dual Eligible Special Needs Plans \(D-SNPs\): What Advocates Need to Know](#)
- Justice in Aging, [Dual Eligible Special Needs Plans \(D-SNPs\): Frequently Asked Questions](#)
- Justice in Aging, [Guiding Principles for Designing and Implementing Integrated Models for Individuals Dually Eligible for Medicare and Medicaid](#)

Advancing Elder Justice: A Unified Federal Action Plan

Tuesday, June 9, 2026

2:30-4:30 p.m. ET

Remote option available

The Elder Justice Coordinating Council (EJCC) invites you to join a milestone event on June 9, 2026, from 2:30 p.m. to 4:30 p.m. ET at the U.S. Department of Health and Human Services in Washington, DC, marking a pivotal step in the government's collective effort against elder abuse, neglect, exploitation, and frauds and scams.

As part of Elder Justice Awareness Month, the EJCC will move from policy to practice by adopting the Federal Elder Justice Action Plan and launching the EJCC's "Never, Ever" campaign, while convening federal leaders to highlight coordinated efforts, advance "quick wins," and demonstrate a unified federal commitment to protecting older adults nationwide.

Connected Living: Housing, Technology, and the Future of Long-Term Services & Supports

Wednesday, June 10
11:00am - 4:30pm ET

Boston Architectural College
(320 Newbury Street, Boston, MA 02115)

Hosted by 3i Housing of Maine and Brandeis University

Join us virtually or in person for this FREE event as we bring together leaders from housing, health care, technology, design, and public policy to explore how innovations in the built environment and enabling technologies can strengthen long-term services and supports (LTSS) and help people live safely and independently at home and in their communities.

*Lunch will be provided!

The program will include panels discussions on:

Universal and Inclusive Design in LTSS – Examining how housing design, architecture, and occupational therapy perspectives can support accessibility, adaptability, and independence for people with diverse functional needs.

Enabling Technology: Strengthening Health and Independence at Home – Exploring how assistive technologies, smart home systems, care coordination tools, and emerging innovations can help individuals manage health, safety, and daily living in home and community settings.

Payment and Policy for LTSS and Technology – Discussing the policy, financing, and implementation challenges involved in scaling technology-enabled supports, including Medicaid waivers, assistive technology programs, and integrated service models.

Webinar on Dementia-Specific Respite Care: Innovative Programs and Sustainable Pathways

Wednesday, June 10, 2026
1:00-2:00 p.m. ET

Host: National Alzheimer's and Dementia Resource Center (NADRC)

The Center for Dementia Respite Innovation (CDRI) is funded by ACL and administered by the Alzheimer's Association to pilot innovative dementia-specific respite programs. The programs are designed to expand access to high-quality, person-centered respite care for people living with dementia

and their caregivers. CDRI awards grants to support home and community-based service programs that advance innovation, accessibility, and sustainability in respite services. This webinar will provide a brief overview of CDRI's funding approach, program structure, and impact to date, followed by presentations from two funded providers highlighting their respite models.

The Care Collective in Boise, Idaho, will discuss its CDRI-funded program, which is leveraging a volunteer-driven, community-based approach to delivering group respite in a faith-based setting. Participants benefit from live music, movement, and creative activities, as well as intergenerational visits. The University of Central Arkansas will discuss its Interprofessional Therapeutic Activity Program (I-TAP), which delivers programming through structured activity sessions focused on physical activity, cognitive stimulation, and social engagement. By integrating physical therapy, occupational therapy, nursing, and exercise science students into these dementia specific sessions, I-TAP pairs person-centered respite for families with essential, supervised clinical training for students.

NADRC webinars are free and open to the public. Registration is required. Webinars are recorded and posted on the NADRC website. Live events and recordings include closed captioning. If you have questions, please email NADRC-Webinars@rti.org.

Checking in on the Social Security & Medicare Trust Funds

Wednesday, June 10th at 2:00 PM ET

Host: Committee for a Responsible Federal Budget

The Social Security and Medicare trust funds are quickly approaching insolvency, and action must be taken soon to avoid deep and abrupt benefit cuts.

Please join us on Wednesday, June 10th at 2:00 PM ET on Zoom as we examine the financial state of these programs, the consequences of continued inaction, and the policy options available to restore long-term solvency to the trust funds. The virtual event will feature a roundup of Social

Security's and Medicare's finances and an expert discussion on the implications of insolvency and options for reform. Experts will also take audience questions.

Elder Justice Awareness Month Webinar Series

In recognition of Elder Justice Awareness Month, ACL and the Elder Justice Coordinating Council (EJCC) are hosting a webinar series on protecting older adults by strengthening awareness, prevention, and response to fraud, abuse, and exploitation. This series offers practical tools and insights for professionals, advocates, and community members. This series reflects the EJCC's ongoing commitment to ensuring that all older adults can live with dignity, independence, and security in their communities.

Please see the schedule below. For additional information, including how to join each, visit [EJCC's Event page](#).

Thursday, June 11, 1:00 p.m. ET
Elder Fraud & Scams: Communication Strategies To Promote Recovery and Reduce Recidivism
Hosted by the U.S. Department of Justice's Elder Justice Initiative

Tuesday, June 16, 2:00 p.m. ET
Voices Unheard: Turning Awareness Into Action Against Abuse and Exploitation
Hosted by the U.S. Administration for Community Living

Tuesday, June 23, 2:00 p.m. ET
From Frontline Training to Legal Innovation: Interdisciplinary Approaches To Prevent Elder Mistreatment
Hosted by the Health Resources and Services Administration at HHS

Thursday, June 25, 2:00 p.m. ET
Civil Legal Interventions in Elder Abuse
Hosted by the Legal Services Corporation

Tuesday, June 30, 2:00 p.m. ET
Money Smart for Older Adults Fraud Prevention Webinar
Hosted by the U.S. Federal Deposit Insurance Corporation and U.S. Securities and Exchange Commission

Please share these webinars with colleagues, partners, caregivers, and community members who may be interested.

June 15 is World Elder Abuse Awareness Day

World Elder Abuse Awareness Day (WEAAD) is an important day for raising awareness about elder abuse prevention and intervention. Every year, the Maine Council for Elder Abuse Prevention asks all elder abuse prevention and intervention advocates to get involved in raising awareness about elder abuse.

Maine's Essential Care & Support Workforce Full Partnership Meeting

Tuesday, June 16
3:00 - 4:00 pm
Virtual via Zoom

This meeting is open to anyone interested in increasing access to quality direct care and support by changing the way we value workers, the work they do, and the people they support. The event is free, but registration is required.

At this meeting we will:

- Hear about the outcomes of our collective work for the essential care workforce,
- Hear from Karynlee Harrington at the Maine Health Data Organization about next steps for measuring the care gap, and
- Solicit feedback about next steps for the Partnership.

Every person who needs care and support services in Maine should be able to receive consistent and predictable care and support from an empowered and valued worker who is trained to deliver quality services, regardless of the setting in which services are delivered. A well-trained and appropriately compensated direct care and support workforce is essential to the health and well-being of Maine's people and economy.

Capitol Coffee with Senator King and staff

Most Wednesdays, Senator King likes to open his office up from 9:00 a.m. to 10:00 a.m. for a "Capitol Coffee" with Maine people in the area. It's always a fun opportunity to see old friends, make some new ones, and hear about the issues that are on their minds. Along with coffee, we are proud to provide homemade blueberry bread made with real Maine blueberries!

Stop by to say hello on one of the upcoming dates:

- **June 17th, 24th.**

The office is located in 133 Hart Senate Office Building. RSVPs are not required. If you have any questions, please feel free to call the Washington, D.C. office at (202) 224-5344. Hope you can visit!

Project ECHO: Aging, Community, and Equity (PEACE).

**The program will run
from May 20 through July
29, 2026. Sessions will take
place every other
Wednesday from 12 to 1 PM**

Host: University of New Hampshire

(Upcoming dates: June 17; July 1, 15, 29)

This program will focus on concepts of ageism, including ways to recognize and reframe ageist behavior. Topics will include:

- Root Causes of Ageism
- Ageism's Effect on Health
- Reframing Aging Principles

- Ageism in Policy and Politics
- Ageism in Culture

The intended audience for this program is those supporting older adults in rural settings of Maine, New Hampshire, Vermont, and northern New York, including:

- Medical, behavioral, and social service providers
- Nursing facility, home health, and hospice staff
- Transportation, housing, and other community-service organizations
- Individuals living with dementia, families, and caregivers

Exchange Networking Event: Inclusive Communication

Wednesday, June 17, 2026
12:00–1:30 PM

Host: Southern Maine Agency on Aging

We are pleased to welcome Riley Albair from Disability Rights Maine, who will share information about equipment and resources available to support older adults. Riley will also provide training on how to effectively handle phone calls from deaf and hard of hearing callers through relay services, as well as best practices for engaging in-person with ASL interpreters.

Please consider attending this important training opportunity as we work together to become more inclusive and accessible for all older adult populations.

Aging While Black Network Convention

Wed., June 17, 2:-3:30 PM

Virtual, Zoom

On June 17, Aging While Black (awB) is hosting a virtual network-wide convening to make the movement visible and move it forward together. This is not just a meeting; it's a live expression of a living movement for Black elders' wellbeing, dignity, and power.

We're bringing together the full awB ecosystem: members of our place-focused Verticals in Chicago, Denver, Los Angeles, and the Bay Area; members of our national communities of practice (Horizontal); longtime supporters; and those who are newly curious about awB. It's a chance to see how our local work, national connections, and shared commitments all fit together in one living network.

5th Annual Webinar on Healthy Brain Aging

**Monday, June 22nd from
6:30-7:30 pm.**

This is a free virtual event on Teams.

Join: <https://teams.microsoft.com/meet/213662863814611?p=AVo7BTPe2WiUVmTaYw>

The Maine Initiative for Neurologic Aging & Health (MAINAH) is a statewide interest group for research in healthy brain aging, memory loss, Alzheimer's disease, and related cognitive disorders.

This event will bring together members of MAINAH, the community, and leading brain health professionals for an update on current work in Maine and the possible role you can play in advancing research, and new information on healthy brain aging.

This year, join us for a fascinating and informative discussion on topics related to brain aging. Our host, Cliff Singer, MD, DFAPA, AGSF, director of Northern Light Memory and Aging at Acadia Hospital, will discuss sleep and brain health. He will also mention new study opportunities for MAINAH participants. Special guest Marissa Romano, MPH will provide an overview of Maine CDC's Alzheimer's Disease and Related Dementias (ADRD) Prevention and Support Program and the state's work through the U.S. CDC BOLD Public Health grant. Topics will include Maine's public health approach to brain health, dementia risk reduction, early

detection, caregiver support, and cross-sector partnerships that are helping communities better support people living with dementia and their families.

There will be time for questions, so please join us and take part in the conversation!

If you have any questions about the webinar or the MAINAH program, email mainah@northernlight.org. We look forward to you joining us on Monday, June 22nd!

If you haven't already joined MAINAH and want to join the registry: [Register for MAINAH - Northern Light Health](#)

Join Commit to Connect for the National Summit to Increase Social Connections

Tuesday, June 23, 2026
Wednesday, June 24, 2026

1:00-3:30 p.m. ET

A two-day virtual event focused on this year's theme: "Champion Your Health: Social Connection as a Cornerstone of Prevention, Wellness, Healthy Aging, and Independence." This year's theme builds on the 2026 celebration of [Older Americans Month](#).

The event will bring together local, state, and national leaders from across sectors to highlight social connections through nutrition and physical activity. Day one of the Summit will focus on social connection and its role in senior nutrition programs and services. Day two will highlight how group community-based exercise and physical activities promote social connection and support health and well-being.

Registration is free but required. Visit the [event page](#) to view the full agenda. This event will include CART captioning and ASL interpretation. Contact info@committtoconnect.org with any questions.

Federal Fair Housing Basics

Wednesday, June 24, 2026,
2:00 p.m. - 3:00 p.m. ET

Host: Justice in Aging

The federal Fair Housing Act (FHA) prohibits housing discrimination against protected classes, such as people with disabilities. For older adults protected under the FHA, the FHA is critical for ensuring equal access to housing and defense against evictions. In addition, unlike some other civil rights laws, the FHA includes relatively strong enforcement mechanisms.

In this webinar, Federal Fair Housing Basics, presenters will provide a broad overview of the FHA and why it is crucial for older adult renters in particular. Presenters will discuss how the FHA can be used to promote housing stability. The information in this webinar will be most helpful for aging, disability, and legal services advocates who work with older adult renters and want an introduction to the FHA.

Attendees will:

- Learn about the basics of who and what the FHA covers;
- Learn to spot common fair housing issues affecting older adult renters; and
- Learn about how the FHA is enforced and where to refer people with fair housing problems.

Webinar: Designing **Comfort: How Assistive** **Technology Can Relieve** **Joint Pain**

June 29, 2026
1:00pm - 2:00pm ET

Host: Maine Community Inclusion Through Technology

Chances are, you or someone you know has joint pain. Whether it is caused by arthritis, injury or everyday wear-and-tear, pain can limit function and take the fun out of everyday activities. Fortunately, there are many assistive technology (AT) devices that help us get through the tasks that bother our joints.

Join us for a practical session in which we explore a wide range of AT devices that can make personal care, housekeeping, yardwork, work and play a little less painful. Many items are available to borrow for trial from our AT lending library. We will highlight these, explain how to borrow them, and look at some other low tech and high tech device options that may be readily available elsewhere..

We want to hear from you, too! Ask questions, and share the tips and tricks you use to manage joint pain for a more comfortable life.

Presenter: Melissa Bliss, MS OTR/L

To request an accommodation for the webinar, please contact Maine CITE by June 22, 2026 at info@mainecite.org or call 207-621-3195.

United State Senate Special Committee on Aging

June 3rd: Poisoned Pills: The Human Cost of Dangerous Foreign Drugs

See links to previously recorded hearings and more news.

Notices of Funding, Proposals, Recognition

(Funding opps listed by due date. Additional resources at bottom of this section.)

Grandfamilies & Kinship University

Application deadline: June 8

GKU is a national leadership and community impact program, led by Generations United, that empowers kinship caregivers to lead, connect, and create change in their communities.

Launched by Generations United, GKU builds on nearly three decades of leadership in kinship care by applying what the field has learned to a program that places caregivers at the center of solution design.

Through leadership training, peer learning, and community-based projects, kinship caregivers will build the skills, tools, and relationships to turn their lived experience into action, support their own families, and create change for others like them.

See the [Program Overview for Prospective Scholars](#).

GKU is open to kinship caregivers across the country who have full-time responsibility for raising children in kinship or grandfamily arrangements.

Ready to grow as a leader and make a difference in your community? Apply today. You do not need a formal title or prior leadership experience. What matters most is your experience and your desire to make a difference.

A limited number of Scholars will be selected for this inaugural cohort.

The Wonders of Wellness Awards 2026

Submit application by June 12

As part of an organization rooted in helping people Age Well,SM Mather Institute is looking to the future with the Wonders of Wellness (WOW) Awards and spotlighting bold ideas and technologies that are redefining wellness and expanding healthspan for today's and tomorrow's adults. Whether it's a WOW project, technology, or program, these awards shine a light on fresh ideas that redefine wellness and contribute to extending healthspans.

Submissions must provide documentation of demonstrated impact and outcomes of technology or programs implemented during April 2024–April 2026.

Maine Health Access Foundation | Community Responsive Grants Program

Letter of Inquiry (LOI) Due: Tuesday, June 23 by 4:00 PM

Applicants may apply for either a one-year planning grant up to \$30,000 or an implementation grant for one or two-years up to \$50,000 per year.

Health inequities result when some groups are favored with extra resources or advantages and other groups run into barriers that result in them getting less than they need. This might have happened in the past, or may be happening now. We can move toward health equity first by identifying those barriers that some groups run into in our health systems and services, and second by working to remove them. This work can lead to health systems that are fair and just for everyone.

The Community Responsive Grants (CRG) program is based on the idea that those closest to a problem often have the best ideas about potential barriers and solutions. The purpose of this program is to use those community-led solutions to respond to community needs. These may be to address emerging opportunities, or to test new, or creative ideas. They may also be solutions that are based on the community's experience and what it sees as the best ways to overcome the barriers to health equity it experiences.

Administration on Community Living Launches Phase 1 of Health at Home Challenge

Phase 1 submissions are due on Wednesday, June 24, at 5:00 p.m.

ACL has announced the launch of Phase 1 of the Health at Home Challenge. This competition is designed to improve health, independence, and affordability of care for dually eligible Medicare and Medicaid beneficiaries by scaling advanced community care networks, led by community care hubs (CCHs) that integrate health care and community care.

The Health at Home Challenge will recognize and reward partnerships between health plans, health systems, and community-based organizations that support whole-person health for dually eligible and near dually eligible Medicare and Medicaid beneficiaries. Applicants must represent a partnership between an advanced community care network and at least one health care organization. CCHs interested in applying must be connected to an area agency on aging, an aging and disability resource center, a center for independent living, or another aging or disability network organization.

The competition will run in three phases, each offering up to \$2 million in prize funding. Phase 1 will reward innovative strategies to scale comprehensive services to reach more higher-need dually eligible and near dually eligible Medicare and Medicaid beneficiaries through community-clinical partnerships. Phase 2 will focus on implementing the winning strategies selected in Phase 1. Phase 3 will focus on scaling and demonstrating an increase in days at home and reductions in total cost of care among dually (and near) eligible Medicare and Medicaid beneficiaries.

Health Affairs Requests for Abstracts: Age Friendly Health

Health Affairs is refreshing its series on Age-Friendly Health with a new cycle of papers that will run through June 30, 2028.

We are grateful to The John A. Hartford Foundation for its support for our ongoing coverage of these topics since 2015.

The overarching goal of the series is to improve care for older adults by helping to guide the federal, state, and local policy agenda through empirical studies and thoughtful, incisive commentary.

We are interested in work that spans the full range of care settings, including primary and specialty care, hospitals, nursing homes, assisted living facilities, and home and community-based care. We welcome papers on issues of access, quality, and affordability. Topics could include age-friendly care, family caregiving, serious illness and end-of-life care, public programs, workforce, social determinants of health, innovative and emerging care models, and technology innovations, among others. We are particularly interested in papers that examine these and other issues through a disparities/equity lens.

Call for Papers: Immigration, Migration Policy, and Aging: Impacts on Care, Families, Workforce, and Social Protection

***Abstracts due July 1, 2026; Full manuscripts due
September 11, 2026***

Public Policy & Aging Report invites abstracts for an issue examining how immigration and migration policies—as well as the administrative practices that implement them—affect older adults, families, caregivers, and long-term services and supports in the United States and internationally. Recent shifts in enforcement, eligibility rules, and administrative guidance are already reshaping who provides and receives care, altering access to public programs, increasing burdens on families, and creating important geographic and racial/ethnic variation in consequences. At the same time, countries and subnational governments are experimenting with new long-term care financing, workforce, and data strategies that may offer lessons for policy. This issue will bring diverse empirical, policy, and practice perspectives to bear on these urgent and rapidly evolving topics.

Open for Public Comment: Simplifying Access to the Medicare Savings Programs

***The Aging & Disability Health Policy Lab is seeking
comments on new model policies to simplify access to
the Medicare Savings Programs (MSPs).***

***The Lab is inviting public comments on the policies
through July 10. Click above to learn more and provide
feedback.***

MSPs are types of Medicaid coverage that help more than 10 million low-income older adults and people with disabilities

pay their out-of-pocket costs for Medicare Parts A and B. The Aging & Disability Health Policy Lab has proposed the following model state policies to simplify access to MSPs:

- Eliminate the asset test
- Flatten the benefit cliff from Medicaid to Medicare
- End the MSP family caregiver penalty
- Simplify eligibility by disregarding the value of non-liquid assets

Cultivating Connected Communities Prize Challenge

June 25 - Informational Webinar

July 15 - Intent to Apply (optional)

August 26 - Phase 1 applications due

October 16 - Phase 1 winners announced

The Administration for Community Living (ACL) invites organizations to participate in the Cultivating Connected Communities Challenge. This national competition supports community garden projects working to expand accessibility, healthy eating, and community connection for people with disabilities and older adults through practical, sustainable approaches. Potential activities may include accessibility upgrades, adaptive gardening tools, and inclusive programming enhancements that help reduce social isolation, support well-being, and improve access to fresh foods.

To receive challenge updates, email Cultivatingconnections@acl.hhs.gov with the subject line "Join List." Questions may also be sent to this email address.

2026 Maine Volunteer Leadership Conference | Call for Proposals

Applications are due by June 28th, midnight

For 40 years, Mainers have come together to support one another through service, generosity, and community

connection. This year's conference celebrates that legacy while looking ahead to the future of volunteer engagement across our state. We invite you to share your knowledge, experiences, and innovative ideas to help strengthen and sustain volunteerism in Maine.

We are seeking interactive workshops, presentations, and skill building sessions in the following focus areas:

- Engaging Corporate Partners
- Developing and Training Volunteers for Remote Opportunities
- Advocacy and Communicating Volunteer Impact
- New Mainer Volunteer Engagement
- Incorporating Youth Volunteers

As well as panel participants that relate to:

- Volunteering Across the Lifespan
- Citizen Science Management
- Youth Engagement
- Service in Higher Education

For a full list and description of the different proposed topics please visit: [Maine Volunteer Leadership Conference | Volunteer Maine](#)

We encourage proposals that are interactive, practical, and grounded in real experience. Whether you are sharing a proven model, a lesson learned, or a new idea, your voice can help shape the next chapter of "Mainers Helping Mainers."

NEW U.S. Senate Fall 2026 Washington D.C. Internship Application

Fall Term 2026 Application Due Date: July 3, 2026

Welcome to the online application process for Senator Angus King's Internship program in the Washington D.C. office. We take great pride in our Kingterns, who play a key role in helping our office function as efficiently as possible. While in our office, interns are provided an exciting opportunity to gain the knowledge, tools and experience needed to pursue their future ambitions.

Senator King's Washington, D.C. office interns are fully integrated into our day-to-day office operations. They are

entrusted with a wide range of responsibilities, including legislative research, drafting letters, greeting constituents, monitoring the media, giving tours, and providing administrative support. We accept applications for both full and part-time positions. Our full-time interns are paid.

AARP Andrus Award for Community Service

Application deadline: July 15

AARP state offices are seeking nominations for the AARP Andrus Award for Community Service. The association's most prestigious volunteer tribute recognizes outstanding individuals age 50 and older who are sharing their experience, talents and skills to enrich the lives of others.

Now Accepting Applicants for Cohort 6 of ASA RISE!

Application Deadline: July 17, 2026

Program Dates: January 13-June 23, 2027

ASA RISE is a six-month, equity-centered leadership program for emerging leaders of color committed to reshaping the future of aging. Through mentorship, community, and deep engagement with the systems that impact older adults, ASA RISE empowers participants to challenge inequities, shift narratives, and lead transformative change across the aging ecosystem.

Applications are now open for Cohort 6. ASA is seeking leaders whose lived experiences and professional perspectives reflect the diverse communities they serve.

Professionals working in the following areas are encouraged to apply:

- Aging services and policy
- Long-term care, public health and social work
- Housing, disability advocacy and philanthropy
- Community-based and intergenerational programs

Visit the ASA website to learn more about ASA RISE, review past cohorts, and explore how to apply.

The Caregiver Artificial Intelligence Prize Challenge

Sponsor: Administration for Community Living

July 31, 2026 — Phase 1 Applications Due

September 2026 — Phase 1 Winners Announced

Phase 2 and Phase 3 dates will be announced at a later date.

Across the nation, more than 70 million paid and unpaid caregivers provide support that makes community living possible for older adults and people with disabilities. Meanwhile, the direct care workforce faces historic shortages, and family caregivers are increasingly called upon to fill gaps. Physical, emotional, and financial strains impact their ability to continue providing care, and the result is a growing crisis that threatens the ability of millions of Americans to live independently.

ACL's Caregiver AI Prize Challenge seeks practical and effective ways to use AI to help address these challenges — reimagining how technology can improve care quality, reduce burden, and strengthen the caregiving infrastructure for the future. The competition will recognize and reward innovators who are developing, testing, and scaling AI-enabled tools to support both family caregivers and the direct care workforce.

Challenge Tracks

The challenge includes two tracks running simultaneously. Teams will compete for prize awards across three phases (design, implementation, and scaling).

Track 1: AI Tools for Caregivers

Track 2: AI Tools for Extending the Caregiver Workforce

NEW Maude's Ventures is thrilled to announce that the

application cycle has officially begun!

From today, June 1 until August 31st, 2026 we will be accepting applications for both Maude's Ventures and the Young Founders Program.

Maude's Ventures offers funding of up to \$50,000 for innovations in Dementia care and caregiving. For our purposes, innovation means expanding the reach of quality, effective care to individuals living with dementia nationwide. It means scaling impact to touch as many lives as possible and addressing unmet or overlooked needs within the dementia community. If you feel this describes your program or organization, we welcome your application!

Additionally, 2026 marks the second year of the Young Founder's Program! This program offers grants of \$2,500 to high school and college students, and recent graduates for intergenerational efforts to support people living with Dementia and their caregivers.

At the close of the application period, the Maude's Ventures team will select one winner for the \$50,000 Maude's Ventures funding, and up to 3 winners for the Young Founder's Program. The winners will be announced before the end of the year, and will be featured throughout 2027.

Please see our website for additional information on both programs, funding, and the link to the application. Also consider subscribing to our newsletter for helpful information on the application process, feedback from past winners, and more!

More resources

- On Senator King's website, see the **Grants** page as well as info about **Congressionally Directed Spending**.
- **NEW The Maine Community Funding Finder** is intended for use by Maine communities. This includes local governments, tribal governments, county governments, regional councils, quasi-municipal entities (water districts, sewer districts, etc.), school districts, and service provider organizations working in partnership with these entities. It includes funding opportunities from state agencies, federal agencies, and the Efficiency Maine Trust.
- The **Maine Philanthropy Center** assists nonprofit organizations by helping them find funding sources for

their organizations. They have a variety of services and resources available.

- Search **GuideStar** for the most complete, up-to-date nonprofit data available.

On-going opportunities:

- **COMING SOON: CMS Student Loan Repayment for Nursing Home Staff**
- **Milbank Foundation** - Funding priorities span disability inclusion, veteran support, mental health, substance use prevention, aging in place, and healthcare reform. Nonprofit organizations advancing inclusive, patient-centered, and community-driven solutions are encouraged to apply.
- **Maine Philanthropy Center Rapid Response Fund** offers financial resources and support to help Maine nonprofits prepare for and respond to loss of federal funding, cuts to social programs, and targeted harassment of marginalized communities.
- **The American Heart Association's Social Impact Funds** support organizations tackling social drivers of health in the United States. Current open opportunities include general project funding, food security project funding, and calls to action that address isolation and loneliness in older adults and support for caregivers.
- **Hearst Foundations Health Grants** - preference for programs improving access to high-quality healthcare for low-income populations, rural populations, and/or veterans; Programs developing and providing specialized care for the complex needs of elderly populations
- **The Agnes M. Lindsay Trust** provides support to nonprofit organizations that help those in need in Maine, Massachusetts, New Hampshire, and Vermont. Areas of interest include health and welfare, dental health, homeless shelters, and food banks and pantries.

As always, I am eager to hear from you. Thank you for all that you are doing!

Teague Morris

Outreach Director | Senator Angus S. King, Jr., Maine

40 Western Ave., Suite 412 | Augusta, ME 04330

Tel: 207-622-8292 | Tel: 1-800-432-1599 | Cell: 207-252-8997

Fax: 207-621-0286 | teague_morris@king.senate.gov

Forward to a Friend

RE: Request Adjustments to Route 127 Tidal Crossing Improvements

From Rooney, Martin <Martin.Rooney@maine.gov>

Date Mon 6/1/2026 12:30 PM

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

Cc Doughty, Dale <Dale.Doughty@maine.gov>; Stewart, Karen <Karen.Stewart@maine.gov>; Ham, Eric <Eric.Ham@maine.gov>; Governor <Governor@maine.gov>; Abello, Thomas <Thomas.Abello@maine.gov>; Nangle, Tim <tim.nangle@legislature.maine.gov>; Crafts, Lydia <lydia.crafts@legislature.maine.gov>; Jody Jones <jodyinarrowsic@gmail.com>; dberndtson@gmri.org <dberndtson@gmri.org>; Claire Enterline <centerline@gmri.org>; phineewing <phineewing@gmail.com>; clarke.cooper@tutanota.com <clarke.cooper@tutanota.com>; Tepler, Denise <denise.tepler@legislature.maine.gov>; Lisa Margonelli <lisamargonelli@gmail.com>; gtwnme@hotmail.com <gtwnme@hotmail.com>; jessica@troopweller.com <jessica@troopweller.com>; scuppers1314@gmail.com <scuppers1314@gmail.com>; carlton1302@gmail.com <carlton1302@gmail.com>; Hepler, Allison <allison.hepler@legislature.maine.gov>; Foley, Brad <Brad.Foley@maine.gov>

Good afternoon,

I am writing to follow-up on the correspondence chain below. I also want thank you as well as Arrowsic and Georgetown residents for all the public feedback we have received on this project to date. Now that both the In-Person Project Open House and comment period associated with the Virtual Public Meeting are complete, I wanted to provide some clarity on the project schedule and ask for your input on project options.

Schedule, Impacts and Right-of-Way

While there are different viewpoints regarding the future surface elevation of Route 127 and the type and size of openings, most parties want the project completed as soon as possible to avoid closures to Route 127 due to flooding. It is important to note that design has reached a point where one of the next steps is to determine project impacts. Project impacts become the basis of right-of-way discussions with abutting property owners. These discussions and negotiations can take over a year of a project's schedule. If the impacts change, the right-of-way process could need to start over. If we continue design now to have highway surface elevation or size of openings change in the future, the project impacts will change and any design done in the interim would likely need to be repeated. Therefore, we would like your input on the following options mostly cut/ pasted the April 16, 2026 e-mail below:

1. MaineDOT could continue with an expanded design in good faith if a funding decision is forthcoming such as an Elected Official resolution and commitment to put the issue before voters within the next couple of months.
2. MaineDOT, Municipal Partners and perhaps others could enter into an agreement in the next month or two to fund design for the added scope while parties continue to evaluate additional funding such as \$50,000 MaineDOT and \$50,000 others to allow the project to proceed without pause.
3. We could postpone the project for an agreed upon time period such as six months or a year to allow time for parties to evaluate potential funding.
4. MaineDOT could continue with the existing project design, 100% funded by MaineDOT

Thank you once again for your support for this project and assistance with the recent project Open House. We look forward to hearing from you and having this important project to move forward.

Sincerely,

Marty Rooney
Senior Project Manager – Highway Program
MaineDOT
207-446-0364

From: Rooney, Martin

Sent: Thursday, April 16, 2026 6:19 AM

To: 'Walter Briggs' <walter.briggs@arrowsic.org>

Cc: Doughty, Dale <Dale.Doughty@maine.gov>; Stewart, Karen <Karen.Stewart@maine.gov>; Ham, Eric <Eric.Ham@maine.gov>; Governor <Governor@maine.gov>; Abello, Thomas <Thomas.Abello@maine.gov>; Nangle, Tim <tim.nangle@legislature.maine.gov>; Crafts, Lydia <lydia.crafts@legislature.maine.gov>; Jody Jones <jodyinarrowsic@gmail.com>; dberndtson@gmri.org; Claire Enterline <centerline@gmri.org>; phineewing <phineewing@gmail.com>; clarke.cooper@tutanota.com; Tepler, Denise <denise.tepler@legislature.maine.gov>; Lisa Margonelli <lisamargonelli@gmail.com>; gtwnme@hotmail.com; jessica@troopweller.com; scuppers1314@gmail.com; carlton1302@gmail.com; Hepler, Allison <allison.hepler@legislature.maine.gov>; Foley, Brad <Brad.Foley@maine.gov>; Eaton, Devan C <Devan.C.Eaton@maine.gov>; LibbyJr, Gerald G <Gerald.G.LibbyJr@maine.gov>; Russo, Meghan <Meghan.Russo@maine.gov>

Subject: RE: Request Adjustments to Route 127 Tidal Crossing Improvements

Good morning,

MaineDOT is holding a Project Open House on May 5th from 5:30 to 7pm at the Georgetown Central School. Property owner letters and a newspaper notice will be sent out announcing the event and concurrent virtual public meeting. The format will allow people to attend anytime from 5:30 to 7pm and engage directly with MaineDOT engineers, designers, biologists, planners, etc. We will have an updated project StoryMap with project plans and additional information on the website prior to the Open House. I look forward to face to face discussions in a couple of weeks. Before I address your questions regarding additional project costs and schedule, I want to provide an update on the current cost estimate.

Project Costs

The project estimate for the current scope is \$10.85 million. It reflects preliminary geotechnical information and includes the following components:

- New highway elevation of 3.9 feet above HAT, increase in height of 3-4 feet
 - Due to the increase in roadway height and soft subsurface materials, the project would include a preload
 - A preload is a temporary ~4 foot additional increase in roadway height to help address expected settlement
- Replacement of a 5' by 5' culvert with a 14' by 7' culvert
- Replacement of a 5' by 5' culvert with a 26' by 7' culvert

The project is funded at \$5.125 million and has a \$5.725 million shortfall. Project design could continue and the project would compete for funding as part of MaineDOT's annual Work Plan process. New Work Plans are published at the beginning of each calendar year.

Scope Revisions and Added Costs

MaineDOT will rely on municipal or third-party funding for additional work beyond the above scope and cost estimate. Specific costs will depend upon desired final roadway height and size of culvert or bridge openings. MaineDOT will look to funding partner guidance on specific roadway elevation and culvert or bridge sizes. If we agree that municipal and third party funding is viable, MaineDOT will prepare a specific engineered cost estimate that could be the basis for grant applications, voter referenda, etc. In order to provide a magnitude of potential costs, I asked the design team to prepare some conceptual estimates as follows:

- An additional 2' increase in final roadway elevation could cost \$1.75- \$2.25 million when factoring additional preload, materials and expanded impacts associated with the wider base of the highway.
- If the proposed 14' by 7' culvert was increased to a 26' by 7' culvert, the additional cost would be ~\$.5 million
- Increasing the opening beyond 26' would require a bridge. A 100' Single-span bridge on concrete abutments founded on h-piles for another project was estimated at \$6.3 million.

Although specific costs are scope dependent, major changes in roadway height and opening size would likely at least be in the \$8 million range and could be considerably more.

Schedule and Next Steps

MaineDOT will proceed with the May 5th Project Open House and are waiting for the final report from the project geotechnical consultant. No further substantial design work will be able to take place until the final project scope (final roadway elevation, opening type and size) is established. Therefore, we would like your feedback regarding the viability and schedule associated with municipal or third party funding. A couple of interim options are as follows:

- MaineDOT could continue with an expanded design in good faith if a funding decision is forthcoming such as an Elected Official resolution and commitment to put the issue before voters within the next couple of months.
- MaineDOT, Municipal Partners and perhaps others could enter into an agreement in the next month or two to fund design for the added scope while parties continue to evaluate additional funding such as \$50,000 MaineDOT and \$50,000 others to allow the project to proceed without pause.
- We could postpone the project for an agreed upon time period such as six months or a year to allow time for parties to evaluate potential funding.

Although MaineDOT would re-prioritize this project once funding becomes known, the longer it is delayed at this stage, the more likely it will be postponed one or more construction seasons.

Thank you for your feedback and continued support to work together.

Marty

Marty Rooney
Senior Project Manager – Highway Program
MaineDOT
207-446-0364

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

Sent: Thursday, April 9, 2026 10:15 AM

To: Rooney, Martin <Martin.Rooney@maine.gov>

Cc: Doughty, Dale <Dale.Doughty@maine.gov>; Stewart, Karen <Karen.Stewart@maine.gov>; Ham, Eric

<Eric.Ham@maine.gov>; Governor <Governor@maine.gov>; Abello, Thomas <Thomas.Abello@maine.gov>; Nangle, Tim <tim.nangle@legislature.maine.gov>; Crafts, Lydia <lydia.crafts@legislature.maine.gov>; Jody Jones <jodyinarrowsic@gmail.com>; dberndtson@gmri.org; Claire Enterline <centerline@gmri.org>; phineewing <phineewing@gmail.com>; clarke.cooper@tutanota.com; Tepler, Denise <denise.tepler@legislature.maine.gov>; Lisa Margonelli <lisamargonelli@gmail.com>; gtwnme@hotmail.com; jessica@troopweller.com; scuppers1314@gmail.com; carlton1302@gmail.com; Hepler, Allison <allison.hepler@legislature.maine.gov>; Foley, Brad <Brad.Foley@maine.gov>; Eaton, Devan C <Devan.C.Eaton@maine.gov>; LibbyJr, Gerald G <Gerald.G.LibbyJr@maine.gov>

Subject: Re: Request Adjustments to Route 127 Tidal Crossing Improvements

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Martin,

Thank you for your thoughtful and detailed response to our March 13 letter regarding the Route 127 tidal crossing project. We appreciate the time you and your team have taken to engage with our communities and to clearly outline MaineDOT's approach, constraints, and decision-making framework.

We are encouraged by your commitment to continued engagement, and we look forward to participating in both the upcoming in-person meeting in Arrowsic and the virtual public engagement process.

We also appreciate MaineDOT's perspective on balancing investments across the state's transportation system. We understand the importance of ensuring that advancing additional scope on this project does not come at the expense of other critical needs statewide.

At the same time, we are actively exploring opportunities to support enhancements to the project through external funding and partnerships. Given MaineDOT's openness to augmenting project scope where additional funding is secured, it would be helpful for us to better understand the parameters of that pathway.

Specifically, as we evaluate potential funding sources, it would be useful to have additional clarity on:

The estimated cost ranges associated with potential scope enhancements (e.g., increased culvert sizing, additional elevation),
What level or proportion of cost share MaineDOT would expect from municipal or third-party partners,
Any key project schedule milestones or deadlines that would affect the ability to incorporate externally funded enhancements.

Having a clearer understanding of these factors will help our communities and partners focus our efforts on realistic and actionable funding opportunities.

Thank you again for your continued engagement, and we look forward to continuing the conversation in the coming weeks.

Sincerely,

Walter Briggs

First Selectperson
Town of Arrowsic
207.522.7987(m)

On Apr 3, 2026, at 12:59 PM, Rooney, Martin <Martin.Rooney@maine.gov> wrote:

Good afternoon Mr. Briggs et al;

Attached, please find MaineDOT's response to your letter. We look forward to continued discussions and anticipate a public meeting or forum sometime by early to the middle of May.

Marty

Marty Rooney
Senior Project Manager – Highway Program
MaineDOT
207-446-0364

From: Walter Briggs <walter.briggs@arrowsic.org>
Sent: Monday, March 16, 2026 12:31 PM
To: Rooney, Martin <Martin.Rooney@maine.gov>; Doughty, Dale <Dale.Doughty@maine.gov>; Stewart, Karen <Karen.Stewart@maine.gov>; Ham, Eric <Eric.Ham@maine.gov>; Governor <Governor@maine.gov>; Abello, Thomas <Thomas.Abello@maine.gov>; Nangle, Tim <tim.nangle@legislature.maine.gov>; Crafts, Lydia <lydia.crafts@legislature.maine.gov>
Cc: Jody Jones <jodyinarrowwic@gmail.com>; dberndtson@gmri.org; Claire Enterline <centerline@gmri.org>; phineewing <phineewing@gmail.com>; clarke.cooper@tutanota.com; Tepler, Denise <denise.tepler@legislature.maine.gov>; Lisa Margonelli <lisamargonelli@gmail.com>; gtwnme@hotmail.com; jessica@troopweller.com; scuppers1314@gmail.com; carlton1302@gmail.com; Hepler, Allison <allison.hepler@legislature.maine.gov>
Subject: Request Adjustments to Route 127 Tidal Crossing Improvements

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept the attached letter requesting adjustments to the Route 127 Tidal Crossing Improvement project already under way. It is signed by Town of Arrowsic and Town of Georgetown officials as well as our state legislators.

Thank you,

Walter Briggs
First Selectperson
Town of Arrowsic
207.522.7987(m)

Maine Local Roads Update

From Sobiecki, Tammy <Tammy.Sobiecki@maine.gov>

Date Fri 6/5/2026 12:42 PM

Good afternoon,

Happy Friday all! I hope you're enjoying the beautiful weather!! We had a great turnout yesterday at the Highway Congress in Skowhegan. Thanks to all that attended. We had roughly 70 vendors & 1200 attendees! We also recognized @ 20 Roads Scholars (close to 50 this year!!) I will get the remaining plaques owed to those that I didn't have ready & available yesterday. My apologies! Hopefully sometime next week.

SALT – I have been asked by many about the status of vendor/prices & unfortunately they haven't even gone out to bid yet. Procurement is busy getting many RFQs out as well as dealing with fiscal/year end duties & informed me that they will get the RFQ out by end of next week. I should have prices to you by the end of the month. You will have 2 weeks to accept/reject the price; I will forward to Procurement & they will then need to wait 15 days for the Appeal process. Therefore, the Master Agreements won't be finalized until July. I apologize for this delay but my hands are tied.

FALL WORKSHOPS – depending on need, I'm hoping to offer less Snow & Ice Control workshops & at least one or 2 additional, other than Supervisory Leadership, that have not been offered in 10 years. I'm potentially looking to do Basics of the MUTCD, Lines/Levels & Layouts or Invasive Species/Weeds. PLEASE let me know what you would be interested in, how many would potentially attend, and whether or not you would be able to host

SUPERVISORY LEADERSHIP – I have roughly 60 on the wait list; those on the wait list will have 3 days from the time I send the email/brochure (first of August) to say YES; the first 25 responses will be accepted into the class. No more than 2 per town. The remaining will stay on the wait list for Spring 2027. Let me know if you want to be added to the wait list.

As a reminder, if a town/city manager or road commissioner/public works director changes, it would be WONDERFUL if you could keep me in the loop. Much appreciated.

ENJOY YOUR SUMMER & as always, feel free to contact us if you need assistance/guidance or have any questions

Tammy Sobiecki
Maine Local Roads Center
Program Coordinator
16 SHS
24 Child St.
Augusta, ME 04333

Tammy.sobiecki@maine.gov

207-624-3263

207-592-3371

Register for the 2026 Maine Coastal Cleanup!

From Theresa Torrent <theresa.torrent@maine.gov>

Date Fri 6/5/2026 10:59 AM

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

[View this email in your browser](#)



Registration for 2026 Maine Coastal Cleanup now open!

The 2026 Maine Coastal Cleanup will take place September 5-19. Registration is open now through August 21. Sign up for a site on the [Maine Coastal Cleanup webpage](#).

Once a registration has been received, the chosen location will be removed from the available sites. If a coordinator indicates on the registration form that they are seeking volunteers, the site and their contact information will be listed on the 2026 Maine Coastal Cleanup webpage so interested volunteers can sign up.

Prior to the date of each cleanup, coordinators will be sent a package containing resources to collect and record trash. Volunteers are

encouraged to bring gloves, hats, sunscreen and water to stay hydrated.

Register for the 2026 Maine Coastal Cleanup

Maine Coastal Cleanup is an annual volunteer-driven initiative organized by the Maine Coastal Program to clean debris from Maine's coastal shores. It is part of the International Coastal Cleanup, which the non-profit Ocean Conservancy established over 40 years ago to address the problem of ocean and coastal trash.

Download 2026 Maine Coastal Cleanup poster (PDF)

For more information about the Maine Coastal Cleanup, email Theresa Torrent, Outreach and Stewardship Specialist for the Maine Coastal Program, at theresa.torrent@maine.gov.

If you were forwarded this email, [sign up for Maine Coastal Program updates](#).



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**Community
Affairs**

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Outlook

Tidal crossing field assessments

From Kyler Phillips <kphillips@kennebecestuary.org>

Date Wed 6/3/2026 1:58 PM

To Tyler Washburn <gtwnme@hotmail.com>

Hi Tyler,

I hope you are doing well. Thank you again for meeting with myself and Dianna last year to discuss the tidal crossings in Georgetown. I am currently wrapping up KELT's GIS assessment of these crossings, and I hope to have the results ready to share by the fall.

This summer, KELT has a field team that will be performing in-person field assessments of the highest priority crossings in each municipality. Our team will be taking data on crossing infrastructure and how it is interacting with the tidal/stream channel and adjacent wetland. The goal of this work is to allow us to further prioritize crossing regarding their suitability for restoration projects that jointly restore habitat and reduce road flooding.

I just wanted to give you a heads-up that our team will be visiting a handful of crossings in Georgetown over the course of the summer. If folks reach out and would like to know more about our work, they are welcome to call the KELT office (207-442-8400) or email me at kphillips@kennebecestuary.org.

Thanks for your time!

Best,
Kyler

--

Kyler Phillips

Tidal Restoration Coordinator

Kennebec Estuary Land Trust

Email: kphillips@kennebecestuary.org

Office Phone: (207) 442-8400

Fw: Warrant proposed change from 3 to 5

From Georgetown Clerk <grgtwnclerk@yahoo.com>

Date Tue 6/2/2026 12:01 PM

To Tyler Washburn <gtwnme@hotmail.com>

Angela Mead
Town Clerk & Tax Collector
PO Box 436
Georgetown, Maine 04548
1-207-371-2820
1-207-371-2331 FAX

----- Forwarded Message -----

From: Sandy Jaeger <mainenu@gmail.com>

To: Georgetown Town Clerk <grgtwnclerk@yahoo.com>

Sent: Tuesday, June 2, 2026 at 11:59:03 AM EDT

Subject: Warrant proposed change from 3 to 5

Please forward this to The select board members and to Tyler. Also, please understand I have been hacked and so cannot use my computer and this is awkward for me. Thank you, Sandy.

Dear all,

I cannot think of anything more important than what the implications are Should we decide to change from three select board members to five. This will affect Georgetown's future for years to come. Therefore, I ask that this part of the warrant be tabled. Most Georgetowners have no idea that it is even on the warrant and that's they must attend the meeting in person in order to vote. For this issue, we need as many Georgetowners involved as possible, a discussion of the pros and cons, and then time for people to absorb the information and develop the questions they might want to ask. Then have another discussion where our questions are addressed. For example, although only six towns currently have three members, they are towns I admire and they seem to function so well. My question would be for those who have experienced change from 3 to 5 what is their experience and are they satisfied or dissatisfied. Also I am aware of what is on the warrant but I am in a wheelchair and haven't been out in public for better than five years, except to go to medical appointments and for one desperately important event for ole. I am disabled and quite old and though I desperately would want to be there, the difficulties are enormous. I ask you to please find a way to table and put off to where we could have a wide election. Thank you. Sandy.

I'm going to check this for errors as I dictated it and sometimes the errors are hilarious but I can't always change them.

Free Childcare for Town Meeting

Certified Portland Nanny and Sheepscot Children's House teacher Kayla Rouna will provide all ages activities and babysitting.

Town Meeting is for
all Georgetowners!
Come and make
your family's voice
heard!



**June 13 9 AM-
12 PM**

GCS Playground and Activity
Room



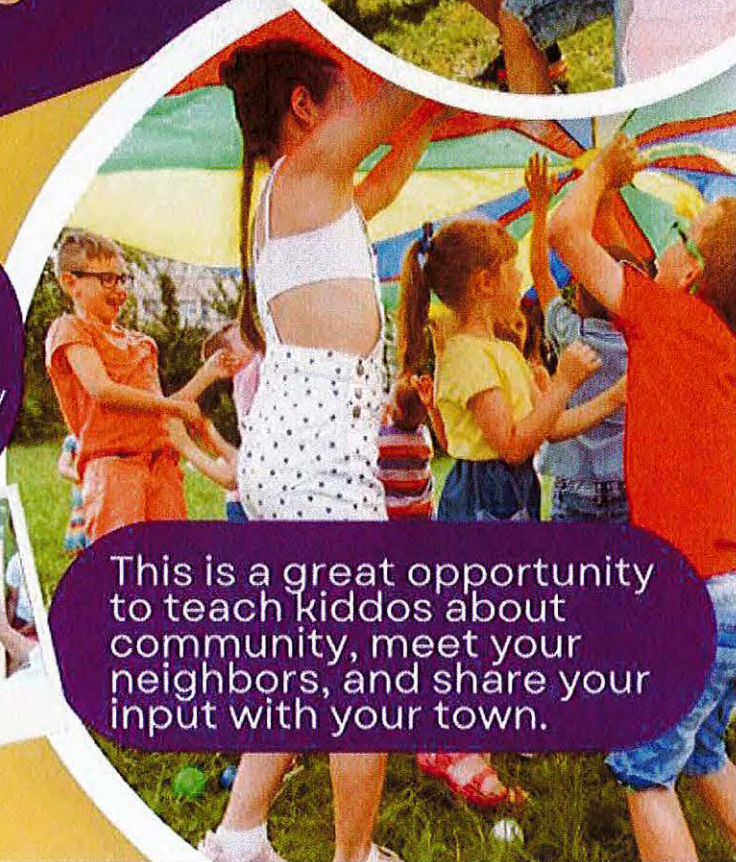
Contact Erin for
sitter references
and details

207-607-9113

erin.spampinato@gmail.com



This is a great opportunity
to teach kiddos about
community, meet your
neighbors, and share your
input with your town.





5 Industrial Avenue
Brunswick, ME 04011
207-449-1366

Dear Municipality Official(s);

I hope this letter finds you well. Please find enclosed the agreement for services between Midcoast Humane and the Town of Georgetown covering the period from July 1, 2026 - June 30, 2027. We ask that you please sign both contracts and return one to Midcoast Humane either by mail or electronically. Your invoice is included with the contract and is due by July 15, 2026.

Last year was a very eventful year.

- We touched more than 4,200 animals including 2,576 adoptions, 337 animals returned to their owner and 429 public spay or neuter operations.
- We celebrated our 75th anniversary as an organization
- We searched for a suitable property in Lincoln County as we work toward replacing the Edgcomb Facility
- As well as tabling at many events, our event calendar included:
 - Spring Fling plant and rummage sale
 - Shelter Sleep Over
 - Save a Stray 5K run and walk
 - 75th Anniversary Jubilee with special guest Dr. Jeff Young, aka the Rocky Mountain Vet
 - Auction for Animals
 - Puppy and Kitten Yogas
 - Paint Nights
 - Adoption events at various community businesses

Last year also saw a 100% increase in Public Assistance as our community members struggle financially. Members of your community who are struggling with expenses associated with their companion pets should contact Midcoast Humane. I have enclosed information regarding our assistance programs. We remain committed to keeping animals in their home if at all possible.

We have also seen an anecdotal increase in the number of court cases involving animals. We would like to take this opportunity to note that the contract fee **does not** include expenses associated with boarding animals held in a court case or emergency veterinarian care performed by a third party. Midcoast Humane also reserves the right to pass on in-house veterinary care expenses, at cost, in the event animals are held pending the outcome of a court case. This part of the agreement is set forth in Appendix A of the contract. The Party seizing the animal(s) is responsible for informing the municipality of a seizure and pending court case. Please make sure contingency funds are available for this possibility. There are no judgements or results for cases that obviate the need for the municipality to remunerate Midcoast Humane.

This year will continue to bring both opportunities and challenges as we continue to reach out to our 39 communities. We are actively looking for a viable “home” for a new Lincoln County Campus, as our Edgcomb Campus has reached the end of its service life. Midcoast Humane will continually strive to fulfill our mission to care for companion animals and assist the people who love them.

We cannot reach our goals alone. We depend on all our communities to support us. Midcoast Humane is looking for opportunities to engage with your residents. We are looking for your assistance to:

- Identify locations and events within your communities that give us the opportunity for outreach
- Schedule a Wellness Clinic in your community
- Encourage your community members to attend one or more of our many events this year for which information will be available on our website and social media
- Facilitate introductions to any of your residents who might have a passion for animals and want to support our mission

We welcome the opportunity to discuss our relationship further or to answer any questions you may have. Please feel free to contact our Executive Director, Jess Townsend at jtownsend@midcoasthumane.org.

Sincerely,



Ruth Glaeser, ext. 104
rglaeser@midcoasthumane.org
Finance Director

Midcoast Humane Agreement for Services

THIS AGREEMENT made and executed in duplicate, by and between the Town of Georgetown, a municipal corporation with a place of business located in the County of Sagadahoc, State of Maine (hereinafter "Municipality") and Midcoast Humane, a non-profit corporation organized and existing under the laws of the State of Maine, with a principal place of business located at 5 Industrial Parkway, in Brunswick, County of Cumberland, State of Maine, (hereinafter "MH").

WHEREAS, the Municipality is required under the laws of the State of Maine to provide shelter at a State licensed animal control shelter (7 M.R.S.A. 3949) for stray and lost dogs, cats, and other domesticated animals that are a stray, lost, confiscated or surrendered in the community (hereinafter "Animals"); and

WHEREAS, the Municipality is required under the laws of the State of Maine to provide services relating to the humane disposition of said Animals in the event they are not claimed by their owners or their owners are unable to care for them; and

WHEREAS, MH possesses both the expertise and facilities located at both 5 Industrial Parkway in Brunswick and 27 Atlantic Highway in Edgecomb to provide these services;

The Municipality and MH hereby agree as follows:

1. Acceptance of Animals. Provided the MH shelter is not full to capacity or under quarantine as imposed by State humane agent(s), State veterinarian(s), or its Medical Director, MH agrees that it will accept each and every stray, lost, or surrendered domestic Animal delivered to it at the MH shelters by a duly authorized Animal Control Officer, Police Officer or resident of Municipality, provided the Animal was found within the territorial limits of the Municipality or resided within the territorial limits of the Municipality. Said Animals shall be held for the applicable legal impoundment period as dictated by State statute, after which MH will make such disposition as MH, in its sole discretion, deems necessary and proper. MH does not accept non-domestic livestock animals or equines of any kind.
2. Delivery of Animals. Provided the MH shelter is not at capacity or under quarantine, all stray or lost Animals collected by the said Animal Control/Police Officer shall be delivered to MH for the impoundment period provided the Animal Control/Police Officer is unable return the stray or lost Animal to its owner directly.
3. Delivery and Hours of Operation. MH staff are regularly available between 8:00 a.m. and 4:30 p.m. every day of the week. Whenever possible, delivery of said animals should be planned during those hours in order to ensure there is cage/kennel space available. After regular business hours, Animal Control/Police Officer(s) have access to limited temporary kenneling facilities at the MH shelters.
4. After Hours Delivery. The Municipality's Animal Control Officer (ACO) will be furnished a security code and key to MH's ACO housing area for the purpose of delivering animals after hours. The ACO delivering animals to the shelter shall complete all required paperwork including the Municipal Drop-

Off Form located on the front of every housing space and a Bite Report, if applicable, available in the organizers in each drop-off room. The Municipality shall provide MH with the name of its ACO and contact information and shall notify MH of any changes. The Municipality shall be responsible for obtaining the key from any former ACO and providing such key to its current ACO.

5. Access to MH Property. The Municipality agrees to restrict access to supplied keys and access codes to MH Property to only its Municipal law enforcement agents executing animal control functions and agrees to maintain the integrity of MH's property.
6. Exclusive Rights and Custody. The Municipality agrees that all animals apprehended and seized within the boundaries of the Municipality and delivered to MH shall be under the exclusive control and custody of MH. Moreover, the Municipality agrees that, so far as it is concerned, MH shall have the undisputed right, consistent with the laws of the State of Maine, to humanely dispose of every animal given into its custody in accordance with State laws and the policies and procedures of MH. **Neither the Municipality nor its representatives will enter MH's facilities to remove animals, including animals brought into the facility by the Municipality's representatives without the express consent and participation of MH representatives.**
7. Feral Cat Colonies. MH makes every effort to promote Trap, Neuter and Return (TNR) for feral cats, and return feral cats that are spayed or neutered, vaccinated and ear tipped to the originating location when possible, and promote caregiver volunteerism and guardianship. The Municipality agrees to work with MH and their community to permit and encourage TNR as the preferred method of managing outdoor cat populations. MH will not euthanize feral cats simply for being feral.
8. Proper Care Required. MH shall comply with animal care standards as required by State law for such animals while they are in MH's possession.
9. Rabies Quarantine. MH shall quarantine on a space available basis for a period of at least ten (10) days, stray dogs and cats originating within the borders of the Municipality which have bitten a resident(s) of the Municipality. Provision for rabies testing, including transportation, and the costs therein, are the sole responsibility of the Municipality and/or its residents. MH is not obligated, nor does it have the space, to quarantine privately owned Animals.
10. Fees. For the services provided by MH, the Municipality agrees to pay MH the total sum of \$1,671.64. This fee is based on the rate of \$1.58 per capita. The Municipality population of 1,058 is taken from the 2020 Census. All money is payable by the 15th of the first month of the contract and an invoice will be included with this contract.
11. Boarding of Confiscated Animals. The fees noted in Paragraph 10, above, shall cover all boarding for Animals delivered to MH and held **other than those pending court proceedings.** It is important to note that in the case of seizures due to cruelty and or neglect, costs and fees for animal care are the Municipality's responsibility. The law does provide for the Municipality's reimbursement from the animal's owner. MH fee schedules, for cases of seizures due to cruelty and or neglect, are set forth in Addendum A.

12. Impoundment Fee Collection and Licensing. MH agrees that it will require every owner seeking to redeem an impounded Animal to pay the appropriate municipal impoundment fee as indicated on the Municipal Drop-Off Form by the municipal representative admitting the pet, plus the cost of board at a rate to be determined by MH for each day of impoundment beginning the date of impoundment. All other fees relating to said impounded Animal, including, but not limited to, veterinary, medical and vaccination fees, will not be collected by MH. Should Municipality wish to be reimbursed for costs outlaid, they shall follow their internal procedures to bill the owner. MH will provide owner with a ten (10) day temporary license and forward copies to the Municipality. Animal Control/Police Officer(s) must fill out a Stray Admission form upon intake and MH does not guarantee collection of municipal impoundment fees not indicated on said form.
13. Documentation. Upon request, MH agrees to provide to the Municipality an annual detailed record of the number of seized, stray or lost Animals impounded from within the territorial limits of the Municipality and received by MH.
14. Enforcement Activities. The Municipality shall be fully responsible for carrying out all enforcement activities required under the laws of the State of Maine and the Ordinances of the Municipality, as may be amended. MH shall not be required to apprehend or seize any Animals found roaming at large or enforce any animal welfare statutes outside of its shelters.
15. Donations and Gifts. Any and all donations, contributions, or anything of value given to or received by MH as a result of any service performed in carrying out the provisions of the Agreement, including but not limited to payments received pursuant to Paragraph 9 above, shall be the exclusive property of MH, and the Municipality shall have no claim or interest therein.
16. Adoption Authority. MH shall have the sole and exclusive right to determine the suitability of persons offering to become the owners of unclaimed animals, and shall have the sole and exclusive right to accept or reject applicants for unclaimed animals.
17. Veterinary Care. As prescribed by 7 M.R.S.A. § 3948, the Municipality is responsible for providing proper medical attention to any injured or sick stray companion animal. MH will not accept any injured or sick stray animal that has not received proper veterinarian medical care. MH is not an emergency veterinary care facility. The Municipality agrees that it shall obtain appropriate emergency veterinary care for injured or sick animals prior to delivery to the MH shelter. In the event that the Municipality delivers an injured or sick animal to MH without first obtaining appropriate emergency veterinary care, MH, in its sole discretion, may elect either to refuse acceptance of such animal or to accept delivery of such animal and procure the veterinary care it deems necessary or appropriate. Municipality agrees to reimburse MH for the costs of emergency and required follow-up care within ten (10) days from the receipt of an invoice. At no time shall the Municipality drop off any injured or sick stray companion animal to MH during closed hours unless prior arrangements have been made with a MH representative.

- a) During the six-day waiting period as prescribed by Title 7 M.R.S.A. §3913 for dogs and as prescribed by Title 7 M.R.S.A §3919-A (1.) for cats with identification, the Municipality shall be responsible for the payment of all veterinary services performed outside MH.
 - b) During the waiting periods prescribed by Title 7 M.R.S.A. §3919 and 3919-A, for a cat that does not have identification, not less than 48 hours or, for feral cats, not less than 24 hours, the Municipality shall be responsible for the payment of all veterinary services performed outside MH.
 - c) During the waiting period prescribed by Title 7 M.R.S.A 7§4042. For stray domestic livestock, not less than 10 days, the Municipality shall be responsible for the payment of all veterinary services performed outside MH.
18. Animal Control Officers. The Municipality agrees that it shall notify MH, in writing, of the identities of all of its duly authorized Animal Control Officers. The Municipality agrees that it will provide each Animal Control Officer with a copy of the animal control laws of the State of Maine contained in the booklet published by the Maine Animal Welfare Board, the sections of the Municipality's Codes or Ordinances which are pertinent to the performance of their duties, and the terms of this Agreement. Animal Control Officers must also be certified as required by Title 7 M.R.S.A. 3947.
 19. Independent Capacity. MH, its officers, employees, agents and volunteers shall act in an independent capacity during the term of this Agreement and shall not act or hold themselves out as officers, employees, agents or volunteers of the Municipality. The Municipality, its employees, agents and representatives shall act in an independent capacity during the term of this Agreement and shall not act or hold themselves out as officers, employees, agents or volunteers of MH. Nothing in this Agreement shall be deemed by either party or by any third party as creating a joint venture or partnership between MH and the Municipality.
 20. Indemnity. MH shall, at its own expense, defend, indemnify and hold the Municipality harmless from and as to all demands, claims, causes of action or judgments as the extent that some loss or claim results from the error, omission, negligence or fault of MH, its officers, employees or agents. The Municipality shall, at its own expense, defend, indemnify and hold MH harmless from and as to all demands, claims, and causes of action or judgments as the extent that some loss or claim results from the error, omission, negligence or fault of the Municipality, its officers, employees or agents.
 21. Compliance. MH agrees to comply with applicable federal and state laws and regulations in the performance of this Agreement.
 22. Insurance. MH shall procure and maintain comprehensive general liability coverage that shall protect MH from claims of damages for personal injury including accidental and wrongful death, as well as claims arising from services rendered under this Agreement.
 23. Assignment. This Agreement shall not be assigned by either party without the prior written approval of the other party.

24. Other Services. MH offers to provide the following services to Municipality at no additional cost to Municipality:

- a) Cremation Services: MH will accept for cremation stray or lost Animals, dead on arrival, from Animal Control Officers, or duly authorized law enforcement personnel. Owned animals may also be accepted for cremation at the owner's expense.
- b) Telephone Services: To avoid confusion, MH will take all telephone inquiries regarding reclaiming an Animal and adopting an Animal. Under special circumstances involving suspected abuse or neglect, the Animal Control/Police Officer(s) may request that they be contacted prior to an Animal being reclaimed by its owner.
- c) Lost and Found Pet Services: MH staff will take lost and found reports to facilitate the return of pets to their owners.

25. Public Service Programs. MH shall provide at its sole cost and expense the following services:

- a) A reduced cost spay/neuter program for any animal owned by a citizen of the Municipality, except that, in the event MH determines that it is no longer feasible to offer such spay/neuter program, MH shall no longer be under any obligation to do so.
- b) A reduced cost vaccination program for any animal owned by a citizen of the Municipality, except that, in the event MH determines that it is no longer feasible to offer such vaccination program, MH shall no longer be under any obligation to do so. Municipalities may work with MH to schedule a vaccine clinic within their Municipality.
- c) A volunteer program to encourage support for MH and its operation of the shelter.
- d) Events designed to promote animal adoptions and to educate the public about animal welfare and the benefits of sheltering in general.
- e) An adoption program designed to ensure that MH identifies and secures humane, permanent homes for the animals under its care.

26. Term. The term of this Agreement shall be from July 1st 2026 to June 30th, 2027.

27. End of Term. At or before the end of the term of this Agreement, the parties shall negotiate the terms and conditions of either an extension of this Agreement or a new Agreement. As long as Municipality is negotiating in good faith, MH agrees to continue to receive and care for stray and lost Animals pursuant to the terms and conditions of this Agreement as may be in effect at the end of the term. Provided, however, that such obligation shall not exceed three (3) months.

28. Complete Agreement. This Agreement represents the entire agreement between the parties and no oral or prior written matter shall have any force or effect. No amendment shall be effective without prior express written approval signed by both parties hereto. Neither party shall be bound by any conditions not expressly stated in this Agreement.

29. Binding. This Agreement is binding upon, and shall inure to the benefit of the heirs, assigns and successors in interest of the parties hereto.

30. **Severability.** If any provisions of this Agreement shall be adjudged to be invalid or unenforceable by final judgment of a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity of the Agreement and the remaining provisions of the Agreement shall be construed as if not containing such provision and, thereafter, the rights and obligation of the parties shall be construed and enforced under the remaining provisions of the Agreement.
31. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Maine.

ADDENDUM A
Midcoast Humane Agreement for Services

Services **NOT** covered by the Contract Fee that would result in additional payments to MH include, but are not limited to:

1. An instance when any animal brought to MH by the Municipality appears to be infected with rabies. In such instances, the Municipality shall be responsible for any veterinary fees and for transporting laboratory specimens for testing.
 2. Instances in which, because of a pending legal action, an animal is seized and boarded at MH at the request of the Municipality or its designated law enforcement agents. The Municipality shall pay MH a per day boarding fee of \$15.00 per dog or cat, \$18.00 per female cat or dog with a litter that has not been weaned, \$2.00 per small animal and \$1.00 per bird.
 3. Instances in which, because of a pending legal action, an animal is seized and boarded at MH at the request of the Municipality or its designated law enforcement agents, the Municipality shall be responsible for the payment of all veterinary services provided by a veterinarian outside MH and veterinarian services provided by the MH veterinarian and staff on a cost basis; this may include, but is not limited to, procedures, diagnostics and medication.
 - a. MH has the capacity to provide veterinary support in cases of seizure due to cruelty and/or neglect, but these supports are only available for animals in its care. MH retains the right to place animals pending legal action into foster homes with established fosters. MH will not provide medical care or assistance with case animals that the Municipality Representative chooses to manage, or house outside of MH.
- The fees listed above will accrue beginning on and including the day of acceptance and continue until MH receives official written court notification of release from the Municipality's Representative.
 - There are no judgements or results for cases that obviate the need for the Municipality to remunerate Midcoast Humane.
 - MH reserves the right to refuse to board seized animals for any Municipality that has outstanding fees or does not intend to pay the boarding and veterinary fees as outlined above.
 - Responsibility for communications to the Municipality regarding seizures lies solely with the person or entity who seized the animal and is responsible for the legal process, most often the Municipality's Law Enforcement Entity or ACO.



IN WITNESS WHEREOF, the parties have caused the Midcoast Humane Agreement for Services, inclusive of Addendum A, to be duly executed on their behalf, in duplicate counterparts, as of the date first above written.

By: _____ Witness: _____

Printed Name: _____ Printed Name: _____

Its: _____

MIDCOAST HUMANE

By: *J. C. Townsend* Witness: *Ruth Glaeser*

Printed name: Jessica Townsend Printed Name: Ruth Glaeser

Its: Executive Director

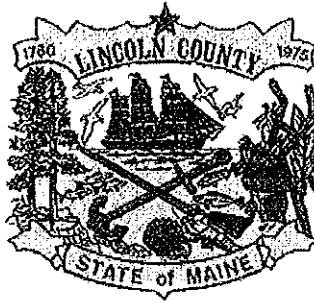
OFFICE OF
LINCOLN COUNTY COMMISSIONERS

32 High Street
P.O. Box 249
Wiscasset, Maine
04578-0249

INCORPORATED 1760

Commissioners Office (207) 882-6311
Fax (207)-882-4324

WWW.LINCOLNCOUNTYMAINE.ME



District One
Hamilton W. Meserve
Southport, Maine

District Two
William B. Blodgett
Waldoboro, Maine

District Three
Mary R. Trescot
Damariscotta, Maine

June 1, 2026

Town of Georgetown
PO Box 436
Georgetown, Maine 04548

Re: Recycling Contract

Dear Selectboard:

Enclosed please find the 2026 Lincoln County Recycling Services Agreement.

We are proposing a 12-month contract beginning July 1, 2026 and the fees reflect the entire period covered. There is a 10.34% increase in the proposed contract rate due to the rise in departmental costs such as wages, benefits, fuel and cost of repairs to our fleet.

The Lincoln County Board of Commissioners have approved this proposal and a copy signed by the County is included. Please sign and return the proposal at your earliest convenience.

Please feel free to contact me with any questions about the proposal. We look forward to serving you in 2026.

Regards,

Michelle Kane

Michelle Kane
Elected Treasurer

Enc.
CC: File

[illegible]

DATE: June 1, 2026
INVOICE #
FOR: *Recycling Contract*

Bill To:
Town of Georgetown
PO Box 436
Georgetown, ME 04548

DESCRIPTION	AMOUNT
Recycling Contract 2026	\$16,382.81
TOTAL	\$ 16,382.81

Make all checks payable to: Lincoln County

2026-2027 AGREEMENT
Between
THE LINCOLN COUNTY RECYCLING PROGRAM
and the
TOWN OF GEORGETOWN, MAINE

The County of Lincoln Recycling Program hereby agrees to provide recycling services to the town of Georgetown, Sagadahoc County, Maine, on a scheduled basis, as follows:

1. Pick up collected corrugated cardboard, mixed paper and newsprint at the Georgetown Transfer Station site on a scheduled basis. These materials shall be collected in a 36 yd. roll-off container. The filled container shall be exchanged for an empty one with the collected materials hauled to the Lincoln County Recycling Plant in Wiscasset for processing. It is also agreed that upon reasonable notification, additional pick-ups will be provided between scheduled times as it becomes necessary.
2. Pick up collected rigid plastic when collecting glass and tin.
3. Pick up from the Georgetown Transfer Station site a container provided by the Town of Georgetown for the collection of HDPE #2 plastic and pick up this material on a scheduled basis.
4. Provide 55 gallon drums for the collection of clear, green, and brown glass and pick up this material on a scheduled basis.
5. Provide to the Town of Georgetown annual information relating to the quantity of recycled materials received from the town.
6. Provide the Town of Georgetown the collection of any additional recyclable items which may be added to the Lincoln County Recycling Program in the future.

This agreement shall be in effect from July 1, 2026 to June 30, 2027 and may be terminated by either party with a written 90 day notification. The fees are set by Lincoln County and are based on actual costs, including labor, machinery, fuel and administrative costs.

If the Town of Georgetown terminates this agreement at any time prior to June 30, 2027, Lincoln County may prorate and return the remaining funds up to but not exceeding 50% of the total paid.

Collection containers that have contaminated materials (i.e. trash, food, non-recyclable materials, and foreign objects) inside may be refused or assessed an additional fee if excessive and/or the practice becomes habitual in nature. Education to correct the problem will be attempted with town staff before progressing to this level.

If recycled materials markets change in the future and cause one or more products to be unmarketable, both parties agree to renegotiate the terms of this contract.

The Town of Georgetown agrees to pay the following annual sum as computed below:

Georgetown	2025 number of collections	Transportation Cost per collection \$20.89	Labor Cost per collection \$53.88	
01 Mack	44	\$919.04	\$2,370.68	
04 Box truck	40	\$835.49	\$2,155.16	
18 Kenworth roll-off	82	\$1,712.76	\$4,418.08	
		\$3,467.30	\$8,943.92	\$12,411.22
Equipment Capital & Maintenance Costs				\$3,351.03
Administrative Costs				\$620.56
		Total		<u>\$16,382.81</u>

The cost for the 2026-2027 Agreement is = \$16,382.81

Signed this ____ day of _____, 2026

For the County of Lincoln:

Michelle Kane
Lincoln County Elected Treasurer

Michelle Kane
Signature

For the Town of Georgetown:

Printed Name & Title

Signature

Georgetown Community Center, Inc.

19 Old Schoolhouse Road
P.O. Box 103
Georgetown, Maine 04548
(207)371-2660

May 27, 2026

Dear Aria, Katie and Kathy,

The Georgetown Community Center is requesting permission to close the road around the square in Five Islands on July 4th from approximately 1:45 pm until 3:00 pm to allow for the 4th of July Parade. With permission, we will notify the public, as well as the Fire Department and the Sagadahoc Sheriff's Department. Please contact me at fiveislandsang@yahoo.com with any questions.

Thank you very much,



Angela Mead for the GCC Board



**MAINE MUNICIPAL
ASSOCIATION SINCE 1936**

60 Community Drive | Augusta, ME 04330-9486
1-800-452-8786 (in state) | (t) 207-623-8428

To: Key Municipal Officials of MMA Member Municipalities

From: MMA Nominating Committee
Chair Melissa Doane, MMA Immediate Past President (Town Manager, Bradley)
Jill Goldthwait, Past President (Bar Harbor)
Bob Nutting, Elected Municipal Official (Town Council, Oakland)
Mike Roy, Town Manager (Greenville)
Dan Hodgkins, Community-Based Organization (Preble Street)
Juli Millett, Municipal Employee (Finance Director/Asst. City Manager, Bath)
Luke Vigue, Affiliate Group (MAAO Board Member)

Date: May 29, 2026

Subject: Proposed Slate for 2027 MMA Vice President & Executive Committee Members

The MMA Nominating Committee is pleased to put forth the **Proposed Slate for MMA Vice President and Executive Committee Members** to serve on the MMA Executive Committee.

As a reminder, the MMA Executive Committee is the governing body of the Maine Municipal Association and is made up of three officers and nine members. The officers are elected to serve one-year terms, and the members are elected to serve staggered three-year terms. All candidates, put forth for your consideration, meet all qualifications required by the MMA bylaws to serve in their specified role in which they are nominated.

NOMINEE FOR MMA VICE PRESIDENT

Shiloh LaFreniere, Town Manager, Jay, Maine

The Nominating Committee has proposed the following candidates to serve as **new** MMA Executive Committee members for full three-year terms (January 1, 2027 – December 31, 2029):

Chris Camire, Town Council Chair, Lisbon, Maine

Michele LaBree Daniels, City Council Member, Brewer, Maine

Rick Petrie, Town Manager, Jackman, Maine

Municipal officials who will advance or continue to serve their respective terms on the MMA Executive Committee include:

Officers Serving a 1-year term ending December 31, 2026

President: Justin Poirier, Town Manager, Town of Monmouth - *2027 Immediate Past President*

Vice President: Anthony Ward, Town Manager, Town of Casco - *2027 President*

Immediate Past President: Melissa Doane, Town Manager, Town of Bradley



WWW.ME.MUN.ORG

Current Executive Committee

Shiloh LaFreniere, Town Manager, Town of Jay
Dina Walker, Selectboard Chair, Town of Weld
Pious Ali, City Councilor, City of Portland

David Cyr, Town Manager, Town of Frenchville
Matthew Garside, Town Manager, Town of Poland
Michele Varuolo-Cole, Selectboard Chair, Town of Bethel

Phil Crowell, City Manager, City of Auburn
Suzette Francis, Town Administrator, Town of Lubec
Mark Leonard, Town Manager, Town of Veazie

PETITION PROCESS

Nominations may also be made by petition, signed by a majority of the municipal officers in each of at least five (5) member municipalities. Such petitions must be filed with the MMA Executive Director no later than 40 days prior to the date of the Annual Election. Accordingly, the deadline for nominations by petition is **4:30 p.m. on Monday, July 20, 2026**. Keep in mind that a candidate for the Executive Committee must be a municipal officer (a selectperson or councilor of a town; a mayor, alderman or councilor of a city); a city or town manager; or the chief appointed administrative official of a member municipality. A candidate for vice president must have served on the MMA Executive Committee for at least one year within the past five years.

ELECTION PROCESS

Once the petition process is complete, the official ballot will be mailed to each member municipality for municipal officials to cast their vote. The ballot will include the proposed slate as recommended by the MMA Nominating Committee and any successful petitioned candidate. The ballots will be counted under the direction of the MMA President Justin Poirier, Town Manager of the Town of Monmouth on Friday, August 28, 2026.

The following is a direct link to the MMA's website where you can access up to date information on the MMA Nomination, Petition & Election Process: <https://www.memun.org/About/Governance/Nomination-Petition-Election-Process>.

If you have any questions or would like additional information regarding the nomination, petition and election process, please visit the MMA website at www.memun.org or contact Kelly Maines at 1-800-452-8786 ext. 2241 or by e-mail at kmaines@memun.org.

NOMINATIONS - 2027
Maine Municipal Association
EXECUTIVE COMMITTEE – BIOGRAPHIES

VICE PRESIDENT NOMINEE: 1-YEAR TERM

Shiloh LaFreniere – Town Manager, Town of Jay

Professional & Municipal Experience & Committees:

Jay Town Manager	2014-present
Code Enforcement Officer, Town of Jay	1997-2014
Environmental Code Administrator, Town of Jay	1997-2010
Wellness Coordinator, Town of Jay	2005-2014
E911 Addressing Officer, Town of Jay	2010-2014
Deputy Finance Director, Town of Jay	2012-2014

Education & Certificates:

Bachelor's in business administration
State of Maine Notary Public

Affiliations & Certifications:

- Maine Municipal Association Executive Committee & Strategic Finance Committee
- Maine Town, City and County Management Association Ethics Committee
- Androscoggin Valley Council of Governments -- Past President, Executive Committee
- Maine Infrastructure Rebuilding and Resilience Commission Member
- Maine Health Franklin Community Health Network EMS Advisory Board Member
- Institute for Civic Leadership, Maine Development Foundation 2022
- Past Member of the State of Maine Technical Building Codes and Standards Board

EXECUTIVE COMMITTEE NOMINEES: 3-YEAR TERMS

Chris Camire – Town Council Chair, Town of Lisbon

Professional & Municipal Experience & Committees:

Senior Manager, Technical Services, Tyler Technologies, Inc.	2023-present
Manager, Technical Services, Tyler Technologies, Inc.	2021-2023
Town Council, Town of Lisbon	2024-present
General Assembly, Androscoggin Valley Council of Governments (AVCOG)	2026-present

Education & Certificates:

University of Southern Maine – Bachelor of Arts, Political Science and Information & Communications

Michele LaBree Daniels – City Council, City of Brewer

Professional & Municipal Experience & Committees:

City Council Member, City of Brewer	2019-Present
Mayor, City of Brewer	2020-2022
	2024-2025
Budget Committee Member, Penobscot County	2020-2024
Telecommunications, Customer Service, Supervisor/Trainer	1995-2015
General Manager, Hospitality Management	1989-1995

Committee Membership 1999-2019:

Member - Greater Bangor Regional Economic Group
Board Member - Brewer Land Trust
Board Member - Brewer Conservation Commission
Member - Greater Bangor Regional Economic Group
Board Member - Brewer Cemetery Board
President - Brewer Library Trustees
Member - Brewer Parks & Recreation Advisory Commission
Liaison - Penobscot County Commissioners

Education & Certificates:

John Bapst Memorial High School
Trinity College, Burlington, Vermont – U.S. History and Canadian Studies
National League of Cities University – Grant Writing Bootcamp
Maine Municipal Association – Ongoing Training
National League of Cities University – Housing as an Economic Development Tool

Affiliations & Certifications:

- National League of Cities – Public Safety & Crime Prevention; Small Cities Council
- Maine Municipal Association Co-Ambassador for NLC Congressional City Conference -Hill Day.

Richard Petrie – Town Manager, Town of Jackman**Professional & Municipal Experience & Committees:**

Jackman Town Manager	2025-present
North East Mobile Health Services	
- Chief Executive Officer	2023-2025
- Chief Operations Officer	2021-2023
Atlantic Partners EMS - CEO	2011-2021
Kennebec Valley EMS Council - Regional Director	2000-2011
Chair, Maine Trauma Advisory committee	2018- 2025
Member, Maine Legislative EMS Blue Ribbon Commission	
Member, Maine General Medical Center Institutional Review Board	

Education & Certificates:

- MMA Leadership Program
- Adjunct Faculty, National Ambulance Training Schools (Ireland & Northern Ireland)
- Adjunct Professor, Fiji National University
- Active educator and presenter on leadership, governance, and EMS administration
- Contributing Author: Mosby EMT Text, Legal Issues for EMS

Affiliations & Certifications:

- ICS 100, 200, 700, 800
- Local Health Officer Certification
- Town Meeting & Election Law Training
- General Assistance (Foundations & Advanced)
- Vital Records Training
- Transfer Station Operations (Core 1 & Core 3)
- Notary Public
- BMV Registration Training (Standard & Commercial)

Select Board Size: Information for Georgetown

This summary outlines practical considerations as voters consider whether the Georgetown Select Board should remain at 3 members or expand to 5. In weighing the question, residents may wish to consider representation, efficiency, continuity, accountability, quorum needs, the availability of qualified candidates, and how the town's current form of government functions in practice.

.....

TEXT OF THE CITIZEN PETITION APPEARING ON TOWN WARRANT

To see if the Town shall 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.

.....

Possible advantages of 5

- Range of viewpoints and more people to represent the town
- Absences are less likely to halt business because a quorum may be easier to maintain
- Liaison committee duties can be shared more widely
- Some voters may prefer a larger board as the town plans for the future

Possible advantages of 3

- Often more efficient, easier to schedule, and faster to assemble when action is needed
- No increased costs to the Town
- No increased workload for the Town Administrator or other town employees
- Better meets the needs of a small town where filling seats with engaged, qualified candidates can be difficult
- Retains the current structure and continuity of the town's present governance model
- Can provide clearer accountability to voters because responsibility is concentrated

Possible drawbacks of 5

- More candidates are needed over time, and vacancies or write-ins can create complications or attract candidates that lack serious interest
- Increased costs for the town in stipends and salary adjustments at least for Town Administrator
- A 5-member board requires 3 for a quorum, so two disengaged or absent members can make decision-making harder
- Meetings involve more coordination, longer discussion, and greater administrative burden
- A larger board may be more unwieldy and may not improve outcomes in a small town
- Potential for longer Board meetings
- Possibility of losing engaged committee members to run for the Select Board, with some Committees already having vacancies.
- May need to convert to a Town Manager form of governance to address daily town needs

Possible drawbacks of 3

- An absence can slow action or make it harder to conduct business
- Fewer members may mean less representation of different viewpoints
- Liaison committee duties are shared by fewer officials
- Some residents may prefer a larger board over time for broader participation

Sagadahoc City / Town	Charter?	Size of Governing Body	Population (2020 Census)
Arrowsic	No	3	480
Bath	Yes	9	8,765
Bowdoin	No	3	3,139
Bowdoinham	No	5	3,062
Georgetown	No	3	1,057
Phippsburg	No	3	2,156
Richmond	No	5	3,523
Topsham	No	5	9,565
West Bath	No	3	1,911
Woolwich	No	5	3,072
Non-Sagadahoc City / Town	Charter?	Size of Governing Body	Population (2020 Census)
Boothbay Harbor	Yes	5	2,027
Brunswick	Yes	9	21,756
Edgecomb	No	3	1,188
Harpswell	No	3	5,031
Southport	No	3	622
Westport	No	3	719
Wiscasset	Yes	5	3,742

.....

The Town of Georgetown has a three person Select Board. The Town Office is served by a Town Administrator, Finance Director, Town Clerk / Tax Collector, and Deputy Town Clerk. The Town shares a Code Enforcement Officer with Arrowsic and Woolwich. There are three permanent Transfer Station Staff Members and some substitutes. The Georgetown Volunteer Fire Department has its own Board of Directors and is overseen by the Fire Chief.

Georgetown has various Boards and Committees. These include the Cemetery District Trustees (3), Town Owned Property Management Board (3), School Committee (3), Board of Appeals (5 members, 2 alternates), Conservation Commission (5 members, associate members), Financial Advisory Committee (5 members, 2 alternates), Harbor Committee (5 members, 3 alternates), Planning Board (5 members, two alternates), Recreation Committee (5 or more members), Shellfish Committee (5 or more members), and Solid Waste Management Committee (5 or more members). There are currently several vacancies.

.....

Since 2011, Georgetown has had 10 contested Select Board Elections and 7 uncontested Select Board Elections.

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BOARD OF ASSESSORS, TOWN OF GEORGETOWN

Agenda for Tuesday, June 9, 2026 at 6:30 pm

Abatements to address:

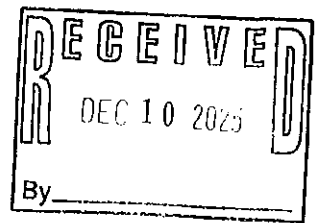
- 266 Marrtown Road (05R-037, Sheehan) Abatement Request re: Land Valuation
- 44 Stevens Lane (10R-026, Magliozzi Trustees) Abatement Request re: Land & Building Valuations
- 120 Jewett Road (01R-013, Magliozzi Trustees) Abatement Request re: Land & Building Valuations
- No Street Address (09R-015, Magliozzi Trustees) Abatement Request re: Land Valuation
- 644 Five Islands & No Street Adress (04R-015-G & 04R-015, Witty / Taggart) Abatement request re: Land Valuation
- No Street Address (06R-028-1, Sabatine) Abatement Request re: Land Valuation
- 21 White Road (08R-019, Peterson) Abatement request re: Land and Building Valuations
- 689 Bay Point Road (02U-001, Walter) Abatement Request re: Land Valuation
- 46 Stevens Lane (10R-025-A1, Magliozzi)

Old Business:

Abatements awaiting further action:

Pending abatements received to appear on future agenda:

.....



TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: TOM SHEEHAN
2. Your mailing address: 266 HARTOWN RD Georgetown, ME. 04548
3. Your phone numbers: Local: 207-751-4578 Away: _____
4. Tax year for abatement: 2025
5. Tax map and lot of property: Map: 05R Lot: 037
6. Assessed valuation of real estate: Land: \$ 716,200.00 Bldg: \$ 207,500.00
7. Requested abatement in value: Land: \$ 400,000.00 Bldg: _____

8. Specific reasons for abatement:

1.) MY HOUSE IS LOCATED IN TODD BAY. WE HAVE MUD FLATS AT LOW TIDE.

2.) MY Neighbors ON BOTH SIDE OF MY properties pay from 360,000 - to 480,000 per ACRE. While I'm being charged \$ 1,068,961.00 per ACRE. RATE.

DEEP WATER - Neighbor #1 05R-038 is charged \$ 363,403.90 per ACRE RATE
MUDS OUT - Neighbor #2 05R-036 is charged \$ 481,154 per ACRE RATE.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 12/10/2025

Signed: [Signature]

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

TO: BOARD OF ASSESSORS
FROM: BILL VAN TUINEN
RE: ABATEMENT APPLICATION OF THOMAS SHEEHAN, MAP 05 LOT 037
DATE: 5/19/2026

THIS ABATEMENT REQUESTS A REDUCTION IN THE LAND VALUATION OF \$400,000. IT REFERENCES THAT THE PROPERTY IS LOCATED ON TODD BAY AND HAS MUD FLATS AT LOW TIDE, AND THAT THE LAND IS VALUED MORE PER ACRE THAN EITHER OF THE NEIGHBORING PROPERTIES.

I HAVE REVIEWED THIS PROPERTY ON SITE, WITH AERIAL PHOTOGRAPHY AT LOW TIDE, AND ON THE COAST GUARD ELECTRONIC NAVIGATION CHART. IT IS LOCATED VERY CLOSE TO THE CHANGE FROM THE VERY TIDAL TODD BAY AND THE MAIN KENNEBEC RIVER. IT IS IN FACT ON TODD BAY AND SHOULD BE VALUED AS SUCH.

MR. SHEEHAN PROVIDED ME WITH A COPY OF A SURVEY. IT CONFIRMS THAT THE LOT SIZE IS 0.67 ACRES. THE LOT IS AN ODD CONFIGURATION. ITS WIDEST POINT IS EVEN WITH THE LOCATION OF THE HOUSE. IT HAS A SIGNIFICANTLY LESS WIDTH ON THE ROAD. THE FRONTAGE AREA HAS A NARROW AREA ON THE MAIN BAY AND ADDITIONAL FRONTAGE ON A COVE WITHIN THE BAY. I HAVE ALLOWED AN ADDITIONAL ADJUSTMENT OF 25% FOR ITS UNUSUAL SHAPE AND FRONTAGE.

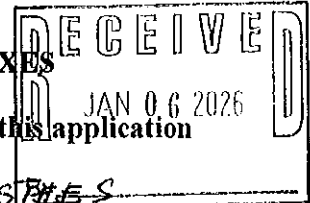
THIS RESULTS IN A LAND VALUATION OF \$465,000 WHICH IS A RECOMMENDED ABATEMENT OF \$251,200.

THE LAND VALUE IS STILL HIGHER THAN THE NEIGHBORING PROPERTIES. BUT I THINK THAT IS REALTY. GENERALLY, LAND VALUE INCREASES AS THE SIZE OF A LOT INCREASES, BUT THE VALUE PER UNIT IS REDUCED.

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application



1. Your name: ORESTE J. & MARIE U. MAGLIOZZI TRUSTEES
UNIT 201
2. Your mailing address: 671 SW South River Drive STUART FL 34997
3. Your phone numbers: Local: 978-270-1683 away: SAME
4. Tax year for abatement: 2025
5. Tax map and lot of property: Map: 01R Lot: 013
6. Assessed valuation of real estate: Land: 334,200.- Bldg: 174,900.-
7. Requested abatement in value: Land: 284,200.- Bldg: 74,900.-

8. Specific reasons for abatement:

FIRST THE LAND: THIS Lot IS 60' wide X 100' deep with ^{EXPOSED} LEDGE
50% OF THE Lot AND HAD NO UTILITY ACCESS.

THE SEASONAL STRUCTURES FOOTPRINT IS 600 S.F. AND
AN ACCESSORY STRUCTURE OF 80 S.F.

DETER SOMEONE GIVES ME \$500,000. FOR IT TAX THEM.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: DEC. 20, 2024

Signed:

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

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☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

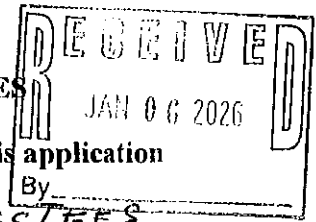
Date: _____

Assessors, Town of Georgetown

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application



1. Your name: ORESTE J. & MARIE H. MAGLIOZZI TRUSTEES
2. Your mailing address: 671 SW South River Dr. UNIT 201 Stuart, FL.
34997
3. Your phone numbers: Local: 978-270-1693 Away: SAME
4. Tax year for abatement: 2024
5. Tax map and lot of property: Map: 09R Lot: 015
6. Assessed valuation of real estate: Land: 32,400.- Bldg:
7. Requested abatement in value: Land: 22,400.- Bldg:
8. Specific reasons for abatement:

THIS LAND IS 6.6 ACRES APPROXIMATELY 1/2 MILE INTO THE
WOODS COMPLETELY SURROUNDED BY CONSERVATION LAND
WITH NO VEHICULAR OR UTILITY RIGHT-OF-WAYS. THIS LAND
AS OF NOW CANNOT BE DEVELOPED OR USED FOR ANY
PURPOSE EXCEPT MAYBE HUNTING OR CAMPING.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: DEC. 20, 2024

Signed: [Signature]

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

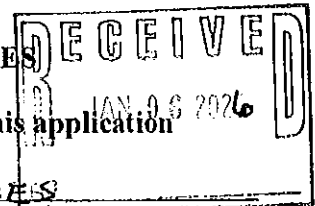
☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(under 36 MRSA § 841)



Please read the instructions on the back of this form before filling out this application

1. Your name: ORESTE J. & MARIE H. MAGLIOZZI TRUSTEES
UNIT 201
2. Your mailing address: 671 SW South River Dr., STUART, FL 34997
3. Your phone numbers: Local: 978-270-1693 Away: SAME
4. Tax year for abatement: 2025
5. Tax map and lot of property: Map: 10R Lot: 026
6. Assessed valuation of real estate: Land: 1,232,000.- Bldg: 253,200.-
7. Requested abatement in value: Land: 1,000,000.- Bldg: 100,000.-
8. Specific reasons for abatement:

FIRST THE LAND: THIS LOT IS ONLY 1.28 ACRES AND IT IS A VERY HIGH DUNE THE WATER, APPROX. 600' AND VERY IRREGULAR IN ELEVATION. TO ACCESS THE WATER FOR RECREATION ONE HAS TO DESCEND A STEEP TRAIL APPROX. 25-30' IN ELEVATION TO A DOUBLE FLIGHT OF STAIRS DESCENDING ANOTHER 30' IN ELEVATION TO A DOCK. MARKET VALUES ARE \$150,000. TO \$380,000 PER ACRE. THE RESIDENCE IS 29' X 43' PARTIAL 1 1/2 STORY WITH A CRAWL SPACE PARTIAL BASEMENT AND PIER FOUNDATION. THE FOUNDATION

To the Board of Assessors of the Town of Georgetown: (SEE REVERSE SIDE)

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: DEC. 20, 2024

Signed: [Signature]

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

IS CONCRETE BLOCK FOR THE 29'X32' PORTION OF THE FOUNDATION.
MOST OF THE AREA IS CRAWL SPACE, HOWEVER A PORTION IS
WET STORAGE. THE PORTION OF 29'X16' IS BUILT ON PIERS.
THIS STRUCTURE WAS CONSTRUCTED IN 1969 WITH THE ADDITION
IN THE EARLY 90'S. LESS THAN HALF THE STRUCTURE HAS A
2ND LEVEL (12'X29').

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

TO: BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

RE: ABATEMENT APPLICATIONS OF ORESTE AND MARIE MAGIOZZI, MAP 01R LOT 013

DATE: 5/19/2026

ABATEMENT APPLICATIONS HAVE BEEN RECEIVED FROM THESE TAXPAYERS ON THREE ACCOUNTS. EACH IS ADDRESSED SEPARATELY BELOW.

ACCOUNT 921, MAP 01R LOT 13.

THIS IS A SMALL LOT WITH A SMALL HOME ON IT AT 120 JEWITT ROAD. THE APPLICATION REQUESTS AN ABATEMENT OF \$100,000 IN BUILDING VALUATION AND OF \$50,000 IN LAND VALUATION. THE ABATEMENT REASONS ARE STATED BELOW AS:

FIRST THE LAND: THE LOT IS 60' WIDE X 100' DEEP WITH EXPOSED LEDGE 50% OF THE LOT AND HAD NO UTILITY ACCESS. THE SEASONAL STRUCTURES FOOT PRINT IS 600 SF AND AN ACCESSORY STRUCTURE OF 80 SF. AFTER SOMEONE GIVES ME \$500,000 FOR IT TAX THEM.

THE TOWN RECORDS INDICATE THIS LOT IS 0.36 ACRES. THE DEED PROVIDES LITTLE ASSISTANCE IN DETERMINING THE SIZE OF THE LOT. THE WATERFRONT PORTION OF THE LOT IS DISCOUNTED 40% DUE TO THE LOT PECULIARITIES. IT APPEARS TO BE IMPROVED WITH A WELL AND A SEPTIC. IT IS A VERY SCENIC LOCATION. I HAVE NOT REDUCED THE VALUE OF THE LOT. IF THERE IS PROVIDED SOME DOCUMENTATION THAT THE LOT IS 60 FEET X 100 FEET, OR 0.1289 ACRES, I THINK THE LOT VALUE SHOULD BE REDUCED.

THE BUILDING APPEARS TO BE A REASONABLY WELL BUILT HOME, ALTHOUGH ONLY 600 SQUARE FEET IN SIZE. THE BASEMENT IS PARTIALLY FINISHED WITH SLIDING GLASS DOORS LOOKING OUT AT THE KNUBBLE. IT IS IMPROVED WITH A PIER SYSTEM AND AN 80 SQUARE FOOT SHED. IT IS ALSO IMPROVED WITH A BACK UP GENERATOR AND A SPLIT SYSTEM HEAT PUMP.

IT IS A SMALL LOT AND A SMALL HOME CLOSE TO THE WATER IN A BEAUTIFUL LOCATION. I DO NOT RECOMMEND AN ABATEMENT WITHOUT DOCUMENTATION ON THE SIZE OF THE LOT.

ACCOUNT 922, MAP 09 LOT 15

THIS IS A 6 ACRE ISOLATED LOT. IT HAS, TO THE BEST OF MY KNOWLEDGE, NO ACCESS. IT IS SURROUNDED BY LAND TRUST OR STATE LAND. I THINK IT HAS LITTLE CHANCE TO ACHIEVE ANY ROAD ACCESS.

IT IS VALUED AT \$32,400 AND THE TAXPAYER HAS REQUESTED AN ABATEMENT OF \$20,000 ESSENTIALLY FOR THE REASONS STATED ABOVE.

IT IS VALUED AT \$3,000 PER ACRE AND IS CALLED PART OF THE INDIAN POINT NEIGHBORHOOD. MOST OF THE TIME THE REAR LAND CATEGORY IS ADDITIONAL LAND BEYOND THE ACTUAL OR POTENTIAL HOUSE LOT. INDIAN POINT IS A

VALUABLE NEIGHBORHOOD. I HAVE REVISED THE NEIGHBORHOOD TO ROUTE 127. I HAVE ALSO ADJUSTED THE LAND 50% FOR ACCESS DUE TO IT BEING SUCH AN EXTREMELY ISOLATED LOT.

MY RECOMMENDATION IS FOR A REDUCTION IN VALUE FROM \$32,400 TO \$10,800, AN ABATEMENT OF \$21,600.

ACCOUNT 923, MAP 10R LOT 26

THIS PROPERTY IS LOCATED ON A PRIVATE LANE, CALLED STEVENS LANE, ON HARMONS HARBOR. IT CONTAINS 1.28 ACRES AND IS IMPROVED WITH A HOME.

IF I UNDERSTAND THE REQUEST IT IS REQUESTING AN ABATEMENT IN THE LAND VALUE OF \$232,000 AND IN THE BUILDING VALUATION OF \$153,200. THE REASONS FOR THE REDUCTION ARE STATED ON THE APPLICATION.

THIS HOUSE HAS A TWO STORY SECTION WITH BASEMENT OF 416 SQUARE FEET (SF), BESIDE IT A ONE STORY WITH BASEMENT OF 416 SF, AND IN FRONT A ONE STORY SECTION WITH NO BASEMENT. THE HOME WAS VALUED IN THESE THREE SECTIONS.

PURSUANT TO INFORMATION PROVIDED BY THE OWNER I HAVE CHANGED THE TWO SIDE BY SIDE SECTIONS INTO ONE 1 ½ AREA, WITH LESS THAN A FULL BASEMENT, AND CHANGED THE YEAR BUILT TO 1969. I REVISED THE FRONTAGE OF THE LOT SOMEWHAT FROM DISTANCE MEASURED IN THE MAINE PARCEL VIEWER.

IN ADDITION THE LOT BESIDE THE SUBJECT, OWNED BY DANA MAGLIOZZI HAD A 20% MINUS ADJUSTMENT FOR ITS STEEP TOPOGRAPHY. BOTH LOTS ARE VERY SIMILAR. I MADE THE SAME ADJUSTMENT TO THE SUBJECT.

THE RESULTS IN A VALUATION OF \$1, COMPARED TO THE ASSESSED VALUATION OF \$1,189,400. THIS IS AN ABATEMENT RECOMMENDATION OF \$295,800.

TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: Jonathan Taggart and Anne Witty
2. Your mailing address: 644 Five Islands Road, Georgetown 04548
3. Your phone numbers: Local: 371-2099 Cell: 207-841-8200 or 207-522-9435
4. Tax year for abatement: 2025
5. Tax maps and lots of property: Map: 04R-015-G Lot: 15G
04R-015 15
6. Assessed valuation of real estate: Lot 15G Land: 183,200 Bldg: 432,900
Lot 15 Land: 136,200. Bldg: 0.
7. Requested abatement in value: * Land: Bldg:
*As determined by re-assessment of combined lots

8. Specific reasons for abatement:

The merger of lots 15G and 15 was approved by the Planning Board on Feb. 5, 2025, and a plan / description was filed with the Town and Sagadahoc County before the April 1st valuation date. However, the merger was not completed.

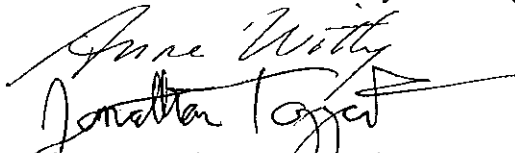
We request that the Town complete the merger, and adjust the assessment and property taxes to reflect the correct value of the combined lots (a home lot and rear land). We request that the existing homestead exemption be continued.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 1-29-2026

Signed:



You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

TO: BOARD OF ASSESSORS
FROM: BILL VAN TUINEN
RE: ABATEMENT APPLICATION OF JONATHAN TAGGART AND ANNE WITTY, MAP 04R
LOTS 15G AND 15.
DATE: 6/4/2026

THIS ABATEMENT APPLICATION ARISES FROM THE FAILURE TO RECOGNIZE THE
COMBINATION OF TWO LOTS BY A DEED RECORDED PRIOR TO APRIL 1, 2025.

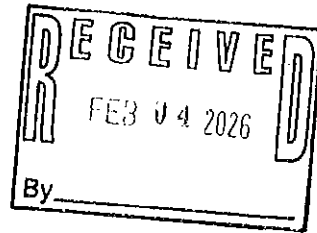
THE ASSESSED VALUES OF THE TWO SEPARATELY WERE AS FOLLOWS:

ACCOUNT	MAP AND LOT	LAND	BUILDING	TOTAL
1269	04R/15G	183,200	432,900	616,100
307	04R/15	136,200	0	136,200
COMBINED		319,400	432,900	752,300

THE SAME ACREAGE ASSESSED AS ONE COMBINED LOT WOULD BE 204,900.

THE RECOMMENDED ABATEMENT WOULD BE 114,500.

GOING FORWARD I HAVE DELETED ACCOUNT 307 AND I HAVE LABELED SURVIVING
ACCOUNT 1269 AS LOT 15.



TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: Lisa Sabatine
2. Your mailing address: P O. Box 315, Georgetown, Me. 04548
3. Your phone numbers: Local: 207-212-9251 Away: _____
4. Tax year for abatement: 2025
5. Tax map and lot of property: Map: 06A Lot: 028-1
6. Assessed valuation of real estate: Land: ^{\$}367,200 Bldg: 0
7. Requested abatement in value: Land: 297,000 Bldg: N/A
8. Specific reasons for abatement:

This lot is located on Sagadahoc Bay, a tidal cove. The lot is 2.10 acres in size. Access to the bay is over a steep, rocky slope. There is not a gradual path to the water. It is located on a private dirt road not a paved road as the valuation report indicates.

The lot is divided by the Dewitt Road, which is a private road. Approximately one half of the lot is located on the easterly side of Dewitt Road. This portion is within the shoreland zone which dictates any structure built must be 75' from the high water mark. Given the nature of this acre (bound on one side by the cove and the other by a private road), this would make construction of a large structure challenging if not impossible.

The other approximate half of the lot is located on the westerly side of Dewitt Road. This portion is marshy land and therefore, most likely not possible to build upon. The majority of this acre is wet throughout all seasons. It does not have water access by itself, nor does it have water view.

Up until the most recent re evaluation this property was assessed at \$185,000. The current valuation is just shy of twice that amount. Given the fact that lot 028-1 is divided by a private road, that the westerly acre is wetland, and the restrictions involved with building on the easterly acre due to it's proximity to the bay, I am questioning the assessed valuation of \$367,200 and request that an abatement be given.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 1/30/26

Signed: Lisa Sabatine

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

TO: BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

RE: ABATEMENT APPLICATION OF LISA SABATIN, MAP 06R LOT 28-1

DATE: 5/19/2026

THIS ABATEMENT REQUESTS A REDUCTION OF LAND VALUATION OF \$70,200. IT REFERENCES THAT THE PROPERTY ACCESS TO SAGADAHOC BAY IS OVER A STEEP ROCKY SLOPE, IS DIVIDED BY A PRIVATE ROAD, AND HAS WET LAND ON THE WESTERLY SIDE OF THE PRIVATE ROAD.

THE LOT IS LOCATED IN THE STEEP SLOPE SHORELAND ZONE OF THE TOWN. THAT ZONE HAS VERY SUBSTANTIAL LIMITATIONS ON BUILDING. IN UPDATING VALUES FOR 2025, I GENERALLY DID REDUCE VALUES OF VACANT LOTS LOCATED IN THIS ZONE. IN THE CASE OF THIS LOT I DID NOT BECAUSE IT ALREADY HAD A VERY SUBSTANTIAL ADJUSTMENT FOR ITS STEEP SLOPE TOPOGRAPHY. AFTER VISITING THE SITE IN THE FIELD, IT WAS MY OPINION THAT IT SHOULD GET THE GENERAL ADJUSTMENT FOR THE STEEP SLOPE SHORELAND ZONE IN ADDITION TO A SPECIFIC SITE ADJUSTMENT FOR ITS TOPOGRAPHY.

I RECOMMEND AN ABATEMENT FROM A LAND VALUE OF \$367,200 TO \$297,700, AN ABATEMENT OF \$69,500.

TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: Steven and Alison Peterson
2. Your mailing address: 21 White Road Georgetown, Maine 04548 MA: 29 Pleasant View Road
Arlington MA 02476
3. Your phone numbers: Local: _____ Away: 339-368-0964
4. Tax year for abatement: 2025/2026
5. Tax map and lot of property: Map: 8R Lot: 19
6. Assessed valuation of real estate: Land: \$323,500 Bldg: \$1,348,200
7. Requested abatement in value: Land: \$284,250 Bldg: \$1,184,500
8. Specific reasons for abatement:

Purchased 21 White Road, Georgetown, ME, for \$1,468,750 on October 15, 2025. The transaction was between unacquainted and unrelated parties. Sellers listed the property at higher prices than the transaction price for months prior to the transaction. Dates and listing prices are shown below. Sellers' attempts to achieve a higher realization for the property failed, indicating that they accepted the highest offer available to them. Therefore, the transaction price represents fair market value. There is no basis to second guess or adjust the transaction price for 2025/2026 for property tax purposes.

Date	Listing price
------	---------------

May 5, 2025	\$1,750,000
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July 21, 2025	\$1,662,500
---------------	-------------

August 13, 2025	\$1,575,000
-----------------	-------------

October 15, 2025	\$1,468,750 (Transaction Price)
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See https://www.zillow.com/homedetails/21-White-Rd-Georgetown-ME-04548/224609208_zpid/

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

1/23/2026

Amir P. Per

Date: _____

Amir P. Per

Signed: _____

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of certain payment requirements under 36 MRSA §§ 843 (4) or 844 (4) in order to enter an appeal from this decision if your property has a valuation of more than \$500,000.

Signed: _____

Date: _____

Assessors, Town of Georgetown

TO: BOARD OF ASSESSORS

FROM: BILL VAN TUINEN

RE: ABATEMENT APPLICATION OF STEVEN AND ALISON PETERSON, MAP 08R LOT 19.

DATE: 5/19/2026

THIS PROPERTY IS LOCATED AT 21 WHITE ROAD ON WATERFRONT APPROACHING REID STATE PARK. IT IS ASSESSED AT \$1,671,700. THE PROPERTY WAS SOLD IN OCTOBER OF 2025 FOR \$1,468,500, OR \$203,200. ABOUT 12% LESS THAN ITS ASSESSED VALUE. THE ABATEMENT REQUEST IS FOR THIS DIFFERENCE.

A UNIFORM APPROACH WAS USED TO DEVELOP THE ASSESSED VALUE. IT REASONABLY DEVELOPS AN ASSESSED VALUE FOR EACH PROPERTY IN TOWN.

ALTHOUGH IT DIFFERS SOMEWHAT FROM THIS ACTUAL SALES PRICE, I THINK IT IS A REASONABLE ESTIMATE OF VALUE. I CERTAINLY WOULD NOT RECOMMEND RAISING OR LOWERING THE ASSESSED VALUE OF EACH PROPERTY IN TOWN TO CORRESPOND TO EACH SALES PRICE AS IT OCCURS. SUCH A PROCESS WOULD NOT BE IN COMPLIANCE WITH COURT DECISIONS THAT PLACE EMPHASIS ON NON-DISCRIMINATION IN TREATING LIKE PROPERTY ALIKE.

TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

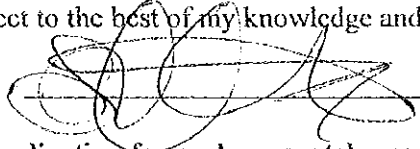
Please read the instructions on the back of this form before filling out this application

1. Your name: Gert Walter
2. Your mailing address: 689 Bay Point Rd, Georgetown
3. Your phone numbers: Local: 978 621 1344 Away: _____
4. Tax year for abatement: 2025
5. Tax map and lot of property: Map: 024 Lot: 001
6. Assessed valuation of real estate: Land: 887,300 Bldg: 561,300
7. Requested abatement in value: Land: 256,340.00 Bldg: ✓
8. Specific reasons for abatement:
Please see attached letter & map

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 4/15/26

Signed: 

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

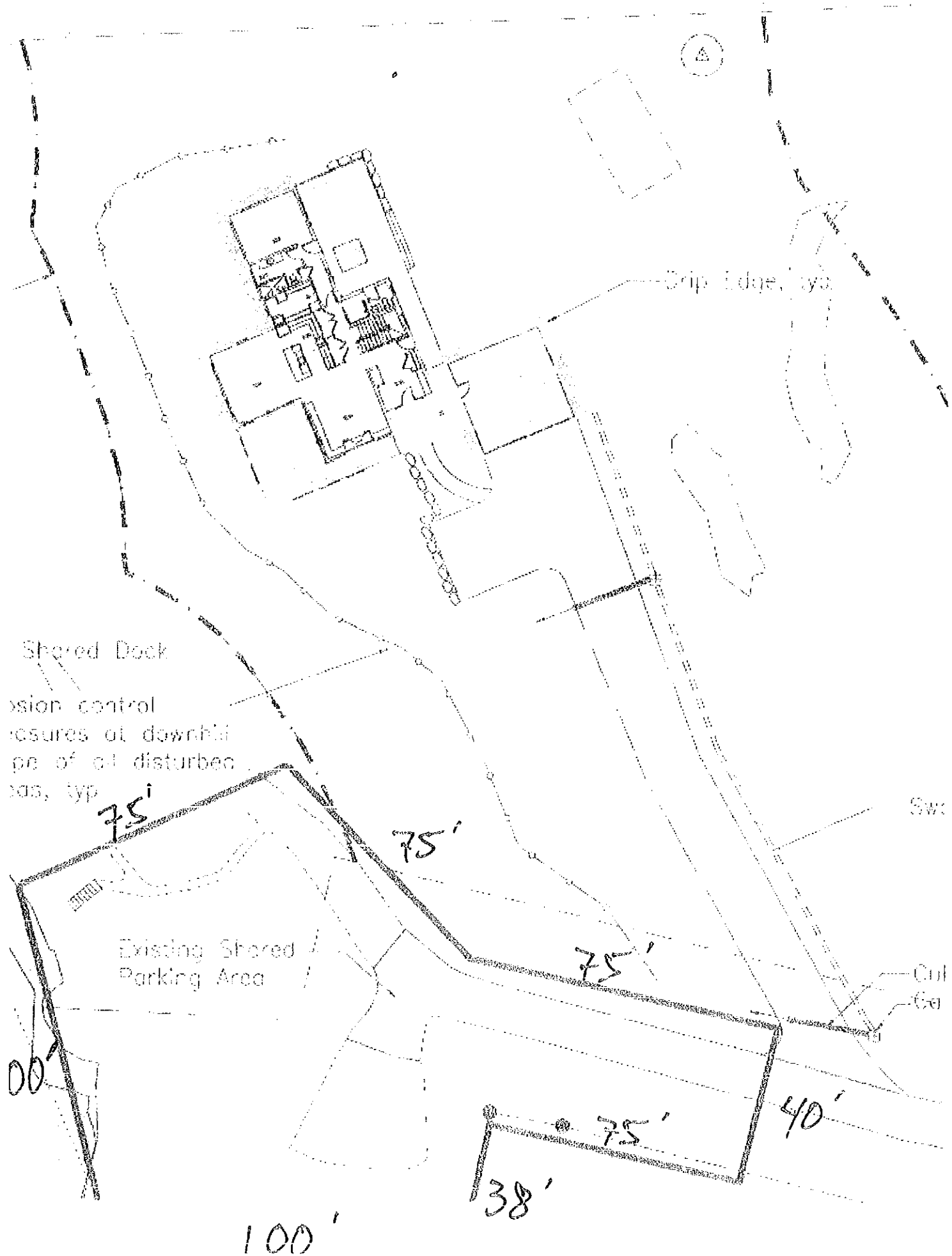
Request for tax abatement for Gert and Kathy Walter
689 Bay Point Rd

This letter addresses 3 issues that we see with our current tax assessment, dated 11/25/2025.

- 1) On the current Valuation Report, the Pier/Ramp/Float are listed as new in 2023. Our dock system was built between 1985 and 1990 by Jon Hentz. So is between 36-41 years old. Although not directly applicable, depreciation on these items for rental properties is 29.5 years so their value would be 0 at this time. The ramp and float need to be replaced. Current valuation is \$66,340. We feel the valuation should be \$10,000 (decrease of \$56,340).
- 2) We purchased the land for \$170,000 in 2019. It had been on the market for a number of years at double the price and didn't sell till we bought it. Current valuation is \$887,300. That is a difference of more than 5-fold!
- 3) We have deeded easements on the property for 6 people. It allows them parking and access to the water via stairs, along with canoe/kayak storage. It is not really useable by us. It also allows them to use the dock and an additional upper parking lot, but since we use those also, those are not included in this request. Included with this request is a partial topographical map that includes the outlined area that the easement holders use, along with the building site. The area is $15,300 \text{ ft}^2 = 0.351$ acres. Under Land Description on the Valuation Report the Fr.A-Homesite (Fract) shows 1.45 acre valued at \$834,483. Removing this 0.351 acres would decrease this piece to 1.099 acres with the actual value of \$632,480. A decrease of \$202,000.

With this information we would request a decrease in the assessment of our land of \$56,340 + \$200,000 = \$256,340. This would be a final, total value of \$1,192,260, with the appropriate taxation thereof.

Thank you, Gert and Kathy Walter
689 Bay Point Rd
Georgetown
Map Lot 02U-001, acct 583



TO: BOARD OF ASSESSORS
FROM: BILL VAN TUINEN
RE: ABATEMENT APPLICATION OF GERT WALTER, MAP 02R LOT 01
DATE: 5/19/2026

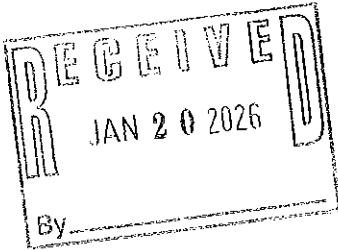
THIS ABATEMENT REQUESTS A REDUCTION OF VALUATION OF \$256,340.

THE NARRATIVE ACCOMPANYING THE ABATEMENT REQUEST REFERENCES THREE REASONS. ONE, IS THE AGE AND CONDITION OF THE PIER, RAMP, AND FLOAT. TWO IS THAT THE LAND WAS PURCHASED IN 2019 FOR \$170,000. THREE IS THAT THERE ARE DEEDED EASEMENTS TO 6 PEOPLE TO USE THE DOCK, SOME PARKING AREA, AND PROVIDE CANOE/KAYAK STORAGE. THE OWNER ESTIMATES THE LAND IS SUBJECT TO THE EASEMENT IS APPROXIMATELY 15,300 SQUARE FEET OR 0.351 ACRES.

I HAVE VISITED THE SITE AND WALKED ON THE PIER. I HAVE VIEWED THE DEED TO THE WALTERS AND NOTED THE RESERVATIONS THAT THE CONVEYANCE IS SUBJECT TO CERTAIN EASEMENTS. I HAVE ATTACHED A SCANNED COPY OF A SURVEY THAT DEPICTS THE EASEMENT AREA.

IN VIEWING THE PROPERTY I DID VIEW A SHED THAT HAS BEEN ADDED TO THE PROPERTY AND I DID ADD IT TO THE VALUATION. I HAVE REVISED THE PIER SYSTEM TO AN AGE OF 1990. FINALLY, I PROVIDED AN AN ADJUSTMENT OF 10% FOR THE EASEMENT RESTRICTIONS ON THE LAND. I DID NOT TOTALLY REDUCE THE LAND VALUE FOR THE AREA OF THE EASEMENT. IT IS THE DRIVEWAY ACCESS TO THE HOUSE.

I RECOMMEND THAT THE VALUATION BE REDUCED FROM \$1,448,600 TO \$1,344,300, AN ABATEMENT OF \$104,300.



TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: Dora Magliozzi
2. Your mailing address: 2801 Sarento Pl palm beach gardens fl 33410
unit 106
3. Your phone numbers: Local: Away: 480-518-5465
4. Tax year for abatement: 4
5. Tax map and lot of property: Map: Lot: 102-025-A1
6. Assessed valuation of real estate: Land: Bldg: Total 1183300
7. Requested abatement in value: Land: Bldg:
8. Specific reasons for abatement: 675,300 0

This property was recently appraised for a divorce, Enclosed is appraisal. Value of \$508,000. This Property is unique and a blanket app assessment is grossly overstated. There is no access to this Property except to me which is non transferrable.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: Signed:

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

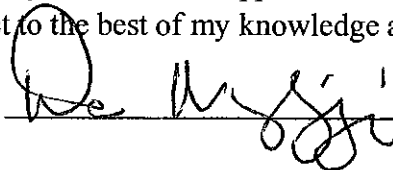
To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 09/04/2025_____

Signed: _____



You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.

☐ The abatement requested is allowed in the amount of \$_____ valuation.

☐ The abatement requested is denied. You have sixty days from the date you receive this notice to appeal this decision to the County Commissioners of Sagadahoc County. You are further notified of

APPRAISAL OF REAL PROPERTY



LOCATED AT

46 Stevens Ln
Georgetown, ME 04548
Book: 3176 Page: 182 SCR D / Bath, ME

FOR

Dana Magliozzi
12 Abigail Way
Scarborough, ME 04074

OPINION OF VALUE

508,000

AS OF

01/25/2024

BY

Jason S. Stokes
Straight Line Appraisal, Inc.
188 Boundary Rd
Standish, ME 04084-6035
(207) 838-7800
jastokes@str8lineappraisal.com
www.straightlineappraisal.com

RESIDENTIAL APPRAISAL REPORT

File No.: 2024011

Property Address: 46 Stevens Ln		City: Georgetown		State: ME		Zip Code: 04548	
County: Sagadahoc		Legal Description: Book: 3176 Page: 182 SCD / Bath, ME		Assessor's Parcel #: GEON-000010R-000000-000025-A000001			
Tax Year: 2024		R.E. Taxes: \$ 5,525		Special Assessments: \$ 0		Borrower (if applicable): N/A	
Current Owner of Record: Dana J Magliozzi & Jennifer M Magliozzi		Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing					
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)		HOA: \$ 0		☐ per year ☐ per month			
Market Area Name: Sheepscot River/Harmon Harbor		Map Reference: 38860		Census Tract: 9704.00			
The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)							
This report reflects the following value (if not current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective							
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)							
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)							
Intended Use: Ascertain current market value based on the as-is condition of the property and its improvements.							
Intended User(s) (by name or type): Dana J Magliozzi and its assigns.							
Client: Dana Magliozzi		Address: 12 Abigail Way, Scarborough, ME 04074					
Appraiser: Jason S. Stokes		Address: 188 Boundary Rd, Standish, ME 04084-6035					
Location: ☐ Urban ☐ Suburban ☒ Rural		Predominant Occupancy: ☒ Owner ☐ Tenant ☐ Vacant (0-5%) ☐ Vacant (>5%)		One-Unit Housing		Present Land Use	
Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%				PRICE \$/(\$000) AGE (yrs)		Change in Land Use	
Growth rate: ☐ Rapid ☒ Stable ☐ Slow				150 Low 0		☐ Not Likely ☒ Likely * ☐ In Process *	
Property values: ☐ Increasing ☒ Stable ☐ Declining				2,300 High 200		* To: Single Family	
Demand/supply: ☒ Shortage ☐ In Balance ☐ Over Supply				650 Pred 25		Dwellings	
Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.				Vacant Land 15%			
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda.							
Dimensions: 153' of water frontage (Non-transferable Right of Way) Site Area: 2.10 acres							
Zoning Classification: Limited Residential		Description: 30,000 sf min. lot size, 150' min. shore					
frontage		Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning					
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown		Have the documents been reviewed? ☐ Yes ☒ No		Ground Rent (if applicable) \$ /			
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)							
Actual Use as of Effective Date: Single Family Dwelling		Use as appraised in this report: Single Family Dwelling					
Summary of Highest & Best Use: The Highest & Best use of the subject property is its current use as a single family dwelling.							
Utilities Public Other Provider/Description		Off-site Improvements Type Public Private		Topography		Slopes steeply towards water	
Electricity ☒ Central Maine Power		Street Gravel / Non-transferable ☐ ☒		Size		Typical for area	
Gas ☐ None		Curb/Gutter None ☐ ☐		Shape		Irregular / Not Adverse	
Water ☐ Well / Typical		Sidewalk None ☐ ☐		Drainage		Adequate	
Sanitary Sewer ☒ Septic / Typical		Street Lights None ☐ ☐		View		Harmons Harbor	
Storm Sewer ☐ None		Alley None ☐ ☐					
Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)							
FEMA Spec Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone C		FEMA Map # 2300470020B		FEMA Map Date 10/15/1981			
Site Comments: There were no known easements, encroachments, or special assessments noted as of the date of inspection. Site has typical size and utility. Private water and sewer systems are typical for area - not adverse. No seepage noted. There were no adverse environmental conditions observed or known by this appraiser as of the date of inspection. The heating fuel tank is located in the basement. No leakage was noted.							
General Description		Exterior Description		Foundation		Basement ☐ None	
# of Units 1 ☐ Acc. Unit		Foundation Concrete		Slab None		Area Sq. Ft. 1,186	
# of Stories 1.5		Exterior Walls Wd Clapboards		Crawl Space None		% Finished 70	
Type ☒ Det ☐ Alt. ☐		Roof Surface Asphalt		Basement Full		Ceiling Wd Joists	
Design (Style) Chalet		Gutters & Dwnsp. None		Sump Pump ☐ None		Walls Drywall	
☒ Existing ☐ Proposed ☐ Und.Cons.		Window Type Dbl Hung Wood		Dampness ☐ None		Floor Vinyl Plank	
Actual Age (Yrs.) 21		Storm/Screen None / Yes		Settlement None		Outside Entry Walk out	
Effective Age (Yrs.) 5				Infestation None			
Interior Description		Appliances		A/Ric ☐ None		Amenities	
Floors Crpt / Vnl / HW		Refrigerator ☒		Stairs ☐ None		Fireplace(s) # 1	
Walls Drywall		Range/Oven ☒		Drop Stair ☐		Woodstove(s) # 0	
Trim/Finish Pine		Disposal ☐		Scuttle ☒		Patio None	
Bath Floor Vinyl		Dishwasher ☒		Doorway ☐		Deck Wrap Around	
Bath Wainscot Fiberglass		Fan/Hood ☒		Floor ☐		Porch None	
Doors 6 Panel Pine		Microwave ☒		Heated ☐		Fence None	
		Washer/Dryer ☒		Finished ☐		Pool None	
				Shed(s) None			
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,690 Square Feet of Gross Living Area Above Grade							
Additional features: The subject has a wrap around wood deck, a full walkout basement with a partially finished family room, a stone fireplace and							
Describe the condition of the property (including physical, functional and external obsolescence):		No items of deferred maintenance were noted as of the date of inspection. Physical depreciation appears due to normal wear and tear. There were also no items of functional or external obsolescence noted at the time of inspection. Permits for any improvements, repairs, or renovations are on file that the town office. All improvements on the subject property have been performed in a work person-like manner. The subject is in average overall condition. Quality of construction is average.					

RESIDENTIAL APPRAISAL REPORT

File No.: 2024011

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data Source(s): Corelogic Public Records				
1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not had any additional sales in the past 36 months. There have been no additional sales of the comparables in the past 12 months			
Date:				
Price:				
Source(s): Corelogic Public Records				
2nd Prior Subject Sale/Transfer	** Days-of-market is specific the most current listing of the comparable and does not reflect the total days in a prior listing period. The appraiser uses the total days-on-market as reported in the statewide MREIS for consistency purposes.			
Date:				
Price:				
Source(s):				
SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	46 Stevens Ln Georgetown, ME 04548-3157	290 Marrown Rd Georgetown, ME 04548	11 Pitch Pine Ln Georgetown, ME 04548-3954	1440 Five Islands Rd Georgetown, ME 04548-3720
Proximity to Subject		3.35 miles SW	3.46 miles NW	0.84 miles NE
Sale Price	\$	\$ 553,000	\$ 662,500	\$ 675,000
Sale Price/GLA	\$ /sq.ft.	\$ 650.69 /sq.ft.	\$ 348.68 /sq.ft.	\$ 397.06 /sq.ft.
Data Source(s)	Inspection / Owner	FlexMLS #1508902; DOM: 7	FlexMLS #1561875; DOM: 10	FlexMLS #1528802; DOM: 18
Verification Source(s)	Assessor's Card	Assessor's Card/ Exterior Insp.	Assessor's Card/ Exterior Insp.	Assessor's Card/ Exterior Insp.
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.
Sales or Financing		Conventional	Conventional	Cash
Concessions		None Noted	None Noted	None Noted
Date of Sale/Time		10/29/2021 +49,800	08/02/2023 +11,000	07/13/2022 +40,500
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Rural / 153' River	Rural / 150' River	Rural / 475' River	Rural / 32' River
Site	2.10 acres	2.00 ac +500	1.89 ac +1,100	0.15 acres +9,800
View	Sheepscot River	Kennebec River	Back River	Sheepscot/Ocean -75,000
Design (Style)	Chalet	Cottage	Cape	New Englander
Quality of Construction	Average	Average	Average	Average to Good -15,000
Age	21, 14	36	21	136
Condition	Average to Good	Average-Good	Average-Good	Average-Good
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 1.1	5 2 2.0	5 3 2.0	7 4 1.1
Gross Living Area	1,690 sq.ft.	850 sq.ft. +25,200	1,900 sq.ft. -6,300	1,700 sq.ft. -300
Basement & Finished	Full	None +5,000	Full	None +5,000
Rooms Below Grade	Partially Fin. FmRm	None +2,500	None +2,500	None +2,500
Functional Utility	Average	Average	Average	Average
Heating/Cooling	HWBB / None	FWA / None	HWBB / None	DV Heater / None
Energy Efficient Items	None	None	None	None
Garage/Carport	None	None	4 Det. Garage -32,000	None
Porch/Patio/Deck	Deck	Porch/Deck -2,500	Deck	Porch 0
Fireplace(s)	1 F/P	1 F/P	1 F/P	None +3,000
IG Pool, Fence, Outbuildings	None	None	None	None
Other	None	None	None	None
Other	None	None	None	None
Access Restriction	Non-Trans R/W	None -125,000	None -125,000	None -125,000
Net Adjustment (Total)		\$ -48,500	\$ -152,700	\$ -154,500
Adjusted Sale Price of Comparables		\$ 504,500	\$ 509,800	\$ 520,500
Summary of Sales Comparison Approach				
Comps. adjusted as follows: all comps. for differences in lot sizes at \$5,000/surplus acre, all comps for market conditions at 4% annually (rounded), C3 for a superior location at the mouth of the Sheepscot River and the Atlantic Ocean reflecting appeal and utility, bathrooms at \$4,000/half bath, GLA at \$30/sf for variances greater than 100 sf and others as noted. All comps. were considered with the greatest weight given to C2 for being the most recent sale, similar actual age and similar location. The appraiser has utilized comparables which are different in structural design. However, the comparables are considered competing properties by evidence found within the market. All of the above sold comparables are considered "arms-length" sales per MREIS and listing brokers.				
Indicated Value by Sales Comparison Approach \$ 508,000				

RESIDENTIAL APPRAISAL REPORT

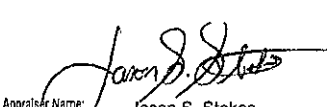
File No.: 2024011

COST APPROACH	COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):		Site value is based on recent land sales	
	and site extraction kept in the work file at the appraiser's office.			

INCOME APPROACH	ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW		OPINION OF SITE VALUE = \$ 100,000	
	Source of cost data: Marshall & Swift		DWELLING 1,690 Sq.Ft. @ \$ 163.05 = \$ 275,555	
	Quality rating from cost service: Good Effective date of cost data: 02/2024		Basement 1,186 Sq.Ft. @ \$ 31.50 = \$ 37,359	
	Comments on Cost Approach (gross living area calculations, depreciation, etc):		Sq.Ft. @ \$ = \$	
	See attached addenda.		Sq.Ft. @ \$ = \$	
	_____		Sq.Ft. @ \$ = \$	
	_____		Basement Finish, Deck, Fireplace = \$ 65,000	
	_____		Garage/Carport Sq.Ft. @ \$ = \$	
	_____		Total Estimate of Cost-New = \$ 377,914	
	_____		Less Physical Functional External	
PUD	Estimated Remaining Economic Life (if required): 55 Years		INDICATED VALUE BY COST APPROACH = \$ 476,400	
	INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.			
	Estimated Monthly Market Rent \$		X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):			

RECONCILIATION	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.			
	Legal Name of Project:			
	Describe common elements and recreational facilities:			

ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ 508,000 Cost Approach (if developed) \$ 476,400 Income Approach (if developed) \$			
	Final Reconciliation Sales Comparison Approach provides the most reliable market value estimate for a single family dwelling. The Cost Approach was completed and analyzed but the current cost of construction is generally not recouped in the current market. The Income Approach not applied as single family dwellings are not typically rented for income purposes.			

	This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Appraisal completed with no conditions. Comps. over 1 mile distant and/or over 6 months old were used due to the lack of more proximate and recent sales in this market area. This is not an adverse condition in the local market. The sales utilized were the best indicators of the subject's market value available at the time of this appraisal.			
	☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 508,000, as of: 01/25/2024, which is the effective date of this appraisal.			
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains 26 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	☒ Scope of Work ☒ Limiting Cond./Certifications ☒ Narrative Addendum ☒ Photograph Addenda ☒ Sketch Addendum ☒ Map Addenda ☐ Additional Sales ☒ Cost Addendum ☒ Flood Addendum ☐ Manuf. House Addendum ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐			
SIGNATURES	Client Contact: Dana Magliozzi		Client Name: Dana Magliozzi	
	E-Mail: dmagliozzi@myfairpoint.net		Address: 12 Abigail Way, Scarborough, ME 04074	
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
			_____	
	Appraiser Name: Jason S. Stokes		Supervisory or Co-Appraiser Name:	
	Company: Straight Line Appraisal, Inc.		Company:	
	Phone: (207) 838-7800 Fax: (207) 642-7794		Phone: Fax:	
	E-Mail: jastokes@str8lineappraisal.com		E-Mail:	
	Date of Report (Signature): 02/27/2024		Date of Report (Signature):	
	License or Certification #: CR4553 State: ME		License or Certification #: State:	
Designation: Licensed Appraiser		Designation:		
Expiration Date of License or Certification: 12/31/2024		Expiration Date of License or Certification:		
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None		Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None		
Date of Inspection: 01/25/2024		Date of Inspection:		

Assumptions, Limiting Conditions & Scope of Work

File No.: 2024011

Property Address: 46 Stevens Ln	City: Georgetown	State: ME	Zip Code: 04548
Client: Dana Magliozzi	Address: 12 Abigail Way, Scarborough, ME 04074		
Appraiser: Jason S. Stokes	Address: 188 Boundary Rd, Standish, ME 04084-6035		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch

is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other

data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best

use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance

value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence

of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the

normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous

wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any

such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment

of

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The

presence

of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors

are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 2024011

Property Address: 46 Stevens Ln	City: Georgetown	State: ME	Zip Code: 04548
Client: Dana Magliozzi	Address: 12 Abigail Way, Scarborough, ME 04074		
Appraiser: Jason S. Stokes	Address: 188 Boundary Rd, Standish, ME 04084-6035		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and

Client Contact: Dana Magliozzi	Client Name: Dana Magliozzi
E-Mail: dmagliozzi@myfairpoint.net	Address: 12 Abigail Way, Scarborough, ME 04074

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Jason S. Stokes	Supervisory or Co-Appraiser Name:
Company: Straight Line Appraisal, Inc.	Company:
Phone: (207) 838-7800 Fax: (207) 642-7794	Phone: Fax:
E-Mail: jstokes@str8lineappraisal.com	E-Mail:
Date Report Signed: 02/27/2024	Date Report Signed:
License or Certification #: CR4553 State: ME	License or Certification #: State:
Designation: Licensed Appraiser	Designation:
Expiration Date of License or Certification: 12/31/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 01/25/2024	Date of Inspection:

Supplemental Addendum

File No. 2024011

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					

Additional Comments and Conditions of the Appraisal

Intended User: The intended user of this appraisal report is the client specified on page one of this report. No additional Intended Users are identified by the appraiser. This report contains sufficient information to enable the client/lender to understand the report. If you have received a copy of this report and you are not the intended user it does not result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser and is strictly forbidden.

The Intended Use: The intended use of this appraisal report is for the client to evaluate the subject property for divorce settlement purposes.

Engagement of the Appraiser: The appraiser was engaged directly by Dana Magliozzi.

Scope of Work: In preparing this appraisal, Jason S. Stokes performed an interior & exterior inspection of the subject property. The appraiser obtained information for the subject and the comparables which he deemed adequate and reliable through typical the normal course of business.

The appraiser will investigate appropriate market data for utilization in a Sales Comparison Approach to value, and if appropriate, Cost and Income Capitalization approaches. The appraiser's process will include research of public records through the use of commercial sources of data such as printed comparables data services, computerized databases, etc. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimated market value, or until the appraiser believes that he has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers or agents. At the appraiser's discretion some data will be used without personal verification if, in the appraiser's opinion, the data appears to be correct. In addition, the appraiser will consider any appropriate listings/pendings of properties found through observation during the appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation process. Some data may be provided at the request of the client/lender to prove marketability, acceptability of a certain feature, and its affect on the overall value of the property.

The appraiser will investigate and analyze pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual observation and identify any readily apparent easements or restrictions.

The appraiser will complete the appraisal report in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.

The appraiser will prepare a report which will include photographs (*or digital images*) of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in the appraiser's work file.

Competency Statement: The appraiser has the appropriate appraisal knowledge, geographic competency and prior experience in subjects market, education, and experience to complete this assignment with competence to render a credible assignment result. The appraiser's curriculum vitae and work experience is available on request.

Personal Property: Personal property is not defined as real estate and therefore is not included in the valuation of the subject property. A separate valuation of any personal property items is not necessary as they do not contribute significantly to the overall value.

Environmental Conditions: Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by or made none to the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, mold or any other potentially hazardous materials may affect the value of the property. The opinion of value is based on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.

Electronic Signature: This report is computer generated. An electronic (*digital*) signature may have been used in this report. If so, precautions have been taken through software encryption to protect the integrity of the appraiser(s) signature, which securely authorizes the utilization of the electronic signature. Electronically affixing a signature to the report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.

This appraisal report may have been electronically transmitted. If so, through software encryption, the appraiser has taken reasonable steps to protect the integrity of the transmitted report. The appraiser exercises due care to prevent unauthorized

Signature _____
Name Jason S. Stokes
Date Signed 02/27/2024
State Certification # CR4553 State ME
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 2024011

Borrower	N/A				
Property Address	46 Stevens Ln				
City	Georgetown	County	Sagadahoc	State	ME Zip Code 04548
Lender/Client	Dana Magliozzi				

use of his or her signature and is not responsible for unauthorized use as stated in USPAP "Standards Rule 1-10". The appraiser has given no one permission to digitally sign a report and the appraisers signature is protected with a personal password only known to the appraiser.

Comments and Conditions of the Appraisal: This report and the appraiser's notes from the inspection are not considered a home inspection and should not be relied upon to report the condition and/or functionality of the property as a whole nor any of its individual components under that term. Additionally, the appraiser is not acting, in any capacity, as a code enforcement officer or building inspector during viewing of the property. If a safety issue arises, the lender/client should not rely on the appraiser to determine if the issue meets current local or state codes and should seek assistance from a professional with knowledge in that field.

The Gross Living Area (GLA) of the comparables may or may not be exact and is used as a guide only in the adjustment process. The appraiser is unable to accurately measure the comparables and relies on information from other appraisers, public records and/or broker information as applicable.

GLA Adjustments (Gross Living Area): The comparables have been adjusted for differences in GLA for variances greater than 100 sf or that significantly affect adjusted values. The adjustment reflects the market return on investment or contributory value of the excess GLA not the replacement or new construction cost per square foot.

Neighborhood Description: Homes styles range from ranches, capes, colonial and new Englander's which is typical in the State of Maine. Local schools are serviced by bus. Access to services and amenities is average. The neighborhood has average overall appeal. The subject has typical public service (police, fire and emergency). ***Other" land use % represents vacant land, schools and cemeteries.

Market Conditions: Most financing is conventional with buyers paying 1 to 2 point for a lower rate. Rate for a 30 yr. mortgages are average 3.95% (Source: Today's Mortgage Rates 30-Year Fixed-Rate, www.bankrate.com). The subject is expected to sell at the appraised value with a reasonable marketing time of 5-120 days based on closed sales in the subjects market area in the past year. Sales have decreased 1.98% in January 2024 as compared to January 2023 statewide. Statewide median sales prices increased 8.62% as compared to January 2023. Sales in Sagadahoc County have increased 11.27% (79 total) in January 2024 compared to (71 total) in January 20230 with the median sales price increasing 4.38% in the same time period. (Source: Maine Real Estate Statistics - January 2024 Housing Report).

Exposure time: Definition: "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market."

The subjects exposure time is estimated to be 10-180 days when marketed with a reasonable list price and being advertised in a typical manner.

USPAP Certification - Disclosure of Prior Services: The appraiser has not performed services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act, (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

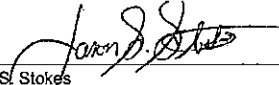
• GP Residential: Cost Approach - Comments on the Cost Approach

Marshall & Swift Handbook / Cost Pages: Average to Good

Economic life is market based / Marshall & Swift cost estimates are based on national averages and are generally lower than actual construction costs.**Amenities: Deck Basement finish

Based on assessed values of side by side properties and a matched pairs analysis of land sales on the water land sells lots in the subject area sell for \$75,000-\$125,000/acre. The subjects land value is only to an abutter due to the non-transferable right of way granted to the heirs of Oreste & Marie Magliozzi which limits the potential buyers to the abutter who are all Magliozzi heirs. The appraiser deducts that the value to the abutters would be \$25,000/acre due to the access restrictions of the property. The subjects total site value is \$225,000 without use restrictions.

The subject is surrounded by properties owned by Magliozzi heirs. The subject has no possibility of purchasing or being granted a right of way unless the heirs of Oreste & Marie Magliozzi agreed to extend the right of way to an owner outside of the Magliozzi heirs.

Signature 
 Name Jason S. Stokes
 Date Signed 02/27/2024
 State Certification # CR4553 State ME
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Subject Photo Page

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					



Subject Front

46 Stevens Ln
Sales Price
G.L.A. 1,690
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 1.1
Location Rural / 153' River
View Sheepscot River
Site 2.10 acres
Quality Average
Age 21,14



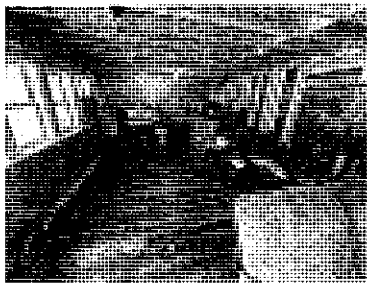
Subject Rear



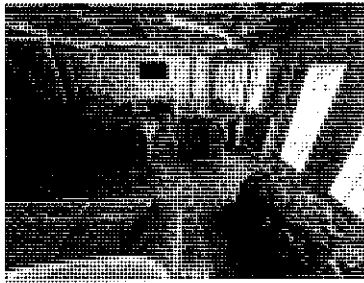
Subject Street

Photograph Addendum

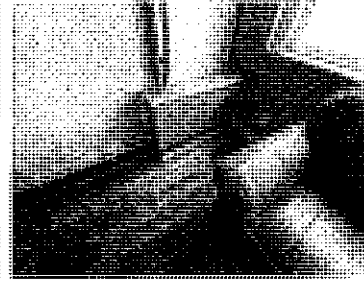
Borrower	N/A				
Property Address	46 Stevens Ln				
City	Georgetown	County	Sagadahoc	State	ME Zip Code 04548
Lender/Client	Dana Magliozzi				



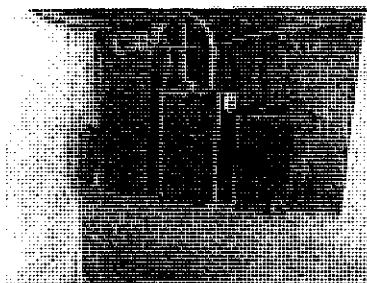
Basement Finish



Basement Finish



Rinnai Heater / Basement



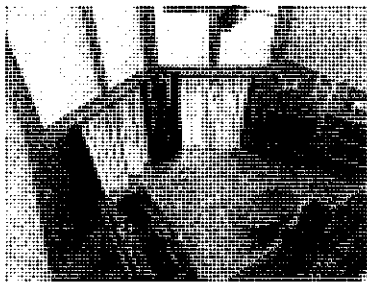
CircuitBreaker/Generator Panel



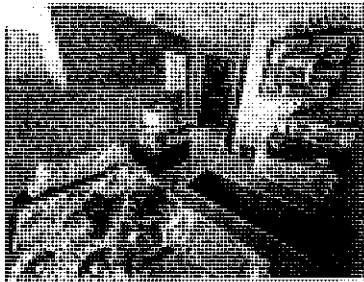
Basement



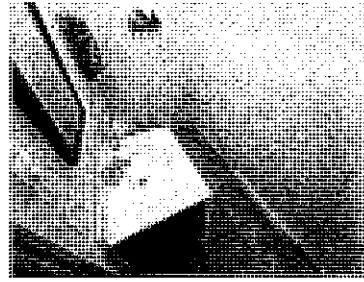
Basement Finish



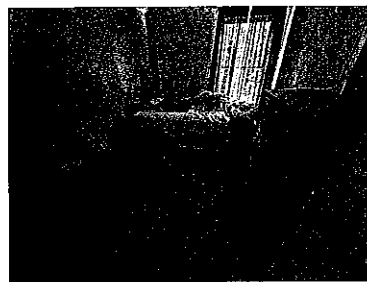
View From 2nd Floor



Family Room



1/2 Bath



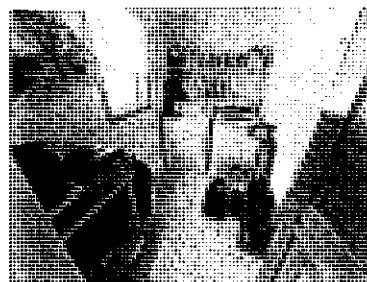
Bedroom



Bedroom



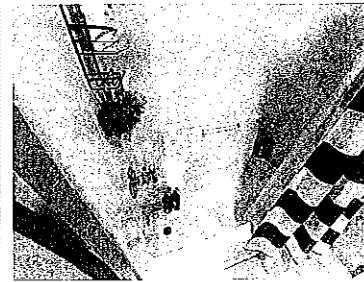
Bedroom



Laundry Room



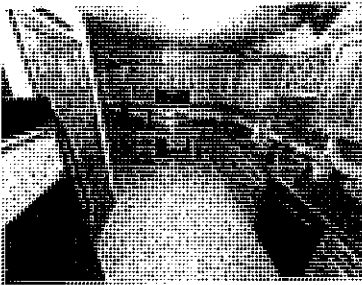
Bathroom



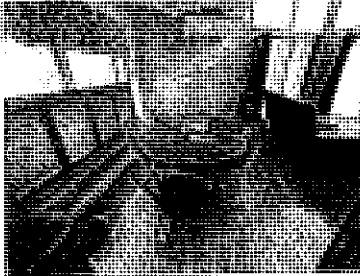
Tub

Photograph Addendum

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					



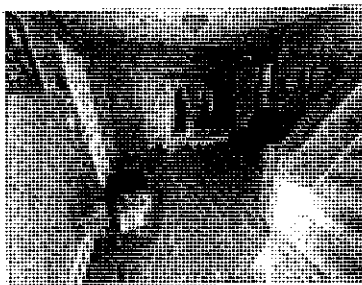
Kitchen



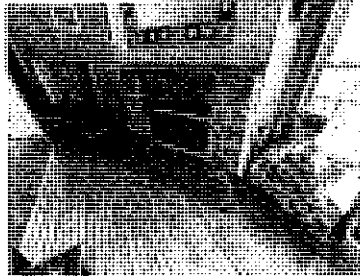
Dining Room



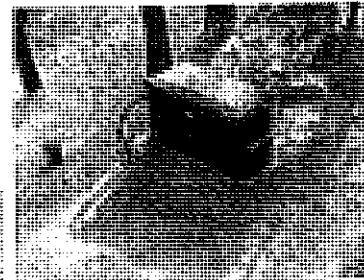
Living Room



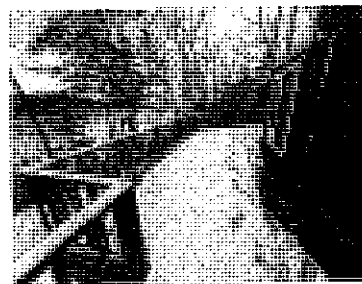
Mud Room



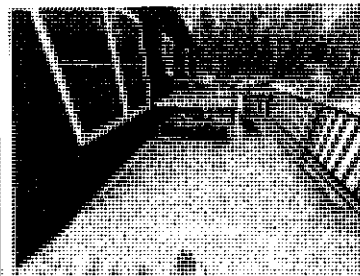
Fireplace



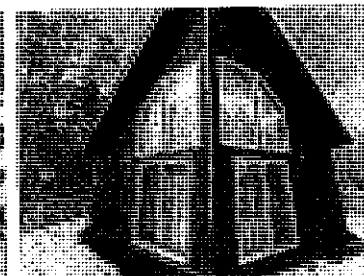
Backup Generator



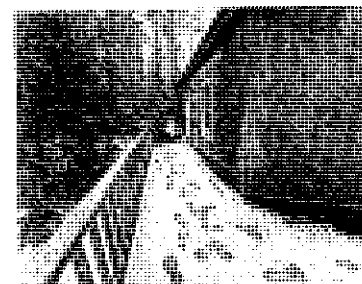
Deck/View



Deck



Rear



Side



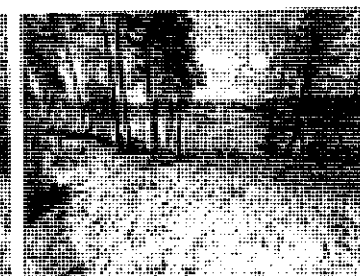
View/Shore Front



Rear



Steep Water Access



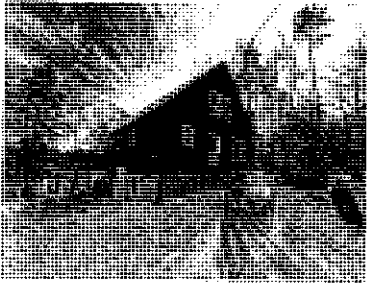
View



Side

Photograph Addendum

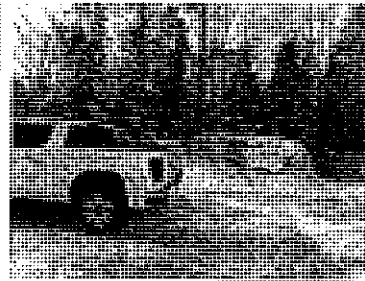
Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					



Front



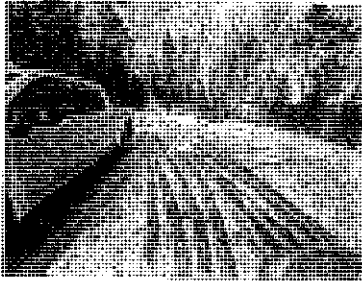
Street



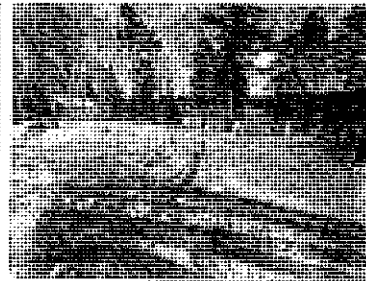
Driveway



Yard



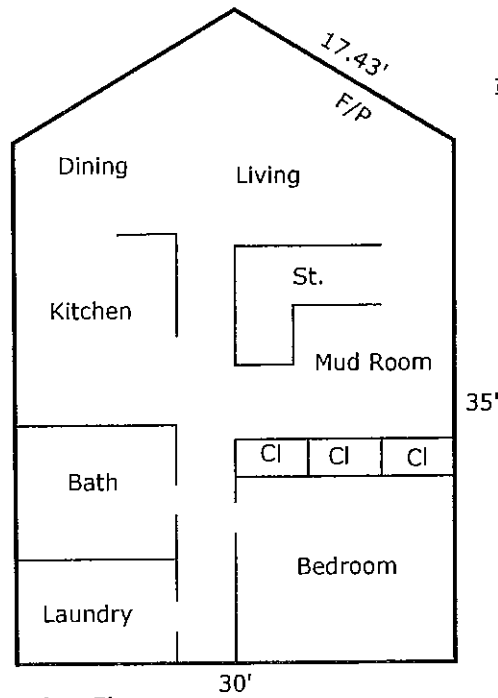
Street



Yard

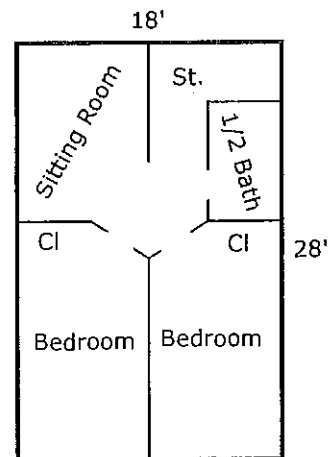
Building Sketch

Borrower	N/A				
Property Address	46 Stevens Ln				
City	Georgetown	County	Sagadahoc	State	ME Zip Code 04548
Lender/Client	Dana Magliozzi				



First Floor
[1185.88 Sq ft]

Interior Not to Scale



2nd Floor
[504 Sq ft]

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1185.88 Sq ft	30×35	= 1050
		$0.5 \times 35 \times 0.12$	= 2.05
		$0.5 \times 30.12 \times 8.89$	= 133.82
2nd Floor	504 Sq ft	18×28	= 504
Total Living Area (Rounded):		1690 Sq ft	

Flood Map

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					

InterFlood by a la mode

Prepared for: Straight Line Appraisal, Inc.
46 Stevens Ln
Georgetown, ME 04548



Google

MAP DATA

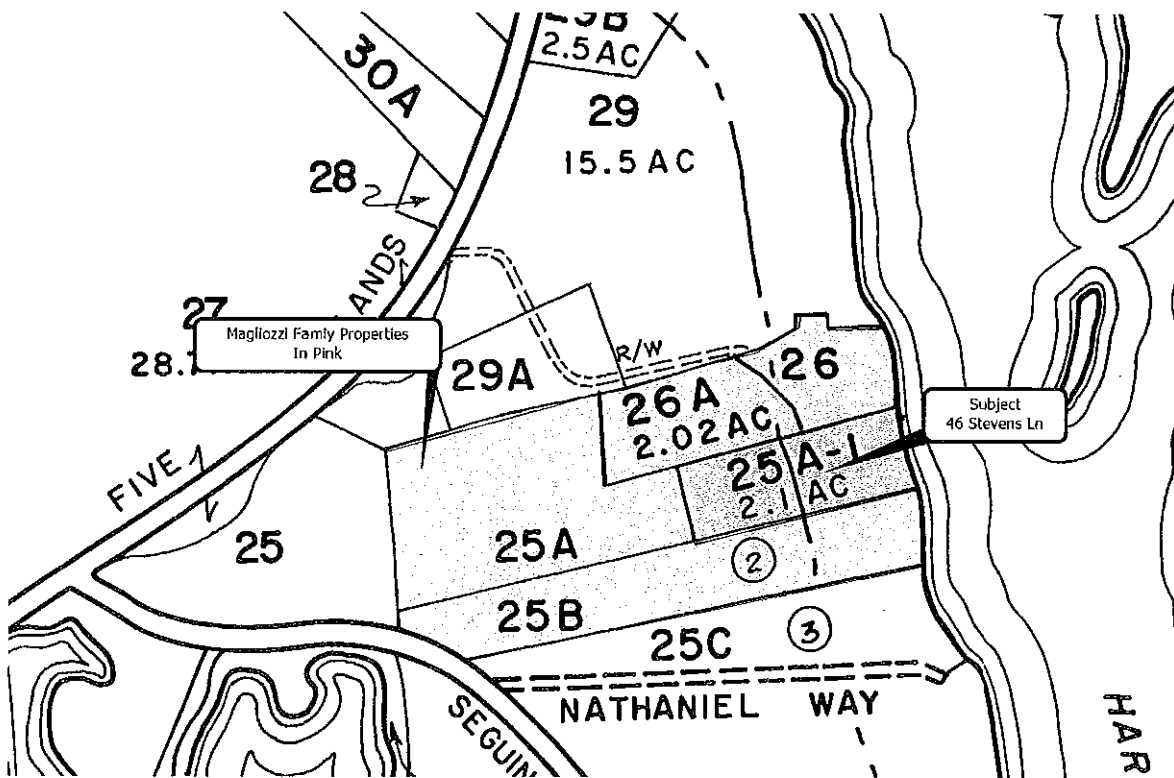
FEMA Special Flood Hazard Area: No
Map Number: 23023C0303F
Zone: X
Map Date: July 16, 2015
FIPS: 23023

MAP LEGEND

- | | |
|---|---|
| ☐ Areas inundated by 500-year flooding | ☒ Protected Areas |
| ☐ Areas inundated by 100-year flooding | ☒ Floodway |
| ☐ Velocity Hazard | ☐ Subject Area |

Powered by CoreLogic®

Tax Map



Bk 3176 Pg 182 #2027
03-29-2010 @ 10:45a

To have and to hold the aforegranted and bargained premises, with all the privileges

and appurtenances thereof, to the said Magliozzi Family Trust recorded at Book 1368, Page 241 on September 5, 1995, Oreste J. Magliozzi, Trustee and Marie H. Magliozzi, Trustee, with a mailing address of 70 Maple Street, Middleton, Massachusetts 01949, their beneficiaries and assigns to their use and behoof forever, a certain parcel of land situated in Georgetown, County of Sagadahoc and State of Maine, bounded and described as follows, to wit:

An easement to construct, use, maintain, inspect, improve, repair, and replace a subsurface waste disposal system within and beneath a parcel of land Southerly of, but not adjoining, Stevens Road in the Town of Georgetown, County of Sagadahoc, State of Maine, bounded and described as follows:

Beginning at a point on the Northerly line of land now or formerly of Dana Jon Magliozzi and Jennifer M. Magliozzi as described in the Sagadahoc County Registry of Deeds, Book 2113 Page 103, and as shown on a "Standard Boundary Survey ... of Proposed Magliozzi Lot" by Brian Smith Surveying Inc. dated May 24, 2002, said point of beginning lying N 76°35' 14" E a distance of Two Hundred Thirty-Seven and 55/100 (237.55) Feet from a capped iron rod found at the Northwesterly corner of said land now or formerly of Magliozzi; thence by the following courses and distances:

N 76°35' 14" F along the Northerly line of said land now or formerly of Magliozzi
a distance of Fifty-Four and 10/10 (54.10) Feet to a point;

S 36°04' 14" E a distance of Fifteen and 00/100 (15.00) Feet to a point;

S 57°08'42" XV a distance of Fifty and 00/100 (50.00) Feet to a point;

N 36°04'14" W a distance of Thirty-Three and 03/100 (33.03) Feet to the point of beginning.

The above described easement premises contain 1199 square feet and are a portion of the land now or formerly of Dana Jon Magliozzi and Jennifer M. Magliozzi as described

Bk 3176 Pg183 #2027

in the Sagadahoc County Registry of Deeds, Book 2113 Page 103. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of a Proposed Division of Land on Stevens Road, Georgetown, Maine made for Oreste and Marie Magliozzi" by island Surveys dated December 12, 2007 and recorded in Plan Book 46, Page 90 at the Sagadahoc County Registry of Deeds on February 2, 2010.

Consideration is the sum of One Dollars (\$1.00) cash in hand paid. And we do COVENANT with the said grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Dana Jon Magliozzi and Jennifer M. Magliozzi, have hereunto set our hands and seals this 24th day of March in the year of our Lord two thousand ten (2010).

Signed, Sealed and Delivered

In the presence of

Patty D. [Signature]
Witness

[Signature]
Witness

[Signature]
Dana Jon Magliozzi

[Signature]
Jennifer M. Magliozzi

State of Arizona
County of Maricopa

March 24, 2010

Personally appeared the above named Dana Jon Magliozzi and Jennifer M. Magliozzi and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Deed - Page 3

Bk 3176 Pg184 #2027



ROBBIN L. WELSEN
Notary Public - Arizona
Maricopa County
Expires 05/15/10

Notary Public:

My Commission Expires:

5/15/10

*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY ***

PAGE * MERGEFORMAT 1

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

Bk 2113 Pg103 #126
01-03-2003 @ 12:06p

WARRANTY DEED

Oreste J. Magliozzi and Marie H. Magliozzi, Trustees of the Magliozzi Family Trust, of Middleton, Essex County, Massachusetts, for consideration paid, grant to Dana Jon Magliozzi and Jennifer M. Magliozzi, whose mailing address is 1514 South 29th Street, Phoenix AZ 85048, as joint tenants, with warranty covenants,

A certain lot or parcel of land located in Georgetown, Sagadahoc County, Maine, bounded and described as follows:

Beginning at an iron rebar set, which rebar is located South 63 degrees 23'47" West a distance of 19.52 feet from a survey disk found near the top of a steep ledge bluff overlooking Harmons Harbor described in a deed recorded in Book 546, Page 84; thence

South 86 degrees 40' 22" East a distance of 49 feet, more or less to the high water line at the shore of Harmon Harbor; thence

Southerly along said high water line a distance of approximately 153 feet, more or less, to a point; thence

North 85 degrees 55' 28" West a distance of 53 feet, more or less, to a survey disc at the top of a bluff, which disc is located South 17 degrees 42'49" West a distance of 175.57 feet from the last mentioned rebar; thence

North 85 degrees 55' 28" West a distance of 478.70 feet to an iron rebar set; thence

North 04 degrees 04' 32" East a distance of 163.83 feet to an iron rebar set; thence

South 86 degrees 40' 22" East a distance of 520.14 feet to an iron rebar set at the top of the bluff and the point of beginning.

Containing 2.1 acres, more or less, and being a portion of the premises described in Book 737, Page 24 of the Sagadahoc Registry of Deeds, and being a portion of the premises designated "Lot 1" on a plan recorded in said Registry in Plan Book 18, Page 73. Bearings herein are calculated from a survey oriented to magnetic north in 1978 by Sagadahoc Land Surveying Service, Bath, Maine. Reference is made to a standard boundary survey of proposed Magliozzi lot dated May 24, 2002 prepared for Oreste J. and Marie H. Magliozzi by Brian Smith Surveying, Inc.

Together with a right of way fifteen feet (15') wide extending along the southerly boundary of remaining land of grantors described as Plan Lot 1 in a plan recorded in Plan Book 18 Page 73, from the westerly side of the parcel conveyed above, to the westerly boundary of said Lot 1. Said way shall be for pedestrian and vehicular ingress and egress and installation of utilities of every name and nature, both above and below ground, and shall run with the land.

Also conveying to the grantees, their heirs and assigns, a ten (10) foot wide right-of-way for pedestrian and vehicular access and egress between the southwesterly corner of grantor's land (described as Plan Lot 1 on a plan recorded in Book 18, Page 73 of the Sagadahoc Registry of Deeds) to Maine Route 127 (also known as Seguinland State Aid Highway No. 4) over Lot 2 of the Regina B. Hasenfus property division described in Plan Book 18, Page 73, for use in common with grantors and the owners of Lot 2, their heirs and

Bk 2113 Pg104 #126

assigns.

Together with a non-transferable, non-inheritable license, personal to grantees, for pedestrian access only, over a footpath from grantees' land to a pier and float located on grantors' land to the north, together with a non-transferable, non-inheritable license to use said pier and float in common with grantors, their successors and assigns. These licenses shall terminate upon any attempted transfer or conveyance. Grantees, by acceptance of this deed, agree to be responsible for 50% of the costs of maintenance, repair, and replacement of said pier and float.

Together with a non-transferable, non-inheritable license, personal to grantees, and in common with grantor and others, to use grantor's existing driveway and right of way in common with grantors and others, described in an instrument recorded in Book 380, Page 405 of the Sagadahoc County Registry of Deeds, to access the 2.1 acre lot conveyed to grantees above. This license shall terminate upon any attempted transfer or conveyance. Grantees, by acceptance of this deed, agree to be responsible for 50% of the costs of maintenance and repair of the entire route.

Subject to the right of grantors, their successors and assigns, to take water from any well, now existing or installed by grantees, their heirs and assigns, in the future, on said property which produces more than ten gallons per minute, including the right to lay and repair pipe above or below ground, and install pumps, on and across grantees' land. Said right is to benefit land of grantor to the north and shall burden the subject parcel.

Subject to the right of grantors, their successors and assigns, to maintain their view of the water across the parcel conveyed, including the right to cut and trim brush and trees in conformance with the regulations of the Town of Georgetown. This right shall benefit land of grantors to the north of the parcel conveyed and shall run with the land.

Dated this 26 day of December, 2002.

Witness

Witness

Witness

Commonwealth of Massachusetts
County of Essex

Then personally appeared before me Oreste J. Magliozzi and Marie H. Magliozzi, Trustees of the Magliozzi Family Trust, and acknowledged the foregoing instrument to be their free act and deed in said capacity.

Date: 12-26-2002

Sandra A. Pallock
Notary public

Printed name: Sandra A. Pallock

My Commission expires
4-30-2004

SAGADAHOC COUNTY

Barbara J. Thott

Register of Deeds



Bk 2527 Pg185 #1382
02-14-2005 @ 11:44a

Standard Easement Deed

Dana J. Magliozzi and Jennifer M. Magliozzi with a mailing address of 15414 South 29th St., Phoenix, AZ, 85048, ("Grantor(s)"), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and VERIZON NEW ENGLAND INC., A New York corporation with a mailing address of 125 High Street, Boston, MA 02110, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires, cables, anchors, guywires or postbraces, together with all necessary fixtures and appurtenances over, across and under the surface of the land of the Grantor(s) in the City/Town of Georgetown, Sagadahoc County, Maine. The said equipment and facilities are attached to a line commencing at Pole(s)/Pad(s) PL 50.6, Five Islands Road, Georgetown and extending to include Pole(s)/Pad(s) PL 50.61 to serve Grantor(s) and others. This easement affects land or rights conveyed to the Grantor(s) in a deed from Oreste J. Magliozzi and Marie H. Magliozzi, dated January 03, 2003, and recorded in the Sagadahoc County Registry of Deeds in Book 2113 Page 103. The rights granted herein include the right to cut down and trim trees and other vegetation and to use formulations registered with the Environmental Protection Agency or its successor to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) on Jan 11, 05.

Signed, Sealed and Delivered in the presence of:

Witness(es)

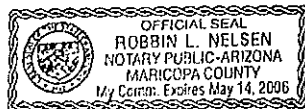
Printed:

Printed:

State of

County of

The above-named, Dana J. Magliozzi and Jennifer M. Magliozzi, personally appeared before me this 11 day of January, 2005 and acknowledged the foregoing instrument to be their free act and deed.

Notary Public/Attorney
Printed Name:
My Commission Expires:

WR# 0401439777

WC# 014-08249

SAGADAHOC COUNTY

Barbara J. Trout
Register of Deeds

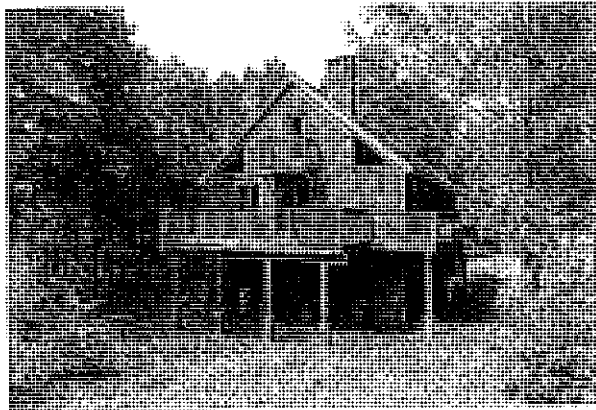
Comparable Photo Page

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozi					



Comparable 1

290 Marrtown Rd
 Prox. to Subject 3.35 miles SW
 Sales Price 553,000
 Gross Living Area 850
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location Rural / 150' River
 View Kennebec River
 Site 2.00 ac
 Quality Average
 Age 36



Comparable 2

11 Pitch Pine Ln
 Prox. to Subject 3.46 miles NW
 Sales Price 662,500
 Gross Living Area 1,900
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location Rural / 475' River
 View Back River
 Site 1.89 ac
 Quality Average
 Age 21

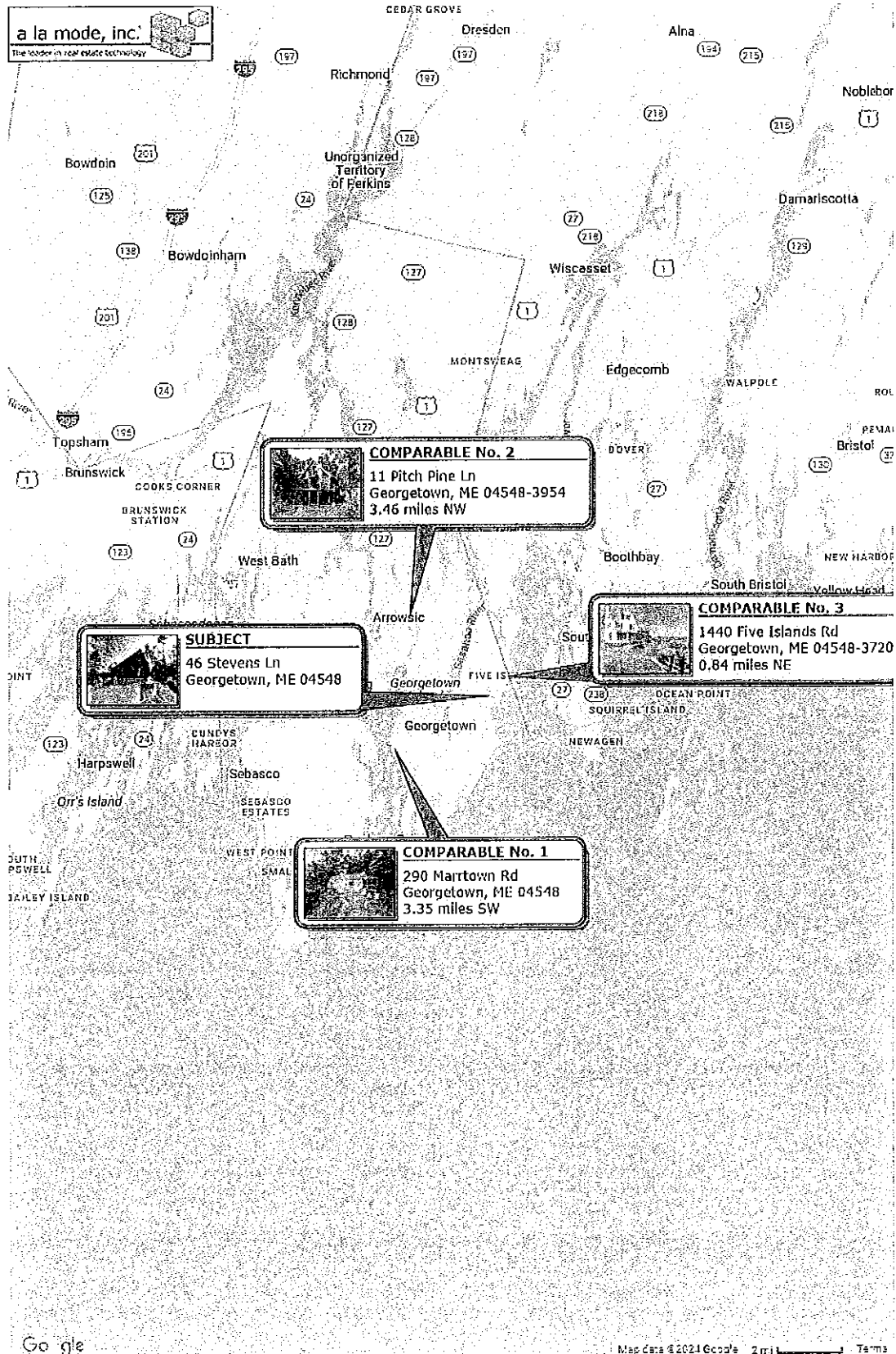


Comparable 3

1440 Five Islands Rd
 Prox. to Subject 0.84 miles NE
 Sales Price 675,000
 Gross Living Area 1,700
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 1.1
 Location Rural / 32' River
 View Sheepscot/Ocean
 Site 0.15 acres
 Quality Average to Good
 Age 136

Location Map

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					



E&O Insurance



LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES

PROFESSIONAL LIABILITY INSURANCE POLICY



ASPEN

DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")

590 Madison Avenue, 7th Floor

New York, NY 10022

877-245-3510

Date Issued	Policy Number	Previous Policy Number
6/23/2023	AAI001691-09	AAI001691-08

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 157823 Named Insured: STRAIGHT LINE APPRAISAL, INC. Jason S. Stokes 188 Boundary Road Standish, ME 04084																																		
2. Policy Period: From: 07/01/2023 To: 07/01/2024 12:01 A.M. Standard Time at the address stated in 1 above.																																		
3. Deductible: \$1000 Each Claim																																		
4. Retroactive Date: 07/01/2005																																		
5. Inception Date: 07/01/2015																																		
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate Subpoena Response: \$5,000 Supplemental Payment Coverage Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage Disciplinary Proceedings: \$7,500 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage																																		
7. Covered Professional Services (as defined in the Policy and/or by Endorsement): <table border="0"> <tr> <td>Real Estate Appraisal and Valuation:</td> <td>Yes ☒</td> <td>No ☐</td> <td></td> </tr> <tr> <td>Residential Property:</td> <td>Yes ☒</td> <td>No ☐</td> <td></td> </tr> <tr> <td>Commercial Property:</td> <td>Yes ☐</td> <td>No ☒</td> <td></td> </tr> <tr> <td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td>Yes ☒</td> <td>No ☐</td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Right of Way Agent and Relocation:</td> <td>Yes ☐</td> <td>No ☒</td> <td></td> </tr> <tr> <td>Machinery and Equipment Valuation:</td> <td>Yes ☐</td> <td>No ☐</td> <td></td> </tr> <tr> <td>Personal Property Appraisal:</td> <td>Yes ☐</td> <td>No ☒</td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Real Estate Sales/Brokerage:</td> <td>Yes ☐</td> <td>No ☒</td> <td>(If "yes", added by endorsement)</td> </tr> </table>			Real Estate Appraisal and Valuation:	Yes ☒	No ☐		Residential Property:	Yes ☒	No ☐		Commercial Property:	Yes ☐	No ☒		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes ☒	No ☐	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes ☐	No ☒		Machinery and Equipment Valuation:	Yes ☐	No ☐		Personal Property Appraisal:	Yes ☐	No ☒	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes ☐	No ☒	(If "yes", added by endorsement)
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State License



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR4553

Be it known that

JASON S. STOKES

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:
CERTIFIED RESIDENTIAL APPRAISER

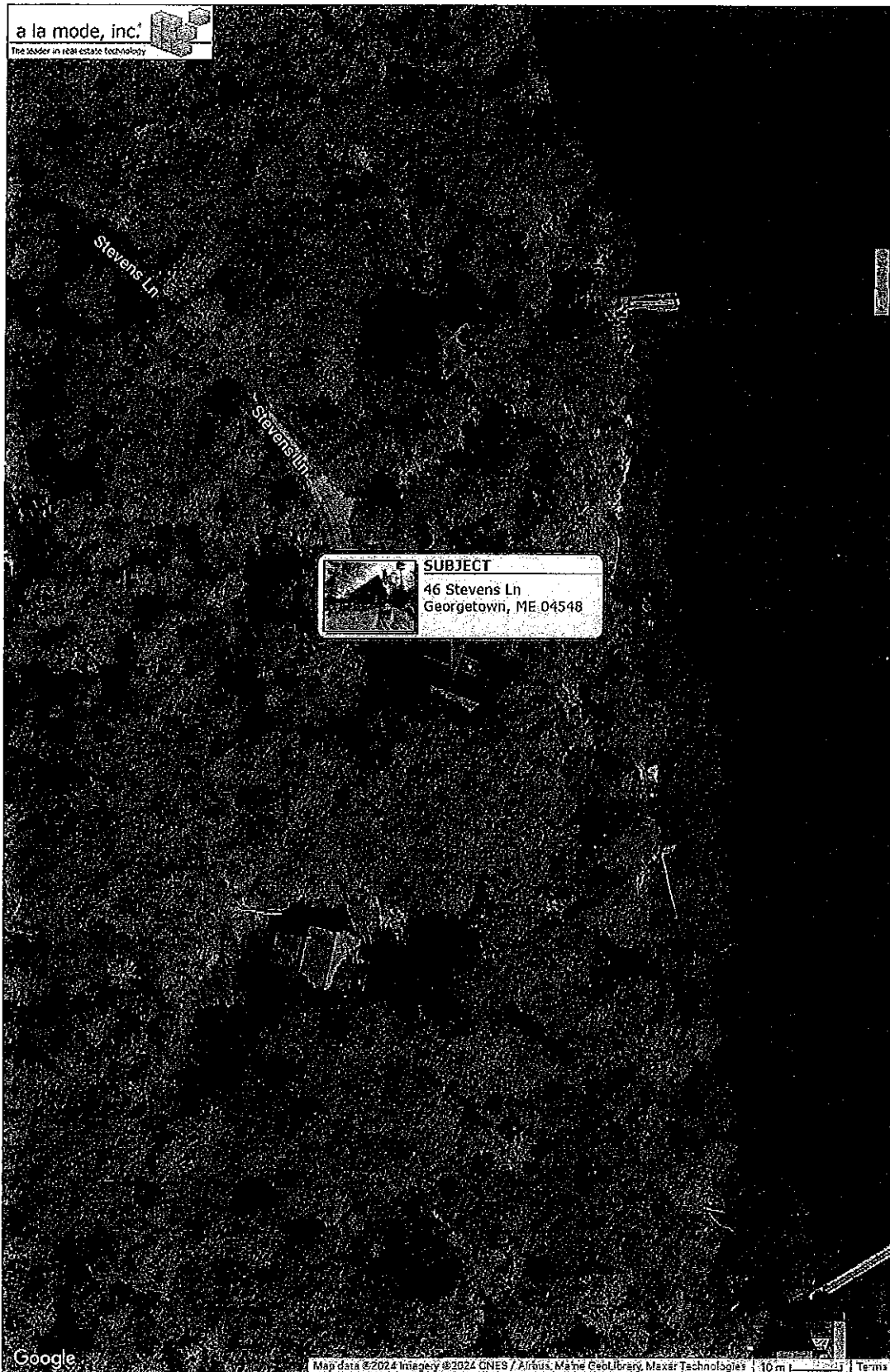
ISSUE DATE
December 27, 2023

Anne L. Head
Commissioner

EXPIRATION DATE
December 31, 2024

Aerial Map

Borrower	N/A					
Property Address	46 Stevens Ln					
City	Georgetown	County	Sagadahoc	State	ME	Zip Code 04548
Lender/Client	Dana Magliozzi					



TO: BOARD OF ASSESSORS
FROM: BILL VAN TUINEN
RE: ABATEMENT APPLICATION OF DANA MAGLIOZZI, MAP 10R LOT 25-A1
DATE: 5/19/2026

THIS ABATEMENT APPLICATION REFERENCES A RECENT DIVORCE APPRAISAL WITH AN APPRAISED VALUE OF \$508,000. THE ASSESSED VALUATION IS \$1,183,300 INDICATING AN ABATEMENT REQUEST OF \$675,300. THE ABATEMENT APPLICATION ALSO STATES THAT THERE IS NO ACCESS TO THIS PROPERTY EXCEPT TO ME.

I HAVE REVIEWED THE APPRAISAL. IT REFERENCES THREE SALES IN GEORGETOWN. ALL THREE HAD VERY SHORT DAYS ON THE MARKET RANGING FROM 7 DAYS TO 18 DAYS. THEY ALL SOLD VERY QUICKLY. ALL 3 HAVE A MINUS \$125,000 ADJUSTMENT FOR ACCESS.

THE ASSESSED BUILDING VALUATION IS \$222,800. ON THE COST APPROACH SECTION OF THE APPRAISAL THE ESTIMATED REPLACEMENT COST OF THE DWELLING IS \$377,914. DEPRECIATION IS ESTIMATED AT \$31,480 TO A BUILDING VALUATION OF \$346,434. SO COMPARED TO THE APPRAISAL THE VALUATION OF THE BUILDINGS IS CONSERVATIVE.

THE ESTIMATED SITE VALUE IN THE COST APPROACH SECTION IS \$100,000 AND THE SITE IMPROVEMENTS AT \$30,000 FOR A TOTAL LAND VALUE OF \$130,000. THE ASSESSED VALUATION OF THE LAND IS \$960,500, INDICATING THAT ANY ABATEMENT ISSUE IS LIKELY LIMITED TO LAND VALUE.

THE SUPPLEMENTAL ADDENDUM INDICATES THE FOLLOWING:

BASED ON ASSESSED VALUES OF SIDE BY SIDE PROPERTIES AND MATCHED PAIRS OF LAND SALES ON WATER LAND SELLS LOTS IN THE SUBJECT AREA SELL FOR \$75,000-\$100,000/ACRE. THE SUBJECTS LAND VALUE IS ONLY TO AN ABUTTER DUE TO THE NON-TRANSFERABLE RIGHT OF WAY GRANTED TO THE HEIRS OF ORESTE & MARIE MAGLIOZZI WHICH LIMITS THE POTENTIAL BUYERS TO THE ABUTTER WHO ARE ALL MAGLIOZZI HEIRS. THE APPRAISER DEDUCTS THAT THAT THE LAND VALUE TO THE ABBUTTERS WOULD BE \$25,000/ACRE DUE TO THE ACCESS RESTRICTIONS OF THE PROPERTY. THE SUBJECT TOTAL SITE VALUE WITHOUT USE RESTRICTIONS IS \$225,000.

NO SIDE BY SIDE MATCHED PAIR LAND SALES ANALYSIS SUPPORTING THESE CONCLUSIONS IS PROVIDED.

IN 2024 A HOUSE AND LAND OF 1.09 ACRES WAS PURCHASED AT 6 PILOT HOUSE LANE ON HARMON'S HARBOR FOR \$1,050,000, THE HOUSE WAS DEMOLISHED IN ORDER TO BUILD A NEW HOUSE. IT CERTAINLY INDICATES A LAND VALUE IN EXCESS OF \$75,000 TO \$100,000 PER ACRE.

ANOTHER SALE OF AN IMPROVED SALE WHERE THE DWELLING WAS TORN DOWN, ESSENTIALLY A LOT SALE, IS 57 COVE WAY. IT IS LOCATED OFF THE NORTH END ROAD IN GEORGETOWN ON ROBINHOOD COVE. IT SOLD WITH A 2,925 SQUARE FOOT, 4

BEDROOM, 3 BATHROOM HOUSE WITH A TWO CAR GARAGE. IT SOLD FOR \$1,175,000 IN MARCH OF 2023. THE HOUSE AND GARAGE HAS BEEN ENTIRELY DEMOLISHED. THE LOT CONTAINS 3.4 ACRES OF LAND WITH APPROXIMATELY 400 FEET OF WATERFRONT. IT ALSO CERTAINLY INDICATED A LAND VALUE IN EXCESS OF \$75,000 TO \$100,000 PER ACRE.

THE DEED TO THE PROPERTY RECORDED AT BOOK 2113 PAGE 103 IS ATTACHED TO THE APPRAISAL. THE RIGHTS OF WAY REFERENCED IN THE DEED ARE CONFUSING TO ME. ONE IS FOR A RIGHT OF WAY IS DESCRIBED AS "FROM THE WESTERLY SIDE OF THE PARCEL CONVEYED ABOVE, TO THE WESTERLY BOUNDARY OF LOT I." A SECOND IS DESCRIBED AS "BETWEEN THE SOUTHEASTERLY CORNER OF THE GRANTOR'S LAND (DESCRIBED AS PLAN LOT I ON A PLAN RECORDED IN PLAN BOOK 18, PAGE 73 OF THE SAGADAHOC REGISTRY OF DEEDS) TO MAINE ROUTE 127..."

A THIRD RIGHT OF WAY IS GRANTED AS A NON-TRANSFERABLE LICENSE DESCRIBED AS "TO USE THE GRANTOR'S EXISTING DRIVEWAY AND RIGHT OF WAY IN COMMON WITH THE GRANTORS AND OTHERS..."

I AM NOT CLEAR ON THE ACCESS ISSUE. CERTAINLY PART OF THE GRANTED RIGHT OF WAY IS PERMANENTLY CONVEYED ALL THE WAY TO ROUTE 127. WHAT IS DESCRIBED AS A LICENSE IS DESCRIBED AS THE GRANTOR'S DRIVEWAY.

COMPLICATING THE ISSUE IS THAT AS DESCRIBED IN THE APPRAISAL ACCESS MIGHT HAVE TO BE OBTAINED FROM THE MAGLIOZZI HEIRS. IT IS QUITE POSSIBLE ONE OF THE HEIRS MAY BE DANA MAGLIOZZI.

I DO NOT FIND THE APPRAISAL CONVINCING AND DO NOT RECOMMEND AN ABATEMENT.