

## Report on the Selectboard Meeting of March 11, 2025

Prepared by Alison Freeman

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

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

*These notes, and the full agenda for the meeting, are available at [SingingBridge.net](http://SingingBridge.net) as a PDF.*

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

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

The Meeting: The meeting was conducted as a Zoom hybrid. Selectboard Members Jon Collins and Aria Ee, and Town Administrator Tyler Washburn were together in the Town Office. Selectboard Member Bronwen Tudor was on Zoom. There were 10 members of the public in attendance in person or on Zoom.

The minutes of the meeting of February 25, 2025 were approved. They will be posted on the Town website.

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

- A backup EMS Agreement with the City of Bath was approved
- DRAFT Solar Ordinance was approved to go to hearing
- DRAFT Board of Appeals Ordinance was approved to go to hearing

### Correspondence:

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

The most interesting items were:

- Department of Marine Resources – Naming of New Supervisor for Nearshore Marine Resources Division – Ben Wahle
- Sagadahoc County – Sheriff's Department – Monthly Incident Report
- Sagadahoc County - Emergency Management – Notice of NIMS Class on 3/18
- Maine Municipal Association – Legislative Bulletin
- MidCoast Council of Governments – Monthly Newsletter
- Maine Lobster Community Alliance – Landings Monthly Newspaper (COPY AT OFFICE)
- Letter from iFence207 re: services offered and next season
- Dialogue with Tedford Housing re: Site Visit on 3/17
  - Municipal Flyer

### Upcoming Events/Dates:

Solid Waste Mgt Com	Thursday, March 13th	7:00pm ZOOM
Financial Advisory Comm	Tuesday, March 18th	1:00pm IN PERSON
Planning Board	Wednesday, March 19th	7:00pm HYBIRD
Select Board	Tuesday, March 25th	6:00pm HYBRID

The next meeting of the Selectboard will be at 6pm on Tuesday, March 25th. The public is welcome to attend in person or on ZOOM. E-mail [gtwnme@hotmail.com](mailto:gtwnme@hotmail.com) for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at:

[https://www.georgetownme.com/?page\\_id=6611](https://www.georgetownme.com/?page_id=6611)

Prepared and distributed by Alison Freeman

# SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, March 11, 2025 at 6:00 pm

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

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

\*indicates copy provided to Select Board

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

**Call to order:**

**Public comment:**

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

**Scheduled appointments:**

- 6:05pm – Public Hearing on Proposed Fee Schedule revisions regarding Subdivisions (for action please see New Business)\*

**Minutes:**

- Minutes of February 25<sup>th</sup> Meeting for review and approval\***\***

**Review:**

- TBD

**Assessing items:**

- Abatement Requests Garrett Finney on behalf of Graham and Katharine Finney (04R-027-1:2) **\***
- Certified Ratio Declaration Letter\*

**Correspondence:**

- Department of Marine Resources – Naming of New Supervisor for Nearshore Marine Resources Division – Ben Wahle\*
- Sagadahoc County – Sheriff’s Department – Monthly Incident Report\*
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- Letter from iFence207 re: services offered and next season\*
- Dialogue with Tedford Housing re: Site Visit on 3/17\*
  - Municipal Flyer

**Continuing Items:**

Receipts for pumping:

Maine Waste Discharge License *renewal* / transfer applications:

Maine Waste Discharge License *approvals*:

- Transfer from Mary Ann Taylor (08R-010)
- Karl Bacon (11R-025)
- Philippa Dexter (01U-044)

PBR / NRPA :

**Committee Updates:**

Minutes:

Membership:

Board Member / Committee Updates:

- Mr. Collins:
- Ms. Tudor:
- Ms. Eee

**Town Administrator Update**

**Fire Chief Update**

**Old Business:**

- Consideration of backup EMS Agreement with City of Bath\*★

**New Business:**

- Any appropriate action re: Fee Schedule Public Hearing on proposed Subdivision Fees★
- Ordinance Changes:
  - Solar Ordinance (to Legal or to Hearing?) \*★
  - Board of Appeals Ordinance (to Legal or to Hearing?) \*★

**Items For Signature:**

- *After determination made*, Abatement Applications for Finney (04R-027-1:2)
- *If approved*, EMS Agreement with City of Bath

**Public comment:**

**Executive Session:**

**Adjournment:**

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**UPCOMING MEETINGS/ EVENTS:**

Shellfish Committee	Thursday, March 6 <sup>th</sup>	4:30pm IN PERSON
Conservation Comm. Event	Thursday, March 6 <sup>th</sup>	7:00pm ZOOM
Conservation Commission	Monday, March 10 <sup>th</sup>	6:00pm ZOOM
TOPMB (rescheduled)	Tuesday, March 11 <sup>th</sup>	4:00pm HYBRID
Select Board	Tuesday, March 11 <sup>th</sup>	6:00pm HYBRID
Solid Waste Management Com	Thursday, March 13 <sup>th</sup>	7:00pm ZOOM
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**NOMINATION PAPERS FOR THE 2025 MUNICIPAL ELECTION WILL BE AVAILABLE  
STARTING MARCH 3<sup>RD</sup>**

**THE FOLLOWING OFFICES WILL BE UP FOR ELECTION:**

- CEMETERY DISTRICT TRUSTEE (3-year term)
- ROAD COMMISSIONER (3-year term)
- SCHOOL COMMITTEE (3-year term)
- SELECT BOARD (3-year term)
- TAX COLLECTOR (1-year term)
- TOWN CLERK (1-year term)
- TOWN OWNED PROPERTY MANAGEMENT BOARD (3-year term)

PLEASE SEE THE TOWN CLERK DURING OFFICE HOURS IF YOU ARE INTERESTED IN  
TAKING OUT PAPERS. MUST BE RETURNED BY APRIL 10<sup>TH</sup> WITH A MINIMUM OF 25  
GEORGETOWN VOTER SIGNATURES.



Our Town Report Committee is seeking submissions for the cover of this year's Town Report!

To be considered, please submit a graphic (picture, painting, drawing, etc.) to the Town Office by April 7.

For more information, call Town Office or email the Town Administrator at:  
[gtwnme@hotmail.com](mailto:gtwnme@hotmail.com)



## Georgetown recreation de...



18h · 🌐

Join us for Yoga Sundays in March!!

March 2nd - 2pm with Susan

March 9th - 1pm with Andrea

March 16th - 2pm with Susan

Always in the school gym + free to residents 🎉 BYO equipment!

Please join the Rec Committee for the annual

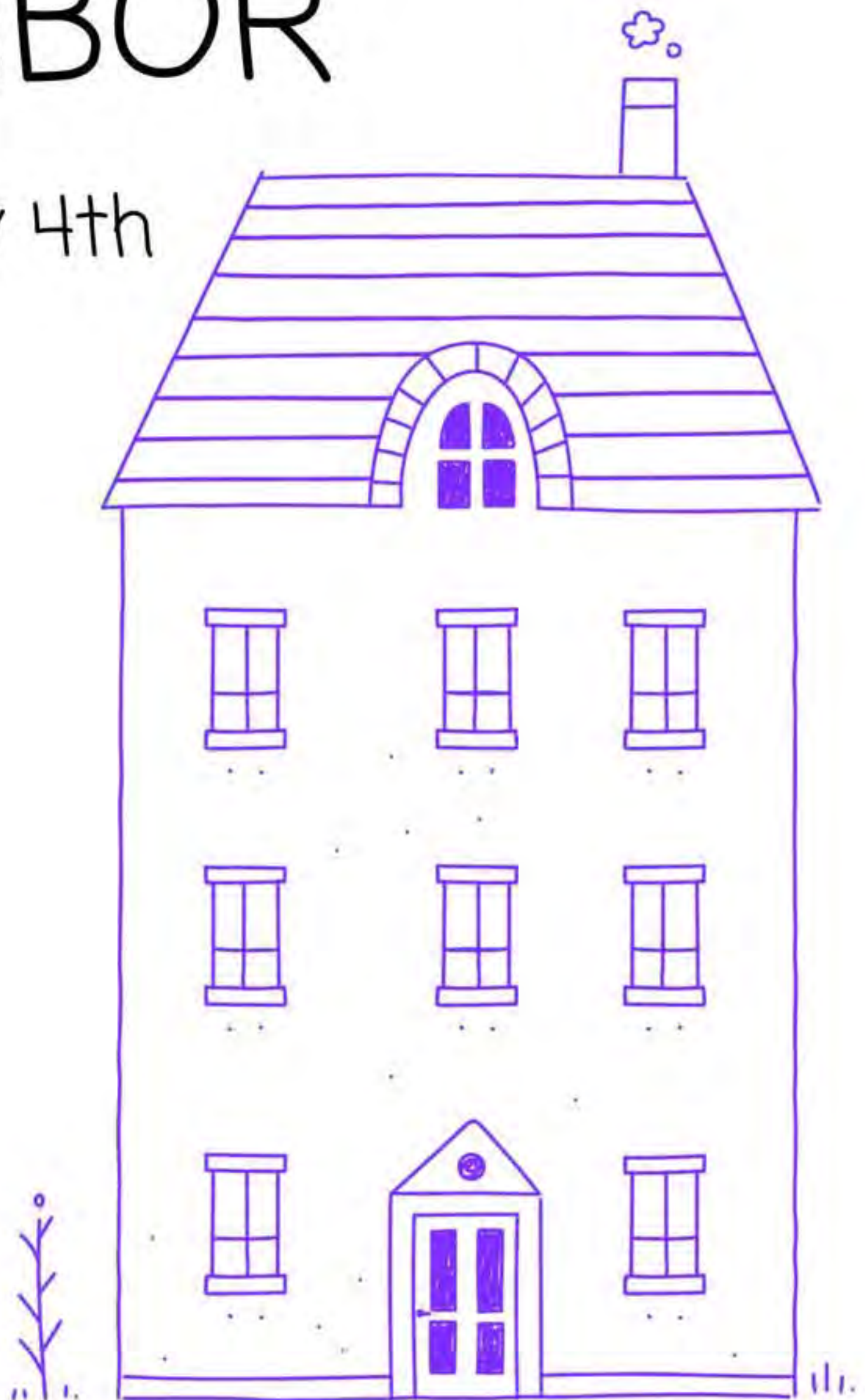


# GET TO KNOW YOUR NEIGHBOR

Sunday May 4th

12 - 2pm  
at the GCC

Includes lunch & the  
citizen of the year  
award ceremony



# WE'LL FIX YOUR STUFF FOR FREE!

**Come to the Repair Cafe, where our expert volunteers can fix your everyday items and keep them out of the landfill. They'll even show you how to do it yourself! We can help with:**

- **Electronics & computers**
- **Clothing & leather goods**
- **Small appliances & lamps**
- **Wooden furniture**
- **Knife Sharpening**
- **3D-printed repairs**

## **Repair Cafe Events Scheduled Monthly at These Locations:**

Jan. 11, 2025, 10:00am-12:30pm at Patten Free Library, Bath

Feb. 15, 2025, 10:00am-12:30pm at Habitat Restore, Bath

Mar. 22, 2025, 10:00am-12:30pm at Curtis Memorial Library, Brunswick





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**Town Administrator Update**

**Fire Chief Update**

**Old Business:**

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- Ordinance Changes:
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# TOWN OF GEORGETOWN OFFICIAL FEE SCHEDULE

PO Box 436 50 Bay Point Road  
Georgetown, Maine 04548

**BY ORDER OF THE SELECT BOARD THE FOLLOWING SCHEDULE OF FEES WAS  
AMENDED AT THEIR FEBRUARY 11, 2025, MEETING.**

**THE FOLLOWING (HIGHLIGHTED) PROPOSED REVISIONS COME AT THE REQUEST OF  
THE PLANNING BOARD AND SHALL HAVE A PUBLIC HEARING ON MARCH 11,  
2025. ACTION IS LIKELY TO FOLLOW SAID HEARING.**

## **BUILDING, CODES, AND PLANNING**

- Application Fees
  - New Principal Structures
    - RESIDENTIAL– Minimum of **\$200, \$0.40** per square foot.
    - COMMERCIAL - Minimum of **\$800, \$0.80** per square foot.
  - New Accessory Structures
    - RESIDENTIAL - Minimum of **\$100, \$0.40** per square foot.
    - COMMERCIAL – Minimum of **\$300, \$0.80** per square foot.
  - Additions to Existing Structures
    - RESIDENTIAL - Minimum of **\$100, \$0.40** per square foot.
    - COMMERCIAL – Minimum of **\$300, \$0.80** per square foot.
  - New or improved piers, docks, and all other applications
    - NON-COMMERICAL - Minimum of **\$100, \$0.40 per** square foot.
    - COMMERCIAL – Minimum of **\$300, \$0.80** per square foot.
  - Demolition of an existing structure - **\$100**
  - Signs - **\$50**
  - New or improved campgrounds –
    - Tier 1 (1-25 sites) – **\$250**
    - Tier 2 (1-50 sites) – **\$500**
    - Tier 3 (1-75 sites) – **\$750**
    - Tier 4 (1-100 sites) – **\$1000**



# TOWN OF GEORGETOWN OFFICIAL FEE SCHEDULE

PO Box 436 50 Bay Point Road  
Georgetown, Maine 04548

- Construction in Flood Plain
  - Minor development - **\$100**
  - New Construction / Substantial Improvements - **\$200**
- Subdivision Application Fees
  - **New Subdivision - \$100 per lot, \$500 Minimum**
  - **Combination / Splitting of Lots in Existing Subdivision - \$100 per lot**
- Wireless Communications Tower Application Fees
  - **\$500 per application**

## CANNABIS LICENSES

- Application Fee - **\$250**
- Annual License Fees
  - Cultivation
    - Nursery - **\$150**
    - Tier 1- **\$250**
    - Tier 2 - **\$750**
    - Tier 3 - **\$2,000**
    - Tier 4 - **\$4,000**
  - Manufacturing
    - Utilizing substances **not** categorized under Maine law as "inherently hazardous" - **\$250**
    - Utilizing substances categorized under Maine law as "inherently hazardous" - **\$750**
  - Testing - **\$500**

## SHELLFISH

- Shellfish License
  - Commercial
    - Resident Commercial - **\$200**
    - Resident Student Commercial - **\$100**
    - Non-Resident Commercial - **\$400**
    - Non-Resident Student Commercial - **\$200**



# TOWN OF GEORGETOWN OFFICIAL FEE SCHEDULE

PO Box 436 50 Bay Point Road  
Georgetown, Maine 04548

- Recreational
  - Resident Recreational - **\$20**
  - Resident Recreational – Over 65 Years Old – **WAIVED PER ORDINANCE**
  - Resident Recreation – Under 12 Years Old – **WAIVED PER ORDINANCE**
  - Non-Resident Recreational - **\$40**
  - Non-Resident Off Premise 7-Day Recreational - **\$35**

## MOORINGS

- Initial Application - **\$100**
- Annual Fees –
  - Resident - **\$25**
  - Non-Resident - **\$60**
  - Rental Moorings – **\$60**

## TOWN-OWNED PROPERTY

- Fees for use of Town Wharf
  - Resident Commercial User Fee - **\$250**
    - For those under 18 years of age - **\$50**
    - For those over 65 years of age - **EXEMPT**
  - Non-Resident Commercial User Fee - **\$300**
    - Corrective Action after 1<sup>st</sup> Citation - **\$100**
    - Corrective Action after 2<sup>nd</sup> Citation - **\$250**
  - Use of Hoist on Wharf - \$50 per use
  - Late Fee - **\$100 additional**
    - **After October 1, an additional \$50 per month**
  - Commercial Float Skiff Tie Up
    - **\$125 per year**
  - Recreational Float Skiff Tie Up
    - **\$125 per year (April to mid-October)**
- Fees for Skiff's left at Todd's Landing
  - **\$25 per skiff**



# TOWN OF GEORGETOWN *OFFICIAL FEE SCHEDULE*

PO Box 436 50 Bay Point Road  
Georgetown, Maine 04548

- Special Use Fee
  - Licensed Fishermen and Harvesters - **\$300**
  - Licensed Tour or Charter - **\$500**
  - Land Based Discharge - **\$750**
- Exceeding Maximum Tonnage - **\$500**

## TOWN OFFICE

- FOAA Requests – **\$25.00 per hour**, past initial 2 hours, as allowed by Maine Statute.
- Photocopies – **\$0.50 / per page**
- Notary – **\$5.00 per document**
- Returned Check Fee – **\$25.00 per occurrence**

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**Re: Subdivision application fee**

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**From** Robert Trabona <conotu@hotmail.com>

**Date** Wed 2/26/2025 11:52 AM

**To** Town of Georgetown <townofgeorgetownme@gmail.com>; Jon Collins <jonathancollins2020@gmail.com>; Bronwen Tudor <pbt3413@gmail.com>; Aria Eee <aria.eee@gmail.com>

**Cc** Bob Arledge <bob@arledge.us>; Terry Taylor <terry@tdtsit.com>; Tyler Washburn <gtwnme@hotmail.com>; CEO Mike Field <georgetownceo@gmail.com>; Lisa Bowen <lisasabatinebowen@yahoo.com>; Pam Gunnell <pamgunnell@sbcglobal.net>; Phil Mason <philmas@gmail.com>

Good morning,

There is a bit of confusion about the subdivision application fees. Prior to last year, the subdivision application fee was \$100 period. It did not make any difference if it was for a new subdivision or a change to an existing subdivision. The existing fee schedule also does not make a distinction between a new or an existing subdivision. The question is, should an applicant who wants to split an existing subdivision lot or join two existing subdivision lots into one lot be required to pay the \$500 minimum fee? Or should they just pay the \$100 per lot fee? The \$500 fee seems a bit heavy if you are only splitting a lot or joining a lot.

This discussion came up recently when an individual wanted to split a subdivision lot. Since it was a pre-application meeting, there was no fee associated with the meeting and the PB decided to consult with the Sel Bd and ask for additional information. The PB believes that the \$100 fee for splitting a lot or combining two lots into one would be more appropriate.

Respectfully,

Bob Trabona  
PB Chair

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**From:** Town of Georgetown <townofgeorgetownme@gmail.com>

**Sent:** Wednesday, February 26, 2025 10:41

**To:** Jon Collins <jonathancollins2020@gmail.com>; Bronwen Tudor <pbt3413@gmail.com>; Aria Eee <aria.eee@gmail.com>

**Cc:** Tyler Washburn <gtwnme@hotmail.com>; Robert Trabona <conotu@hotmail.com>

**Subject:** Subdivision application fee

Good morning

I wanted to let you know that the subdivision application fee at \$500 is on the master fee schedule adopted July 23 2024 and amended February 11 2025.

I thought as much last night but did not want to speak out of turn so checked it this morning.  
There is no need for a public hearing or new adoption at this point :)

m





STATE OF MAINE  
 MAINE REVENUE SERVICES  
 PO BOX 1064  
 AUGUSTA ME 04332-1064

Letter ID: L0002552108  
 Letter Date: March 04, 2025  
 TAXPAYER ASSISTANCE: (207) 624-5600  
 V/TTY 7-1-1

Municipal Valuation Return  
 Account ID: 1163-4047  
 Period Start: April 01, 2025  
 Period End: March 31, 2026

GEORGETOWN TOWN OF  
 DBA GEORGETOWN  
 PO BOX 436  
 GEORGETOWN ME 04548-0436

## CERTIFIED RATIO DECLARATION FORM

Municipality: GEORGETOWN County: SAGADAHOC Tax Year: 2025 Due Date: June 02, 2025

Under Maine law, municipal assessors must annually certify to Maine Revenue Services (MRS) the ratio of assessed value to just value in their municipality. This certified ratio must be used by the assessors to adjust the value of certain exemptions in the municipality, including the homestead exemption. As part of the process for determining municipal reimbursement for the homestead exemption, assessors must declare their certified ratio to MRS by June 2 each year. Please review the below options for declaring the certified ratio. MRS will accept the ratio declared by an assessor if it is within 10% of the developed parcel ratio determined by MRS for the municipality as part of the most recently completed state valuation. If the ratio declared by the assessor differs by more than 10% from the developed parcel ratio, the assessor must provide evidence showing the ratio declared is more accurate for one of the reasons under Option #2 on page 2.

Option #1: The municipality declares the developed parcel ratio of 53%, determined by MRS as part of the 2025 state valuation, as the certified ratio for 2025.

Option #2: The municipality declares a current year certified ratio that differs from the developed parcel ratio in Option #1.

If this ratio is not between 48% and 58%, select a reason and attach supporting evidence. If insufficient proof is included with this form, MRS will only accept use of the developed parcel ratio in Option #1 and will adjust reimbursements received by the municipality accordingly.

Visit the Maine Tax Portal at [revenue.maine.gov](http://revenue.maine.gov) to file your Certified Ratio Declaration online. If you cannot file electronically, complete page 2 and mail to the following address:

Maine Revenue Services  
 Property Tax Division  
 PO BOX 1064  
 AUGUSTA ME 04332-1064

Phone: (207) 624-5600  
 Fax: (207) 287-6396  
 Email: [prop.tax@maine.gov](mailto:prop.tax@maine.gov)

Go Paperless - Visit the Maine Tax Portal at [revenue.maine.gov](http://revenue.maine.gov) to file and pay today.



Municipality: GEORGETOW  
Due: June 02, 2025



\*2388010\*

Letter ID: L0002552108

**SECTION A: 2025 RATIO DECLARATION**

- Option #1: The municipality declares the developed parcel ratio as determined by MRS as part of the 2025 state valuation as the certified ratio for 2025. 53 %
- Option #2: The municipality declares a current year certified ratio that differs from the developed parcel ratio in Option #1. Enter the chosen certified ratio. \_\_\_\_\_ %

If the municipality declares a current year certified ratio outside of 48% and 58%, check the appropriate box below and provide supporting documentation.

- A total revaluation will be implemented this year.
- A partial revaluation or market-based adjustment will be implemented this year.
- A total revaluation, partial revaluation or market based adjustment was implemented last year.
- More current sales information is available which justifies a higher ratio.
- Other (explain): \_\_\_\_\_

**SECTION B: 2025 HOMESTEAD PROPERTY TAX EXEMPTION INFORMATION**

Total number of actual or estimated homestead exemptions granted: \_\_\_\_\_

Total value of 2025 homestead exemptions, adjusted by the certified ratio declared in Section A: \_\_\_\_\_ .00

2025 property tax rate. Note: If commitment is not final for 2025, use the 2024 tax rate or an estimated rate: 00. \_\_\_\_\_

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

*If more than three assessors, attach a sheet with a copy of the above declaration and additional signatures*

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ABATEMENT REQUEST #17**

.....  
GARRETT FINNEY on behalf of GRAHAM FINNEY

210 BEAVER VALLEY ROAD

LAND: 1,354,600    BLDGS: 357,000

REQUESTED REDUCTION:    840,600 (LAND)

REQUESTED INCREASE:    430,000 (BLDGS)  
.....

**Summary:** The Finney’s believe that their property, as currently assessed, “does not match current market listing or recent sales in the area.” Further, “I cannot through my comps, justify anything close to its market potential per a broker” they are working with, or per “Zillow, Trulia, etc.” The Finney’s also identify several errors in the building record.

**NOTE:** The Finney abatement cites several lots, some of which we will use in our comparison for likeness.

**Here is a breakdown in land assessment for 04R-027-1:**

- 2.9 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)
- 1 Site Improvement (22,000)

**Building Details Worth Noting:**

- One Story (Homeowner says 2 stories)
- 4 Bedrooms
- 3 Bathrooms
- 19,302 reduction for basement.
- 77% factor for physicality of building, reflecting 35 year age.
- Finney notes that there is no fireplace, but in fact a woodstove.
- Finney also notes several errors in the outbuildings.

**Georgetown Properties cited in Finney Application as Assessed by Town:**

**11R-045-B (No Street Address, Cove Road off North End Road)**

1.00 Acre Homesite (429,000 per acre, Robinhood Neighborhood)

1.02 Acres-Rear Land 1 (4,950 per acre, Robinhood Neighborhood)

No site improvement (no buildings, just land)

**TOTAL VALUATION – 781,300**

***I would contend this property is comparably assessed.***

**10U-012 (6 Pilothouse Lane)**

**Land**

1 Acre Homesite (660,000 per acre, Harmon's Harbor Neighborhood)

0.19 Acre Rear Land 1 (8,800 per acre)

Site Improvement (22,000)

1 View Factor (22,000)

**Building**

216,800 (1980 Build)

**TOTAL VALUATION – 1,465,600**

***I would contend that these are not comparable properties.***

**01R-025 (73 Beal Road)**

**Land**

2.00 Acre Homesite (429,000 per acre, Knubble Neighborhood)

*Not Factored*

5.00 Acres-Rear Land 1 (6,710 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

10.00 Acres-Rear Land 2 (3,300 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

16.00 Acres-Rear Land 3 (660 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

1 Site Improvement (22,000)

3.00 Acre Homesite (429,000 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

**Building**

160,300 (1977 build)

**TOTAL VALUATION: 1,603,600**

*These properties are not comparable given that the lot is yet to be split and is in Open Space. Just because it's on the market doesn't mean the deed work has been done yet.*

**The Town Administrator reviewed these additional comparable properties in Georgetown:**

**04R-026-A (199 Beaver Valley Road)**

**Land**

- 1.00 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)
- 1.80 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- 16.00 Acres-Wasteland (110 per acre, Back River 1 Neighborhood)

**Building totals – 435,500**

**Parcel Total – 1,285,600**

**04R-026-B (195 Beaver Valley Road)**

**Land**

- 2.00 Acres Homesite (429,000 per acre, Back River 1 Neighborhood)
- 2.00 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- 4.00 Acres-Rear Land 2 (2,640 per acre, Back River 1 Neighborhood)
- 3.20 Acres-Wasteland (110 per acre, Back River 1 Neighborhood)
- 1 Site Improvement (22,000)

**Building totals – 375,700**

**04R-028 (200 Williams Road)**

**Land**

- 2.00 Acres Homesite (429,000 per acre, Back River 1 Neighborhood)
- 1.02 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- 2 Site Improvements (22,000)

**Buildings**

Card 1 - Total at 430,500 (1980 Build)

Card 2 – Total at 100,900 (2017 Build)

**04R-028-B (No Street Address)**

2 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)

2 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)

No site improvement (only land)

**04R-012 (No Street Address)**

2.13 Acres Homesite (429,000 per acre, Robinhood Neighborhood)

NOTE – This is a factored lot due to Open Space.

No Site Improvement

**Findings –** In terms of the land valuations, I believe the assessment of this lot is consistent with comparable lots. I therefore recommend a denial of the land valuation. I recommend denying the abatement for the increased overall building value but flagging this parcel for review in the ensuing year’s pickup work.

**ABATEMENT REQUEST #18**

.....  
GARRETT FINNEY on behalf of GRAHAM FINNEY

210 BEAVER VALLEY ROAD

LAND: 986,300    BLDGS: 24,300

REQUESTED REDUCTION:    486,300 (LAND)

REQUESTED INCREASE:    9,300 (BLDGS))  
.....

**Summary:** The Finney’s contend that “the property as currently assessed [does] not match current market conditions for listings or recent sales in the area.” Further, the “proposed amounts are based primarily on sales comps but include some preliminary scouring of Georgetown’s property taxes on other properties.” The Finney’s further cite that there is no access as present to said lot.

**Here is a breakdown in land assessment for 04R-027-2:**

- 1.60 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)
- 1.00 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)

**Building Details Worth Noting:**

- Only outbuildings – Pier, Ramp, and Float – depreciated for physicality (placed 2005)

**Georgetown Properties cited in Finney Application as Assessed by Town:**

**11R-045-B (No Street Address (Cove Road off of North End Road)**

1.00 Acre Homesite (429,000 per acre, Robinhood Neighborhood)

1.02 Acres-Rear Land 1 (4,950 per acre, Robinhood Neighborhood)

No site improvement (no buildings, just land)

**TOTAL VALUATION – 781,300**

***I would contend this property is comparably assessed.***

**01R-025 (73 Beal Road)**

**Land**

2.00 Acre Homesite (429,000 per acre, Knubble Neighborhood)

*Not Factored*

5.00 Acres-Rear Land 1 (6,710 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

10.00 Acres-Rear Land 2 (3,300 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

16.00 Acres-Rear Land 3 (660 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

1 Site Improvement (22,000)

3.00 Acre Homesite (429,000 per acre, Knubble Neighborhood)

*Factored at 80% - Open Space*

**Building**

160,300 (1977 build)

***These properties are not comparable given that the lot is yet to be split. Just because it's on the market doesn't mean the deed work has been done yet.***

**The Town Administrator reviewed these additional comparable properties in Georgetown:**

**04R-026-A (199 Beaver Valley Road)**

**Land**

1.00 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)

1.80 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)

16.00 Acres-Wasteland (110 per acre, Back River 1 Neighborhood)

**Building totals – 435,500**

**Parcel Total – 1,285,600**

**04R-026-B (195 Beaver Valley Road)**



**Land**

- 2.00 Acres Homesite (429,000 per acre, Back River 1 Neighborhood)
- 2.00 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- 4.00 Acres-Rear Land 2 (2,640 per acre, Back River 1 Neighborhood)
- 3.20 Acres-Wasteland (110 per acre, Back River 1 Neighborhood)
- 1 Site Improvement (22,000)

**Building totals – 375,700**

**04R-028 (200 Williams Road)**

**Land**

- 2.00 Acres Homesite (429,000 per acre, Back River 1 Neighborhood)
- 1.02 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- 2 Site Improvements (22,000)

**Buildings**

- Card 1 - Total at 430,500 (1980 Build)
- Card 2 – Total at 100,900 (2017 Build)

**04R-028-B (No Street Address)**

- 2 Acre Homesite (429,000 per acre, Back River 1 Neighborhood)
- 2 Acres-Rear Land 1 (5,280 per acre, Back River 1 Neighborhood)
- No site improvement (only land)

**04R-012 (No Street Address)**

- 2.13 Acres Homesite (429,000 per acre, Robinhood Neighborhood)

NOTE – This is a factored lot due to Open Space.

No Site Improvement

**Recommendation:** In comparing this property to similar properties in Town, I would contend that this property is fairly and accurately assessed, and the abatement should therefore be denied. I would also contend that the access claim does not apply given that

this lot is adjacent to another lot owned by the Finneys. The values of the Pier, Ramp, and Float are comparable as well with other like properties.



Georgetown  
 Name: FINNEY, GRAHAM S  
 FINNEY, KATHARINE B  
 Account: 623 Card: 1 of 1

**Valuation Report**

*OUVD*

03/03/2025  
 Page 1  
 04R-027-1  
 210 BEAVER VALLEY ROAD

Neighborhood 4 Back River 1

Zoning/Use SL  
 Topography Rolling  
 Utilities Site Improve Site Improve  
 Street Gravel

Reference 1 B0729P0223  
 Reference 2

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 30

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	429,000	1,315,009	100%		1,315,009
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 2.90			467,106.55 Per Acre	Land Total		1,354,609

Dwelling Description				Replacement Cost New		
Conventional	One Story	952 Sqft	Grade B 100	Base		223,248
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-19,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% HW	Cooling	0% None	Heat		7,238
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		30,413
Attic	None			Attic		0
FirePlaces	1			Fireplace		12,672
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built 1990	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Typical			254,269
Functional Obsolescence None	Economic Obsolescence None	Phys. % 77%	Func. % 100%	Econ. % 100%	Value(Rcnld)			195,787

Outbuildings/Additions/Improvements				Percent Good						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1S AD/GAR.....	1990	240	B 100	42.578	Ava.	77%	100%	100%	32.785	
TWO STORY FRAME	1990	240	B 100	48.356	Ava.	77%	100%	100%	37.234	
TWO STORY FRAME	1990	480	B 100	96.713	Ava.	77%	100%	100%	74.469	
Open Frame Porch	1990	310	B 100	15.967	Ava.	77%	100%	100%	12.295	
Wood Deck	1990	224	C 100	2.661	Ava.	78%	100%	100%	2.076	
Open Frame Porch	1990	56	B 100	3.093	Ava.	77%	100%	100%	2.382	
2,632 SFLA		129.28 = \$/SFLA (4)			Outbuilding Total				161,241	

**Acpt Land** 1,354,600 **Accepted Bldg** 357,000 **Total** 1,711,600

# Finney Notes

Morgetown  
 Name: FINNEY, GRAHAM S  
 FINNEY, KATHARINE B  
 Account: 623 Card: 1 of 1  
 Map/Lot: 210 BEAVER VALLEY ROAD  
 Valuation Report  
 02/11/2025  
 Page 1  
 Reference 1 B0729P0223  
 Reference 2

Neighborhood 4 Back River 1  
 Zoning/Use SL  
 Topography Rolling  
 Utilities Site Improve Site Improve  
 Street Gravel

Reference 1 B0729P0223  
 Reference 2

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 30

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
2.90	→	Acres-Homesite (Fract) → X →	429,000	1,315,009	100% = 1244100	1,315,009
1.00	#	-SITE IMPROVEMENT	22,000.00	39,600	100% = 22,000	39,600
Total Acres 2.90		467,106.55 Per Acre		Land Total	1266000	1,354,609

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One Story 2 story CLAPBOARD 1 OTHER Units-0	952 Sqft ✓ Masonry Trim Roof Cover	Grade B 100 None Other	Base Trim Roof		223,248 0 0 0
Foundation	Concrete	Basement	None	Basement		-19,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating Rooms	100% HW 9	Cooling	0% None	Heat		7,238
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		30,413
Attic	None			Attic		0
FirePlaces	1			Fireplace		12,672
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built 1990	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical		254,269
Functional Obsolescence None	Economic Obsolescence None	Phys. % 77%	Func. % 100%	Econ. % 100%			Value(Rcnld) 195,787

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1990	240	B 100	42.578	Ava.	77%	100%	100%	32.785
TWO STORY FRAME	1990	240	B 100	48.356	Ava.	77%	100%	100%	37.234
TWO STORY FRAME	1990	480	B 100	96.713	Ava.	77%	100%	100%	74.469
Open Frame Porch	1990	310	B 100	15.967	Ava.	77%	100%	100%	12.295
Wood Deck	1990	224	C 100	2.661	Ava.	78%	100%	100%	2.076
Open Frame Porch	1990	56	B 100	3.093	Ava.	77%	100%	100%	2.382
2,632 SFLA		129.28 = \$/SFLA (4)							
Outbuilding Total								161,241	

Accept Land 1,354,600 Accepted Bldg 357,000 Total 1,711,600

THIS TOTAL IS +/- CORRECT BUT HOW IT WAS ASSEMBLED IS INCORRECT.

THESE ARE 'OUTBUILDING' - NOT HEATED NOT INSULATED (EXPOSED STUD WALLS)

THESE ARE NOT HEATED AND HEATED

Georgetown  
 Name: FINNEY, GRAHAM S  
 FINNEY, KATHARINE B  
 Account: 624 Card: 1 of 1

**Valuation Report**

03/06/2025  
 Page 1  
 04R-027-2

Map/Lot:  
 Location:

Neighborhood 4 Back River 1

Zoning/Use SL  
 Topography Rolling  
 Utilities NoWater/NoSewer  
 Street Gravel

Reference 1 B0729P0223  
 Reference 2

SV SALE YEAR 4 UNUSED 0  
 Exemption(s) Land Schedule 30

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	429,000	976,764	100%		976,764
1.00	Acres-Rear Land 1	5,280.00	9,504	100%		9,504
Total Acres 2.60		379,333.85 Per Acre	Land Total			986,268

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Rcnld
PIER	2005	102	B 100	12.874	Ava.	87%	100%	100%	11.200
RAMP .....	2005	72	B 100	9.631	Ava.	87%	100%	100%	8.379
FLOAT.....	2005	112	B 100	5.374	Ava.	87%	100%	100%	4.675
						Outbuilding Total			24,254
<b>Acpt Land</b>		986,300	<b>Accepted Bldg</b>		24,300	<b>Total</b>		1,010,600	

Georgetown  
 Name: FELIX, MARSHALL P  
 MILLER, GWENN A

**Valuation Report**

03/06/2025

Page 1

Account: 1498 Card: 1 of 1

Map/Lot:  
 Location:

04R-026-A  
 199 BEAVER VALLEY ROAD

Neighborhood 4 Back River 1

**Sale Data**

Zoning/Use SL  
 Topography Rolling  
 Utilities Site ImproveSite Improve  
 Street Gravel

Sale Date 10/26/2009  
 Sale Price 140,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1 B2105P0219  
 Reference 2

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 30

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	429,000	772,200	100%		772,200
1.80	Acres-Rear Land 1	5,280.00	17,107	100%		17,107
16.00	Acres-Wasteland	110.00	3,168	100%		3,168
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 18.80		44,259.31 Per Acre	Land Total			832,075

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	798 Sqft	Grade B 100	Base	315,847
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-23,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	7,685
Rooms	6	HEARTH	ONE HEARTH	HEARTH	2,028
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	10,138
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	312,440
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	290,569

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	184	B 100	2.798	Ava.	93%	100%	100%	2.602
Encl Frame Porch	2018	352	B 100	40.398	Ava.	93%	100%	100%	37.570
Canonv	2018	60	B 100	760	Ava.	93%	100%	100%	707
Wood Deck	2018	128	B 100	1.946	Ava.	93%	100%	100%	1.810
1S AD/GAR.....	2018	638	B 110	124.504	Ava.	94%	100%	100%	117.034
Wood Deck	2018	207	B 100	3.148	Ava.	93%	100%	100%	2.928
Canonv	2018	24	B 100	305	Ava.	93%	100%	100%	284
2,234 SFLA		182.45 = \$/SFLA (4)							
Outbuilding Total									162,935

**Acpt Land**

832,100

**Accepted Bldg**

453,500

**Total**

1,285,600

Account: 151 Card: 1 of 1

Map/Lot: 04R-026-B  
Location: 195 BEAVER VALLEY ROAD

Neighborhood 4 Back River 1

Zoning/Use SL REV 2014  
Topography Rolling  
Utilities Site ImproveSite Improve  
Street Gravel

**Sale Data**  
Sale Date 12/01/2002  
Sale Price 497,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1 B2105P0219  
Reference 2

SV SALE YEAR 0 UNUSED 0  
Exemption(s) Land Schedule 30

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	429,000	1,092,056	85%	Topography	928,247
2.00	Acres-Rear Land 1	5,280.00	19,008	100%		19,008
4.00	Acres-Rear Land 2	2,640.00	19,008	100%		19,008
3.20	Acres-Wasteland	110.00	634	100%		634
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 11.20		89,865.80 Per Acre	Land Total			1,006,497

Dwelling Description				Replacement Cost New		
Conventional	Two Story	701 Sqft	Grade B 100	Base		294,213
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% HW	Cooling	0% None	Heat		10,660
Rooms	6	HEARTH	ONE HEARTH	HEARTH		2,028
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		15,206
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		322,107
1997	0	GOOD	GOOD	Average			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	81%	100%	100%	260,907		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1997	49	B 100	5.774	Ava.	81%	100%	100%	4.677
OPEN PORCH/BSMT	1997	49	B 100	3.744	Ava.	81%	100%	100%	3.033
1S BAY WIND/BSMT	1997	24	B 100	3.528	Ava.	81%	100%	100%	2.858
Wood Deck	1997	12	B 100	182	Ava.	81%	100%	100%	147
1 Storv/BASEMENT	1997	22	B 100	3.067	Ava.	81%	100%	100%	2.484
Encl Frame Porch	2016	142	B 100	16.448	Ava.	81%	100%	100%	13.323
2 Storv/BASEMENT	2016	182	B 100	40.590	Ava.	81%	100%	100%	32.878
Frame Bav Window	2016	16	B 100	2.028	Ava.	81%	100%	100%	1.643
Patio	2016	168	C 100	998	Ava.	93%	100%	100%	928
1/2S AD/GAR.....	2020	468	B 100	65.235	Ava.	81%	100%	100%	52.840
1,877 SFLA		162.73 = \$/SFLA (4)							
Outbuilding Total								114,811	

**Acpt Land** 1,006,500 **Accepted Bldg** 375,700 **Total** 1,382,200



Georgetown  
 Name: TODD, CAROLYN F, ESTATE

**Valuation Report**

03/03/2025

Page 1

04R-012

Account: 1293 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 10 Robinhood

Zoning/Use SL  
 Topography Rolling  
 Utilities NoWater/NoSewer  
 Street Paved

Reference 1 B1331P0259  
 Reference 2 OPEN SPACE; ABATE 568

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 34

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.13	Acres-Homesite (Fract)	429,000	1,126,989	80%	Access	0	
2.13	Acres-Homesite (Fract)	5,280.00	9,694	55%	OPEN	495,875	
Total Acres 2.13		232,805.16 Per Acre	Land Total			495,875	
<b>Accpt Land</b>		495,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						495,900	

Georgetown  
Name: MILLER, J PHILIP

**Valuation Report**

03/03/2025

MALCOLM, COURTNEY  
Account: 970 Card: 1 of 2

Map/Lot: 04R-028  
Location: 200 WILLIAMS ROAD

Neighborhood 4 Back River 1

Zoning/Use SL  
Topography Rolling  
Utilities Site ImproveSite Improve  
Street Gravel

Reference 1 B1703P0276  
Reference 2

SV SALE YEAR 0 UNUSED 0  
Exemption(s) Land Schedule 30

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
2.00	Acres-Homesite (Fract)	429,000	1,092,056	100%	1,092,056	
1.02	Acres-Rear Land 1	5,280.00	9,694	100%	9,694	
2.00	# -SITE IMPROVEMENT	22,000.00	79,200	100%	79,200	
Total Acres 3.02		391,043.05 Per Acre		Land Total		1,180,950

		Dwelling Description		Replacement Cost New	
Conventional	Two Story	1,226 Sqft	Grade B 100	Base	411,303
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-24,857
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	18,643
Rooms	8	HEARTHES	ONE HEARTH	HEARTHES	2,028
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	25,344
Attic	None			Attic	0
FirePlaces	1			Fireplace	12,672
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition					Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Value(Rcnld)	
1985	2017	GOOD	GOOD	Above Average	Typical	445,133	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	356,106

		Outbuildings/Additions/Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1985	276	B 100	31.731	Ava+	80%	100%	100%	25.385
Frame Shed	1985	764	D 100	12.102	Ava.	76%	100%	100%	9.198
Frame Shed	1985	80	D 100	1.267	Ava.	76%	100%	100%	963
Wood Deck	1985	322	C 100	3.825	Ava.	76%	100%	100%	2.907
RAMP .....	1985	84	C 100	8.118	Ava.	76%	100%	100%	6.170
FLOAT.....	1985	260	C 100	7.128	Ava.	76%	100%	100%	5.417
Patio	2017	260	B 100	1.976	Ava+	80%	100%	100%	1.581
ONE STORY FRAME	2009	228	B 100	26.871	Ava+	80%	100%	100%	21.497
Canopy	2017	128	B 100	1.622	Ava+	80%	100%	100%	1.298
2,680 SFLA		140.90 = \$/SFLA (4)			Outbuilding Total			74,416	

**Acpt Land** 1,181,000 **Accepted Bldg** 430,500 **Total** 1,611,500

Georgetown  
Name: MILLER, J PHILIP  
MALCOLM, COURTNEY  
Account: 970

**Valuation Report**

03/03/2025  
Page 3  
04R-028  
WILLIAMS ROAD

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	1,181,000	430,500	1,611,500	1,181,000	430,500	1,611,500
2	0	100,900	100,900	0	100,900	100,900
<b>TOTAL</b>	1,181,000	531,400	1,712,400	1,181,000	531,400	1,712,400

Georgetown  
 Name: NEW ENGLAND WILDLIFE TRUST

**Valuation Report**

03/03/2025

Page 1

Map/Lot:

04R-028-B

Account: 1019 Card: 1 of 1

Location:

Neighborhood 4 Back River 1

**Sale Data**

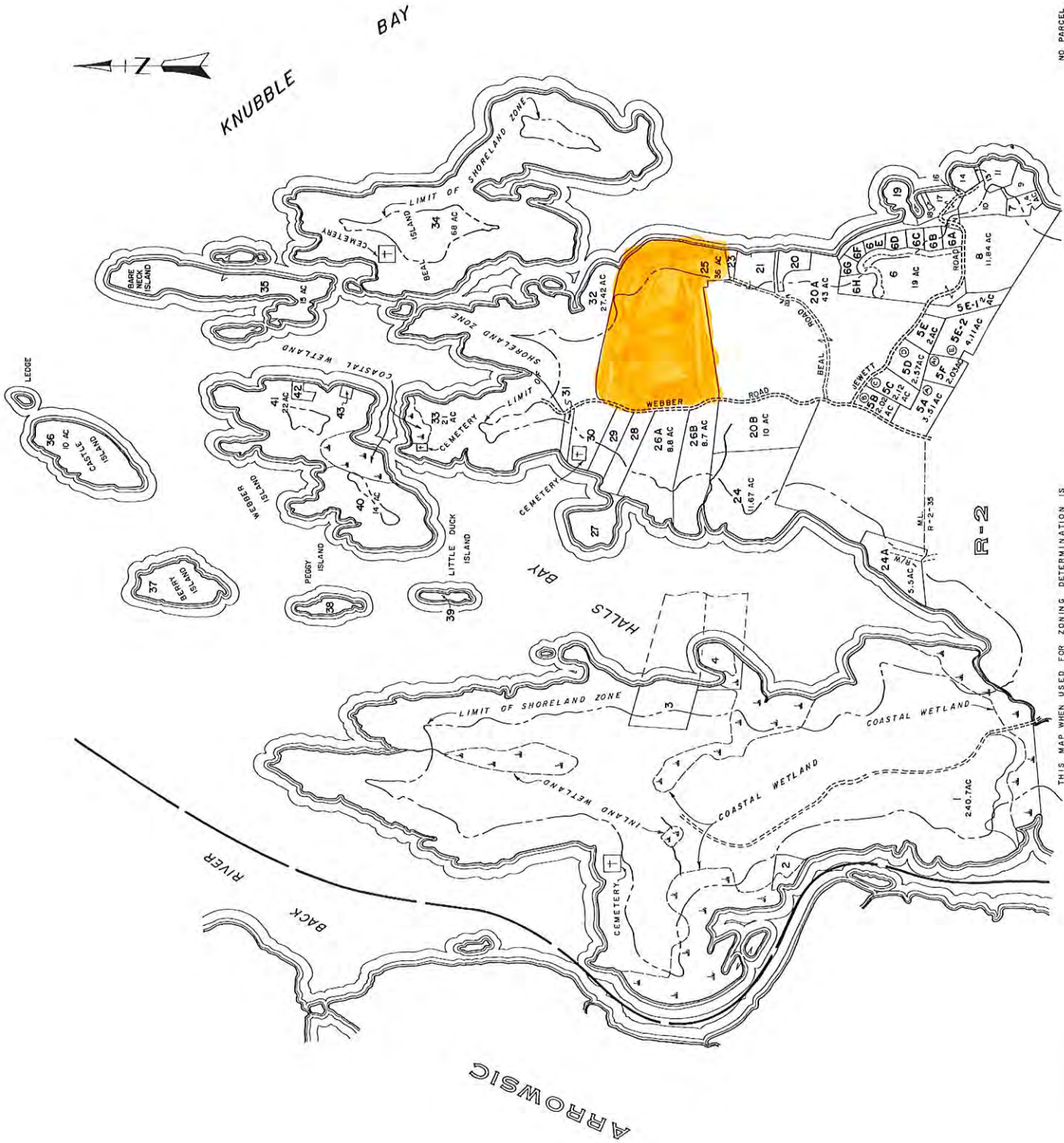
Zoning/Use SL  
 Topography Rolling  
 Utilities NoWater/NoSewer  
 Street Gravel

Sale Date 07/01/1999  
 Sale Price 535,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B1708P0155  
 Reference 2 ABATEMENT 502

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 30

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	429,000	1,092,056	100%		1,092,056
2.00	Acres-Rear Land 1	5,280.00	19,008	100%		19,008
Total Acres 4.00		277,766.00 Per Acre	Land Total			1,111,064
<b>Acpt Land</b>		1,111,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						1,111,100



NO. PARCEL 12,22.15

SCALE IN FEET  
0 500 1000

PROPERTY MAP  
**GEORGETOWN**  
MAINE

LEGEND  
12  
ADJACENT SHEET NO.  
COMMON OWNERSHIP  
DEVELOPMENT LOT NO.  
SCALED DIMENSION

THIS MAP WHEN USED FOR ZONING DETERMINATION IS FOR REFERENCE ONLY AND THE ULTIMATE PREVALENT OF A CONFLICT THE ORDINANCE WILL PREVAIL

PREPARED BY PHOTOGRAMMETRIC METHODS BY  
JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE  
1974

R-1

Georgetown  
 Name: MCKINLAY, PAUL  
 MCKINLAY, LAUREN

**Valuation Report**

03/06/2025

Page 1

Account: 425 Card: 1 of 1

Map/Lot:  
 Location:

01R-025  
 73 BEAL ROAD

Neighborhood 9 Knubble

**Sale Data**

Zoning/Use SL  
 Topography Rolling  
 Utilities Site ImproveSite Improve  
 Street Gravel

Sale Date 01/05/2023  
 Sale Price 2,125,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B1144P0236  
 Reference 2 34 ACRES IN OPEN SPACE

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 24

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	429,000	1,092,056	100%		1,092,056
5.00	Acres-Rear Land 1	6,710.00	60,390	80%	OPEN	48,312
10.00	Acres-Rear Land 2	3,300.00	59,400	80%	OPEN	47,520
16.00	REAR -Rear 3	660.00	19,008	80%	OPEN	15,206
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
3.00	Acres-Homesite (Fract)	429,000	1,337,490	15%	OPEN	200,623
Total Acres 36.00		40,092.14 Per Acre	Land Total			1,443,317

**Dwelling Description**

**Replacement Cost New**

Seasonal Home	One & 3/4 Story	280 Sqft	Grade C 100	Base	132,046
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,940
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	1,584
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-970
Unfin. Living Area	NONE			Unfinished	0

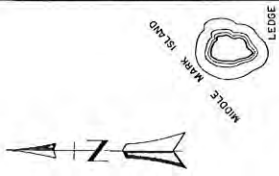
**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	124,344
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						94,501

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phv	Func	Econ	
1 & 1/2 STORY FR	1977	240	C 100	33.026	Ava.	71%	100%	100%	23.448
ONE STORY FRAME	1977	360	C 100	33.145	Ava.	71%	100%	100%	23.533
ONE STORY FRAME	1977	195	C 100	17.955	Ava.	71%	100%	100%	12.748
Wood Deck	1977	616	C 100	7.318	Ava.	71%	100%	100%	5.196
Wood Deck	1977	98	C 100	1.164	Ava.	71%	100%	100%	826
1,405 SFLA		109.77 = \$/SFLA (4)			Outbuilding Total				65,751

**Acpt Land** 1,443,300 **Accepted Bldg** 160,300 **Total** 1,603,600



THIS MAP WHEN USED FOR ZONING DETERMINATION IS FOR REFERENCE ONLY AND IN THE UNLIKELY EVENT OF A CONFLICT THE ORDINANCE WILL PREVAIL

**LEGEND**  
 ADJACENT SHEET NO. 12  
 COMMON OWNERSHIP 187  
 DEVELOPMENT LOT NO. 1  
 SCALED DIMENSION ±

PREPARED BY PHOTOGRAMMETRIC METHODS BY  
**JOHN E. O'DONNELL & ASSOCIATES**  
 AUBURN, MAINE  
 1974

PROPERTY MAP  
**GEORGETOWN**  
 MAINE

SCALE IN FEET  
 0 500 1000

**R-11**

NO PARCEL 56

Georgetown  
 Name: MADISON TRUST COMPANY

**Valuation Report**

03/06/2025

Page 1

Map/Lot:  
 Location:

11R-045-B

Account: 1493 Card: 1 of 1

Neighborhood 10 Robinhood

**Sale Data**

Zoning/Use SL  
 Topography Rolling  
 Utilities NoWater/NoSewer  
 Street Paved

Sale Date 07/14/2023  
 Sale Price 615,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B2027P0294  
 Reference 2

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 34

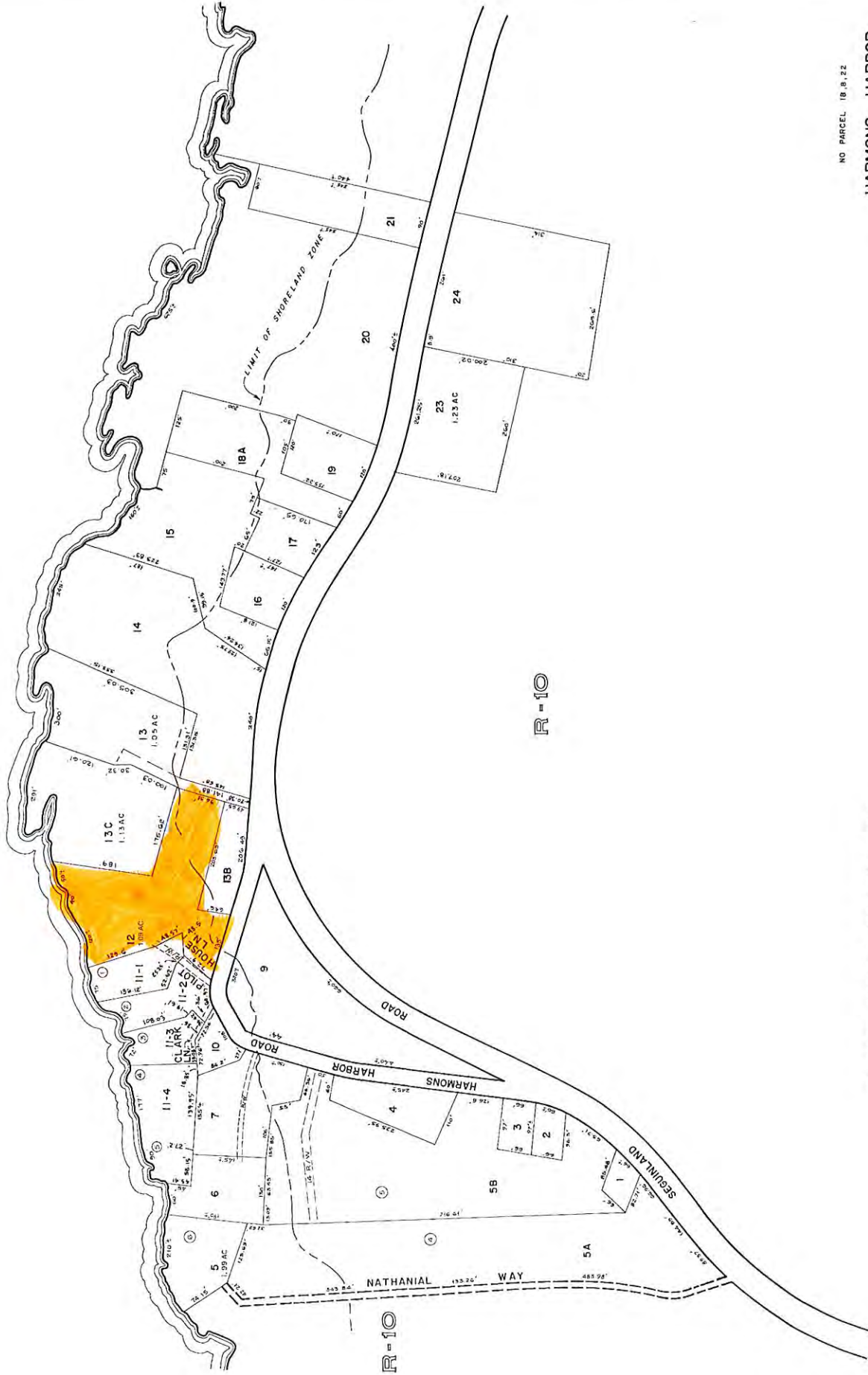
		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	429,000	772,200	100%		772,200
1.02	Acres-Rear Land 1	4,950.00	9,088	100%		9,088
Total Acres 2.02		386,776.24 Per Acre	Land Total			781,288
<b>Accpt Land</b>		781,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						781,300





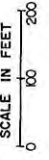
HARBOR

HARMONS



NO PARCEL 18.8.22

HARMONS HARBOR



U-10

THIS MAP WHEN USED FOR ZONING DETERMINATION IS FOR REFERENCE ONLY AND IN THE UNLIKELY EVENT OF A CONFLICT THE ORDINANCE WILL PREVAIL

**LEGEND**

- 12 ADJACENT SHEET NO.
- 1871 COMMON OWNERSHIP
- 1871 DEVELOPMENT LOT NO.
- ± SCALED DIMENSION

PROPERTY MAP

GEORGETOWN MAINE

PREPARED BY PHOTOGRAMMETRIC METHODS BY  
 JOHN E. O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 1974

Georgetown  
 Name: DONOVAN, MICHAEL E  
 SANDRA B, SANDRA B, TTEES  
 Account: 587 Card: 1 of 1

**Valuation Report**

03/06/2025  
 Page 1  
 10U-012  
 6 PILOTHOUSE LANE

Neighborhood 7 Harmons Harbor

Zoning/Use SL  
 Topography Rolling  
 Utilities Site ImproveSite Improve  
 Street Paved

Reference 1 B1421P0016  
 Reference 2

SV SALE YEAR 0 UNUSED 0  
 Exemption(s) Land Schedule 23

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	660,000	1,188,000	100%		1,188,000
0.09	Acres-Rear Land 1	8,800.00	1,426	100%		1,426
1.00	# -VIEW	11,000.00	19,800	100%		19,800
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.09		1,145,711.93 Per Acre	Land Total			1,248,826

Dwelling Description				Replacement Cost New	
Contemporary	Two Story	399 Sqft	Grade C 100	Base	180,778
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-7,505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,345
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			170,512
1980	0	TYPICAL	TYPICAL	Average				
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None		71%	100%	100%	121,064		

Outbuildings/Additions/Improvements				Percent Good						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1980	72	C 100	6.629	Ava.	71%	100%	100%	4.707	
ONE STORY FRAME	1980	60	C 100	5.524	Ava.	71%	100%	100%	3.922	
TWO STORY FRAME	1980	192	C 100	30.223	Ava.	71%	100%	100%	21.458	
TWO STORY FRAME	1980	105	C 100	16.529	Ava.	71%	100%	100%	11.736	
Open Frame Porch	1980	60	C 100	2.574	Ava.	71%	100%	100%	1.828	
Frame Shed	1980	220	C 100	4.356	Ava-	67%	100%	100%	2.919	
2 STORY GARAGE	1980	616	B 100	49.957	Ava.	73%	100%	100%	36.469	
Wood Deck	1980	72	C 100	855	Ava.	73%	100%	100%	624	
Wood Deck	1980	1273	C 100	15.123	Ava.	73%	100%	100%	11.040	
Frame Shed	1980	80	C 100	1.584	Ava-	67%	100%	100%	1.061	
1,524 SFLA		106.88 = \$/SFLA (4)		Outbuilding Total					95,764	

Acpt Land 1,248,800 Accepted Bldg 216,800 Total 1,465,600

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## Public Announcement - Ben Wahle Named Nearshore Marine Resource Supervisor

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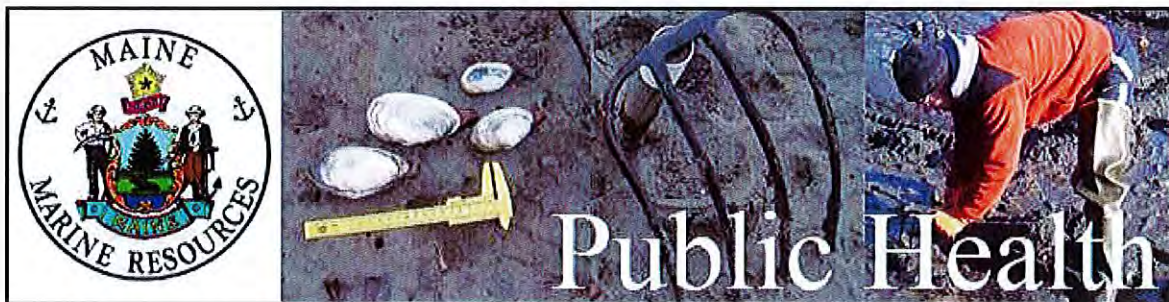
From Department of Marine Resources – Public Health <DMRPUBLICHEALTH@subscriptions.maine.gov>

Date Wed 3/5/2025 8:52 AM

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

Having trouble viewing this email? [View it as a Web page.](#)

SHARE



### DMR Announces the Following:

#### Ben Wahle Named New Supervisor of the Nearshore Marine Resources Division

The Department of Marine Resources is excited to announce that **Ben Wahle** has been selected as the new **Nearshore Marine Resources Division Supervisor**. Ben is bringing his wealth of experience and dedication to preserving our marine environment to this important role.

With a strong background in marine biology and years of hands-on work in coastal and nearshore ecosystems, Ben is ready to lead efforts to protect and manage these vital resources. He'll be focusing on ensuring the health of our habitats, species, and marine resources, all while promoting sustainable practices.

Ben will also work closely with municipalities and their shellfish management programs, helping to strengthen partnerships and improve efforts around sustainable shellfish harvesting and protection. His collaborative approach will be essential in supporting local programs that play a key role in maintaining healthy nearshore ecosystems.

Please join us in welcoming Ben Wahle to the team.

[Please visit the DMR website for notices of biotoxin and bacterial shellfish closures.](#)

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This email was sent to gtwme@hotmail.com using GovDelivery Communications Cloud on behalf of: Maine Department of Marine Resources · 21 State House Station · Augusta, ME 04333-0021 · 207-624-6550





# Sagadahoc County Sheriff's Department

## Law Total Incident Report, by Offense Codes

---

Agency: Sagadahoc County Sheriff Dept

<u>Offense Code</u>	<u>Total Incidents</u>
Alarm (ALAR)	2
Agency Assist (ASST)	2
Citizen Assist (CITA)	1
Civil paperwork (CIVL)	1
Public Service (PUBS)	6
Property Watch (PWAT)	2
Serve Protective Order (SVPO)	1
Traffic Accident, Prop Damage (TAPD)	1
Traffic Offense (TOFF)	3
<b>Total Incidents for This Agency</b>	<b>19</b>

---

### Report Includes:

All dates between `00:00:00 02/01/25` and `23:59:59 02/28/25`, All agencies matching `1200`, All natures, All locations matching `GO`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes

---

## G0402 Course Training Announcement

---

**From** Philip Davis <pdavis@sagadahoccountyme.gov>

**Date** Mon 3/3/2025 11:28 AM

**To** bowdoinme@comcast.net <bowdoinme@comcast.net>; denise.parker@arrowsic.org <denise.parker@arrowsic.org>; administrator@woolwich.us <administrator@woolwich.us>; Adam Garland <townadministrator@westbathmaine.gov>; mmeyers@cityofbath.com <mmeyers@cityofbath.com>; townmanager@bowdoinham.com <townmanager@bowdoinham.com>; phipps@phippsburg.com <phipps@phippsburg.com>; townmanager@richmondmaine.com <townmanager@richmondmaine.com>; Tyler Washburn - Georgetown <gtwnme@hotmail.com>; walter.briggs@arrowsic.org <walter.briggs@arrowsic.org>; Mark Waltz <mwaltz@topshammaine.com>; grgtwnclerk@yahoo.com <grgtwnclerk@yahoo.com>; barbara.boyce@arrowsic.org <barbara.boyce@arrowsic.org>; ctaylor@cityofbath.com <ctaylor@cityofbath.com>; dwheeler@cityofbath.com <dwheeler@cityofbath.com>; townclerk@westbathmaine.gov <townclerk@westbathmaine.gov>; ldumont@topshammaine.com <ldumont@topshammaine.com>; phipps@phippsburg.com <phipps@phippsburg.com>; melanie@bowdoinme.com <melanie@bowdoinme.com>; townclerk@woolwich.us <townclerk@woolwich.us>

**Cc** Jill Flaherty <jflaherty@sagadahoccountyme.gov>; Jessica Grey <jgrey@sagadahoccountyme.gov>; Amber Jones <ajones@sagadahoccountyme.gov>

Good morning everyone.

Since our G0402 NIMS/ICS Overview for Senior Officials training had to be cancelled in February, we were able to reschedule the training for Tuesday, March 18 from 5:30 PM to 9 PM. Please share this information with any of your appointed or elected leadership, select board or council members, as this is the one course they will need for your communities to be NIMS compliant.

Each new year often brings a need for our local Elected, Appointed and Executive officials to take the G0402 – National Incident Management Systems (NIMS) for Senior Officials course.

Sagadahoc County Emergency Management Agency is hosting this course in- person.

The flyer with registration information is attached.

**If you have any questions or to register, please email [scema@sagadahoccountyme.gov](mailto:scema@sagadahoccountyme.gov)**

**Who:** Sagadahoc County Emergency Management Agency

**What:** G0402 – National Incident Management Systems (NIMS) for Senior Officials

**Where:** Sagadahoc County Courthouse, 752 High St., Bath, ME 04530 on the first floor in the Commissioners Conference Room

**When:** March 18, 2025, from 5:30PM-9:00PM (Dinner will not be provided)

Information about the **G0402 – National Incident Management Systems (NIMS) for Senior Officials**

**Course Description:**

The purpose of this course is to familiarize Senior Officials (executives, elected and appointed officials, city/county managers, agency administrators, etc.) with their role in supporting incident management within the National Incident Management System (NIMS).

**Target Audience:**

Executives and senior officials, including appointed and elected officials, city/county managers, agency administrators, etc.

**Course Objectives:**

At the end of this course, participants will be able to:

- Explain the Senior Official's role in preparedness.
- Explain the attributes and purpose of Emergency Operations Centers.
- Explain the National Incident Management System.
- Explain the NIMS Management Characteristics, the organizational structure of the Incident Command System, and the role of the Command and General Staff.
- Explain the interconnectivity between the MAC Group, EOCs, the Joint Information System and Incident Command.

Remember, this **G0402 is a required course for senior officials per NIMS compliance requirements. Noncompliance may disqualify a municipality from receiving certain types of Federal funding.**)

This is also a great opportunity to take this training again as a refresher course if you have not taken it recently.

**Beginning Monday, February 3, 2025, the Sagadahoc County elevator will be out of service for 4 to 6 weeks. If you need EMA assistance and cannot take the stairs for any reason, please contact me directly at 207-443-8210.**

If you have any questions or concerns, please do not hesitate to contact SCEMA at any time. Thank you.

**Important update: Sagadahoc County EMA has transitioned to a new citizen alerting system, RAVE. If you wish to continue receiving important safety information, please sign up with RAVE, by visiting: <https://www.smart911.com/smart911/ref/reg.action?pa=SCEMA> or by scanning the QR Code below.**

**Philip B. Davis**

*Director*

Sagadahoc County Emergency Management Agency (SCEMA)  
Sagadahoc County Board of Health (BOH)  
Sagadahoc County Local Emergency Planning Committee (LEPC)

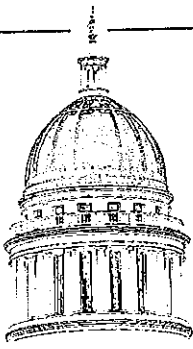
752 High Street | Bath, ME 04530  
Office: (207) 443-8210  
Cell: (207) 449-2086  
Email: [pdavis@sagadahoccountyme.gov](mailto:pdavis@sagadahoccountyme.gov)  
Website: [www.sagadahoccountyme.gov](http://www.sagadahoccountyme.gov)



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# LEGISLATIVE BULLETIN

A publication of the Maine Municipal Association • Vol. XLVII No. 6 • FEBRUARY 28, 2025

## A Flurry of Taxes

The Joint Standing Committee on Taxation worked through a snowy Thursday by plowing through the work sessions on four bills, public hearings on six initiatives, and ending the day with a final work session on their biennial budget report-back to the committee on Appropriations and Financial Affairs.

Three of the work sessions covered policies impacting municipal operations, two moving out of committee as amended.

LD 15, *An Act to Eliminate the Excise Tax on Camper Trailers*, sponsored by Sen. Libby (Cumberland County), looked to remove camper trailers from the requirement to pay local excise taxes to the municipality at the time of registration. An amendment was provided by the sponsor, proposing to change “eliminate” to “modify” and adjusting the excise tax fee schedule for camper trailers to exactly mirror the one used for watercraft.

Representatives of the Bureau of Motor Vehicles (BMV) presented data summarizing camper trailer registration information and shared that the average manufacturer year of registered camper trailers is 2012 and the average annual excise tax amount is \$232. BMV also stated that regardless of how any tax structure is modified, the estimated cost to upgrade the state’s motor vehicle registration system to accommodate the modification would be \$63,000 not including increases to municipalities for local registration system module upgrades.

Despite this data, supporters of the amendment argued that the excise taxes paid by a small portion of the community, for recreational purposes, is excessive and unfair.

The amendment creates a new section of statute, specifically for camper trailers, and removes trailers from the current section that includes motor vehicles. This separation removes those trailers from the method of assessment based on year, weight and Manufacturer’s Suggested Retail Price (MSRP). Instead, a single tax amount is assigned by length of the trailer, like the watercraft excise tax that is determined by length of a boat.

A dollar-to-dollar comparison of revenues between the current assessment practice, based on year, weight and MSRP, and the proposed practice, based solely on length, would be difficult to accomplish outside of general averages. But for a basic comparison, the highest excise tax proposed for a 26-foot camper would be \$68, less than 25% of the current average.

Ultimately the bill passed unanimously out of committee, as amended, which will leave property taxpayers to cover the losses in excise tax revenue and the additional expense for technology updates.

One of MMA’s platform bills, LD 185, *An Act to Expand Opportunities to Invest Municipal Tax Increment Financing Revenues*, sponsored by Rep. Mastraccio (Sanford), also had a work session on Thursday morning. The bill would allow municipalities more flexibility in the investment of TIF revenues, by expanding the allowable costs and removing the cap on the funds that could be used to build and renovate municipal facilities.

Testimony from the public hearing showed strong support from municipal officials who currently utilize TIF districts. The only opposing testimony was submitted by the Department of Economic and Community Development (DECD), stating that expansion of local infrastructure is unrelated to a community’s economic development, that an allowance for the expansion risks an increased reliance on TIF revenue by municipalities instead

*(continued on page 2)*

## Election Policy & Hashing Out Cannabis Revenue Sharing

The fast and furious pace at which public hearings and work sessions are being scheduled at the State House finds lobbyists drinking from a fire hose as they scurry around advocating for the bills in their portfolios. On Monday afternoon in the Veterans & Legal Affairs Committee, there were several work sessions taking place on measures of municipal interest.

The first bill to be worked was LD 313, *An Act to Improve Voter Confidence in Electronic Ballot Counting by Requiring Ballots to Contain Unique Identifiers*, sponsored by Rep. Foster (Dexter). This bill would require a unique identifying number to be added to each printed ballot, except for sample ballots, and further require a municipality to post on their publicly available website a list of votes cast, organized by the unique number.

Several issues were brought up at the public hearing that included the security of the unique number on absentee ballots picked up by a third party, the possibility that voters may incorrectly record the number, and the requirement of posting the results to a municipality’s website—given that not all municipalities have a website.

The analyst provided committee members with links to three studies conducted on voter confidence at the polls in Maine at

*(continued on page 4)*

## A Flurry of Taxes...cont'd

of those communities leveraging the funds for development, and that upgrades to local infrastructure should remain the financial responsibility of the municipality—read the property taxpayers.

Work session discussion mirrored this sentiment in some fashion. The committee agreed to the language allowing the expansion of the use of TIF revenues and if passed, funds for renovations to municipal public safety buildings would be added as an allowable cost. In addition, the change would include emergency shelters in the description of public safety facilities.

However, the committee agreed unanimously against the elimination of the 50% limit on capital costs, preferring to keep that limitation in place, but increased the current 15% cap on investment levels to an amount not to exceed 25%.

This amended version of the bill passed out of committee, unanimously of those present.

The final bill to receive a work session, LD 283, *An Act to Increase the Percentage of Funds Provided to Municipalities Through State-Municipal Revenue Sharing*, sponsored by Sen. Baldacci (Penobscot County), proposes to increase revenue sharing from the current 5% of state sales and income tax revenue to 5.5% beginning January 1, 2026, and 6% on January 1, 2027.

Despite ongoing concerns for property taxpayers and continued increases in costs, the hefty price tag of the proposal, estimated by Maine Revenue Services (MRS) to total over \$51 million over the next biennium, resulted in a unanimous “ought not to pass” vote by the committee.

By the time Thursday’s snow had switched to rain, public hearings that could impact municipalities were underway.

The first, LD 283, *An Act to Expand Local Revenues by Including Meals and Lodging Sales Tax Revenue Under the State-Municipal Revenue Sharing Program*, sponsored by Rep. Hepler (Woolwich), an MMA platform bill, strives to diversify the municipal revenue portfolio. This proposal would transfer an additional 1% of the tax revenue collected on meals and lodging sales back to the community where the tax was generated. The proposed Local Government Hospitality Fund would function in the same fashion as the current state-municipal revenue sharing program.

MMA was the only supporter aside from the sponsor. Several hospitality industry representatives opposed the bill out of concern for preservation of the funding that is provided to the Tourism Marketing Promotion Fund. One opponent implied the bill was a work around to a local option sales tax, long opposed by the hospitality industry and the current administration.

LD 288, *An Act to Make Technical Changes to Maine’s Tax Laws*, sponsored by Rep. Cloutier (Lewiston), a department bill, looks to clean up sections of law covering taxation. Changes in language pertaining to the training and knowledge of assessors caused concern for municipal officials that resulted in MMA’s “neither for nor against” testimony on the bill. However, MRS officials explained that this proposed language is already reflected elsewhere, and the change being proposed is for consistency across statutes. It makes no changes to how assessors are certified or who is qualified to complete assessing functions.

LD 326, *An Act to Increase the Property Tax Exemption Provided to Individuals Who Are Legally Blind*, sponsored by Rep. Bridgeo (Augusta), would increase the value of

the property tax exemption from \$4,000 to \$10,000 for persons who are legally blind. Currently, municipalities do not receive reimbursement for this exemption since its inception predates the constitutional reimbursement requirement. However, the proposed increase, which would be instituted after the reimbursement requirement was enacted, would be subject to a 50% reimbursement to municipalities for the property tax revenue lost resulting from the \$6,000 increase in exemption value. MMA testified “neither for nor against” LD 326, instead advocating for a larger homestead exemption to provide needed relief to all homeowners.

Finally, LD 440, *Resolve to Study the Economic Effects of Instituting a Seasonal Sales Tax*, sponsored by Rep. Rana (Bangor) would task MRS with investigating and evaluating the potential ramifications of a seasonal sales tax. Municipal officials were in support of this resolve but requested that the bill be amended to include an analysis of the potential impacts to the state-municipal revenue sharing program.

Work sessions for these bills have not yet been scheduled.

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## Flexibility is Not Just for Yoga

Although municipalities are skilled at adapting to changing circumstances, in terms of policy, flexibility is an important aspect to consider. This is equally true when referring to payment terms for county tax bills. On Monday, the State and Local Government Committee heard testimony on LD 286, *An Act To Allow County Commissioners Greater Flexibility When Establishing a Payment Schedule for Municipalities to Pay County Tax Bills*, sponsored by Rep. Bridgeo (Augusta). This bill would simply give county commissioners the authority to establish a payment schedule with a municipality when it comes to paying their county tax bills.

The bill sponsor asserted that one of the major benefits of this bill is that it would spark conversation and collaboration between county and local governments, which is a laudable goal and a sentiment municipal officials share, as evidenced by

MMA’s testimony in favor of the measure.

Also supporting LD 286 was Rep. Hepler (Woolwich), who agreed that county and local governments working together is a positive step to aligning resources and the needs of both entities. Jon Beekman, Town of Fayette selectboard chair and Kennebec County budget committee member, testified on behalf of the town, which unanimously supported LD 286 at its February 18 meeting. His interest in the bill was to remedy the hardships a single payment date creates for municipalities, many of which collect property tax revenues after the county bill is due.

With no testimony in opposition to LD 286, the public hearing was closed. Given all testimony was in favor of the bill, staff are hopeful it will receive a positive outcome when discussed at the bill’s work session, which has not yet been scheduled.

# HEARING SCHEDULE

For the week of March 3, 2025

**Note:** You should check your newspapers for Legal Notices as there may be changes in the hearing schedule. Weekly schedules for hearings and work sessions can be found on the Legislature's website at: <http://legislature.maine.gov/calendar/#Weekly/>.

## MONDAY, MARCH 3

**Criminal Justice & Public Safety**  
**Room 436, State House, 10:30 a.m.**  
**Tel: 287-1122**

LD 583 - *An Act to Support Informed Community Self-determination in Emergency Medical Services Planning*

LD 679 - *An Act to Increase the Funding to the Live Fire Service Training Facilities Fund*

**1:00 p.m.**

LD 626 - *An Act to Explicitly Allow the Department of Corrections to Charge Room and Board to Residents Who Perform Remote Work in Detention and Correctional Facilities and to Amend the Laws Governing Rehabilitative Programs*

LD 719 - *An Act to Amend the Share of State Funding for the County Jail Operations Fund*

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

LD 476 - *An Act to Ban the Sale of Polystyrene Packing Peanuts in the State*

LD 646 - *Resolve, Establishing the Commission to Study Unregulated Storm Water Pollution*

LD 708 - *An Act to Allow for Rescission of a Site Location of Development Permit When a Development Is Decommissioned*

**Inland Fisheries & Wildlife**  
**Room 206, Cross Building, 1:00 p.m.**  
**Tel: 287-1338**

LD 439 - *An Act to Preserve Maine's Sporting Heritage and Enhance Sporting Opportunities for Maine's Youth by Allowing Maine's Youth to Hunt on Sunday*

**Judiciary**  
**Room 438, State House, 1:00 p.m.**  
**Tel: 287-1327**

LD 340 - *An Act Regarding Speedy Trials*

LD 521 - *An Act to Prohibit Discrimination in Housing Based on Source of Income, Veteran Status or Military Status*

LD 537 - *An Act to Prohibit the Doxing of a Minor and to Authorize a Related Civil Action*

**Veterans & Legal Affairs**  
**Room 437, State House, 9:30 a.m.**  
**Tel: 287-1310**

LD 600 - *An Act to Initiate Recounts in Tied Elections*

LD 656 - *An Act to Save Tax Dollars in Maine's Elections by Amending the Laws Governing When a Ranked-choice Voting Count Must Be Conducted*

LD 718 - *An Act to Require Municipal Clerks to Issue Absentee Ballots Only to Residents of That Municipality and to Eliminate Ongoing Absentee Voter Status*

## TUESDAY, MARCH 4

**Energy, Utilities & Technology**  
**Room 211, Cross Building, 2:00 p.m.**  
**Tel: 287-4143**

LD 293 - *An Act to Eliminate the Debt Limit of the Boothbay Region Water District*

LD 481 - *An Act to Allow a Water District Created by Special Act of the Legislature to Borrow Money and Issue a Warrant Prior to a Default*

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

LD 480 - *An Act to Support Healthy Weight by Providing MaineCare Coverage for Certain Weight Loss Medications*

**Health Coverage, Insurance & Financial Services**

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

LD 582 - *An Act to Require Health Insurance Carriers to Provide Coverage for Blood Testing for Perfluoroalkyl and Polyfluoroalkyl Substances*

**Housing & Economic Development**  
**Room 206, Cross Building, 1:00 p.m.**  
**Tel: 287-4880**

LD 546 - *Resolve, to Require the Preparation of Preapproved Building Types*

**Judiciary**  
**Room 438, State House, 1:00 p.m.**  
**Tel: 287-1327**

LD 260 - *RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish That All Maine Residents Have Equal Rights Under the Law*

LD 492 - *RESOLUTION, Proposing an Amendment to the Constitution of Maine to Provide for Parental Rights*

**Taxation**  
**Room 127, State House, 1:00 p.m.**  
**Tel: 287-1552**

LD 399 - *An Act to Amend the Laws Regarding the Retention of Proceeds from Municipal Foreclosures*

LD 526 - *An Act to Reduce the Time Period for Challenging the Validity of a Property Tax Lien on Commercial Real Estate*

**Transportation**  
**Room 126, State House, 1:00 p.m.**  
**Tel: 287-4148**

LD 29 - *Resolve, to Require the Department of Transportation to Implement the Recommendations of the Lower Road Rail Use Advisory Council*

LD 30 - *Resolve, Directing the Department of Transportation to Implement the Recommendations of the Portland to Auburn Rail Use Advisory Council Regarding the Rail Line from Portland to Yarmouth*

(continued on page 5)

## Election Policy & Hashing Out Cannabis Revenue Sharing...cont'd

a committee member's request from the public hearing, and members discussed alternative options to printing the number on a ballot, such as a tear off tab that a voter could take with them, which would eliminate the need for a voter to write down the number or take a photo of the number with their phone.

The bill was moved "ought not to pass" and ultimately received a divided report from the committee along party lines.

Same day voter registration was the next topic up for discussion as the committee moved into a work session for LD 349, *An Act to Repeal the Laws That Allow Same-day Voter Registration*, sponsored by Rep. Bagshaw (Windham). As inferred by the title, the bill would repeal the law allowing a voter to register and cast a ballot on the day of the election.

While municipal clerks have not expressed concern with same day voter registration and do not seem to be overburdened with the task, committee members shared concern that residency could not always be verified for a same day voter registration. Rep. Chapman (Auburn) recalled one occurrence in his city where a voter was required to sign an oath when residency could not be verified on the spot. In this case, the voter was given a provisional ballot.

A provisional ballot seemed to be a favored method by committee members when residency was in question, allowing a voter to still cast a ballot, while also allowing time for the verification of residency.

Rep. Malon (Biddeford) commented that signing an oath is important for unhoused individuals and reminded committee members that the Secretary of State has reviewed the procedures for challenged ballots several times. He further shared that a voter who shows up at 7:59 p.m. on election day has the same rights as a voter who has already registered to vote, and if municipal clerks claim to have it under control, perhaps it should be left alone.

Rep. Supica (Bangor) moved "ought not to pass" on LD 349, which also received a divided report along party lines. The minority report would continue to allow same day voter registration but the opportunity to do so would end at 2:00 p.m. on that day.

The next measure up for discussion was LD 309, *An Act to Allow a Political Party*

*to Determine How That Party's Nominee Is Selected in a Primary Election*, sponsored by Rep. Boyer (Poland), which provides the party an opportunity to opt out of using ranked choice voting as a method by which their primary will be conducted.

A motion of "ought to pass as amended" was offered with the amendment allowing a party to choose the method of election by plurality or ranked choice voting. Rep. Boyer mentioned it may save money to allow a choice but unsurprisingly, the committee again voted along party lines with a divided report on LD 309.

Shifting from elections to cannabis, staff next listened with bated breath to the combined work session on LD 177, *An Act to Create Municipal Cannabis Revenue Sharing*, sponsored by Rep. Adams (Lebanon), and LD 347, *An Act to Provide Qualifying Municipalities a Percentage of Adult Use Cannabis Sales Tax and Excise Tax Revenue*, sponsored by Rep. Lee (Auburn), in which municipalities stand to benefit from receiving a portion of the revenue generated from adult use cannabis sales, albeit by different methods.

The committee started the work session discussing LD 177, where the analyst described the initiatives that currently are funded with the Adult Use Cannabis Public Health and Safety and Municipal Opt-In Fund, the coffer from which revenue would be redirected to municipalities. After hearing the list of initiatives, Rep. Hymes (Waldo) aptly questioned if there was any money left in this fund to accomplish this measure.

Yet, municipal ears rejoiced when Rep. Boyer (Poland) spoke in favor of LD 177 only to be immediately dismayed when Rep. Supica (Bangor) asked why municipalities should get more money, further stating she failed to see how this would help the industry in any way.

Although Rep. Boyer admitted this bill is not a silver bullet, it's a step in the right direction and would potentially provide a carrot to incentivize municipalities to opt in to allow adult use cannabis businesses in their communities. This message seemed to soften Rep. Supica to the idea, however she would still prefer to see safeguards put in place, if this bill were to pass, so that municipalities would be required to use the revenue to reduce property taxes.

Having not weighed in on the merits of LD 177, Sen. Hickman (Kennebec County) shared that he is not in favor of either bill but does believe that a conversation related to cannabis taxes should take place.

Committee members were then the ones to scurry behind closed doors for a corner caucus before returning to the horseshoe to unanimously vote "ought not to pass" on LD 177. A disappointing outcome for municipalities, but hope remained through LD 347.

Next, Rep. Boyer moved "ought to pass as amended" on LD 347. As amended, 12% of the tax revenues generated from the retail sales of adult use cannabis would be shared proportionally with generating municipalities but could only be used to lower the mil rate in that community.

Optimism only lasts so long.

Sen. Timberlake (Androscoggin County) commented that it's time that municipalities got rewarded for their contributions to the success of the industry, and while most committee members agree that conversations around cannabis taxes needs to occur, it's clear this committee is not ready to reward communities for helping to generate the millions of dollars in cannabis revenue Maine receives.

Ultimately, LD 347 was voted out of committee with a divided "ought to pass as amended" report along party lines.

A comment was made at this work session that Maiue is addicted to cannabis revenue. However, Maine municipalities wouldn't know anything about it.

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## LEGISLATIVE BULLETIN

A weekly publication of the Maine Municipal Association throughout sessions of the Maine State Legislature.

Subscriptions to the *Bulletin* are available at a rate of \$20 per calendar year. Inquiries regarding subscriptions or opinions expressed in this publication should be addressed to:

*Legislative Bulletin*

Maine Municipal Association

60 Community Drive, Augusta, ME 04330

207-623-8428 Website: [www.memun.org](http://www.memun.org)

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

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

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# HEARING SCHEDULE (cont'd)

For the week of March 3, 2025

LD 243 - Resolve, to Name a Railroad Crossing in Wiscasset the James Weldon Johnson Crossing

LD 460 - Resolve, to Rename a Bridge in Newfield the Dam's Mills Veterans Memorial Bridge

LD 463 - Resolve, to Rename the New Ten Mile River Bridge on Pequawket Trail in Brownfield the Brownfield Veterans Memorial Bridge

LD 464 - Resolve, to Rename the Brackett Mill Bridge in Denmark the Brackett Mill Veterans Memorial Bridge

LD 511 - Resolve, to Direct the Department of Transportation to Implement the Recommendations of the Portland to Auburn Rail Use Advisory Council

LD 516 - Resolve, to Name the Bridge Between Milford and Old Town the Alton L. Drinkwater Memorial Bridge

## WEDNESDAY, MARCH 5

### Taxation

**Room 127, State House, 10:00 a.m.**  
**Tel: 287-1552**

LD 264 - An Act to Remove the 12-month Waiting Period for the Maine Resident Homestead Property Tax Exemption

LD 294 - An Act to Expand Municipal Volunteer Program Eligibility Requirements in the Municipal Property Tax Assistance Laws

LD 565 - An Act to Amend the Definition of "Homestead" Under the Homestead Property Tax Exemption Laws

LD 652 - An Act to Provide Qualifying Downtown Businesses and Developments with Assistance Paying Flood Insurance Premiums

LD 671 - An Act to Abolish the Maine Income Tax and Establish a Zero-based Budget

LD 715 - An Act to Provide Property Tax Relief by Increasing the Availability of the Property Tax Fairness Credit Based on a Resident's Age and Income

## THURSDAY, MARCH 6

**Agriculture, Conservation & Forestry**  
**Room 214, Cross Building, 9:00 a.m.**  
**Tel: 287-1312**

LD 356 - An Act to Require Notification of Certain Outdoor Pesticide Applications

LD 468 - An Act to Address Food Insecurity by Helping Maine Residents Access Locally Produced Food

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

LD 301 - An Act to Allow the Public Utilities Commission to Establish Performance-based Metrics and Rate-adjustment Mechanisms for a Public Utility in Any Proceeding

LD 451 - An Act to Require Testing of Solar and Wind Energy Developments for Perfluoroalkyl and Polyfluoroalkyl Substances Contamination

**Housing & Economic Development**  
**Room 206, Cross Building, 10:00 a.m.**  
**Tel: 287-4880**

LD 427 - An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes

LD 659 - An Act to Reduce Housing Costs by Not Requiring Fire Sprinkler Systems for Single-family Homes and Duplexes

**Judiciary**  
**Room 438, State House, 9:30 a.m.**  
**Tel: 287-1327**

LD 132 - Resolve, to Establish the Commission to Study the Constitution of Maine

**1:30 p.m.**

LD 251 - An Act to Protect the Confidentiality of Information of Individual Customers of a Public Utility

LD 386 - An Act Regarding Information That May Be Shared by Law Enforcement Entities with a School Superintendent or a Principal

**Marine Resources**  
**Room 202, Cross Building, 10:00 a.m.**  
**Tel: 287-1337**

LD 325 - An Act Related to the Disbursement of Revenue Generated from the Harvesting of River Herring

LD 553 - An Act to Assert State Sovereignty over Ocean Waters and Marine Resources up to 12 Nautical Miles off the State's Coast

LD 687 - An Act to Assert State Ownership over Ocean Waters up to 12 Nautical Miles and Submerged Lands and Marine Resources up to 24 Nautical Miles off the State's Coast and to Direct the Attorney General to Study That Ownership

**Transportation**  
**Room 126, State House, 10:00 a.m.**  
**Tel: 287-4148**

LD 472 - Resolve, Directing the Maine-Canadian Legislative Advisory Commission and the New England and Eastern Canada Legislative Commission to Examine Restoring Passenger Rail from Boston to Montreal

LD 487 - Resolve, Directing the Northern New England Passenger Rail Authority to Apply for Federal Funding for the Purpose of Identifying the Rail Corridor Connecting Portland to Orono as an Intercity Passenger Rail Corridor



## POTHoles & POLITICS

Local Maine Issues from A to Z  
A podcast about municipalities in Maine and the people and policies that bring local government to your doorstep.

<https://www.memun.org/Media-Publications/MMA-Podcast>

# A Burden Shared is a Burdened Halved

The bills subject to public hearings held on Monday by the committees on Criminal Justice and Public Safety and State and Local Government, as well as the belligerent budget discussions that began the battles this week beneath the dome, have a similar theme. The link between the proposed initiatives and the debates being the imbalance between the state and local government partnership, fueled either by the lack of adequate staff or appropriation for the duties of statewide interest and extensive statewide control, and who is left to foot the bill.

## Law Enforcement Ranks

The Criminal Justice and Public Safety Committee heard two bills directly aimed at partially repairing a consistent legislative decision to not keep up the staffing ranks of the Maine State Police (MSP) to an adequate level to meet the needs of the growth of complex criminal investigation and response needs, coupled with growth in population.

Public hearings were held on LD 461, *An Act to Fund Rural Patrol Services in Washington County*, sponsored by Sen. Moore (Washington County) and LD 477, *An Act to Enhance Public Safety in Rural Counties by Providing State Police Patrol and Policing Services*, sponsored by Rep. Ducharme (Madison), both of which address the functional tax shift to the property tax and

detriment to public safety in different ways.

MSP provides policing services for all communities in Maine, regardless of locally established agencies, without requiring a contract for services, but in balance with available resources. During the hearing the agency shared it had not received an increase in sworn law enforcement personnel in over 30 years until last year, when the legislature cut their budget request for 32 additional sworn members in half to 16, and by doing so provided more supervisory positions than needed for the smaller number of new troopers. In the past decades, the legislature has only allowed for the addition of specialized criminal investigators or services that are equally necessary but have not enabled the patrol ranks to grow.

Maj. Hare of MSP put this trend in perspective by testifying that in 1974 then Col. Nichols cited a staffing study that showed Maine needed 100 more troopers and at that time the state agency had a complement of 319. Today they are at 351.

Criticism has been levied against the agency for what was characterized as a rolling back of their patrol duties in favor of specialized services—ones too costly or that require training too intensive to maintain locally. However, the functional reality is that the agency also relied on double duty of volunteers from those state level patrol

ranks to serve in both specialized units and patrol roles which caused burnout as the increased calls for those services have more than tripled. The agency triaged available resources in the same way all other agencies must, to balance core public safety needs and available employee health, while requests for additional staff went unheard.

During the public hearing for LD 461, a bill that would increase the patrol ranks by four but focused on helping collapsing local agencies combating growing drug related violence and property crime specific to Washington County, proponents shared that the legislatively created deficiencies could be made up in part by increases in county sheriff patrols. This happened over time, but the cost of such services ultimately falls to Maine's already overburdened local property taxpayers who can no longer shoulder the expanded burden.

Deeply moving testimony was shared by Rep. Strout (Harrington) highlighting that Washington County's violent crime rate was the second highest in Maine in 2020, with nearly 1.5 violent offenses for every 1,000 residents, according to the Maine Department of Public Safety. Androscoggin County, which has a population 3.5 times larger than Washington County, had the highest rate in 2020 with roughly 1.8 violent offenses for

*(continued on page 7)*

## IN THE HOPPER

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

## Criminal Justice & Public Safety

LD 102 *An Act to Notify the Public of Juveniles Who Are Wanted Persons* (Sponsored by Rep. Lajoie of Lewiston)

This bill allows criminal justice agencies to provide to the public certain juvenile history record information for the purpose of apprehending a juvenile that has escaped from custody as defined by the Maine Criminal Code or when a warrant of arrest has been issued alleging the juvenile has committed a crime that would constitute murder or a Class A, B, C or D crime if the juvenile were an adult.

LD 298 *An Act to Employ Mental Health Personnel Within the Maine State Police* (Sponsored by Rep. Underwood of Presque Isle)

This bill would increase the head count of Behavioral Health Coordinators to three specifically to assist with the need for shared

services amongst agencies served in Aroostook County. The bill also adds one coordinator supervisor position to oversee all behavioral health coordinator services.

LD 583 *An Act to Support Informed Community Self-determination in Emergency Medical Services Planning* (Sponsored by Sen. Curry of Waldo Cty.)

This bill appropriates \$200,000 annually to the Maine Emergency Medical Services Community Grant Program established to facilitate community led, informed discussions around emergency medical service challenges and opportunities for regional approaches.

LD 719 *An Act to Amend the Share of State Funding for the County Jail Operations Fund* (Sponsored by Rep. Salisbury of Westbrook)

This bill provides that state funding for the County Jail Operations Fund must be appropriated annually in an amount equal to 35% of the total cost of operations for county jails as necessary to meet the standards for county jails as established by the Commissioner of Corrections or otherwise required by law. The bill further provides that county jails may provide services that exceed the standards established by the commissioner or otherwise required by law, but the cost of providing such services must be funded by the counties or from other sources outside of the County Jail Operations Fund.

## *A Burden Shared is a Burdened Halved...cont'd*

every 1,000 residents. She added, "when 17.5% of the population is at or below the national poverty level of 12.5% of a given population, there is only so much money those who own property can pay in taxes that go towards funding for schools and the county operations..." Additionally, the Washington County Sheriff's Department needs the backup that the positions would aid to provide faster response times and possible interruption of the growth in crime.

LD 477 was presented simultaneously as the Washington County specific bill, but not without a strong nod to the identified need there. While both bills were informed with direct input from MSP for the position structures needed for the desired coverage, LD 477 asks for 24 positions and necessary oversight roles to establish adequate coverage in all of the most rural areas of Maine. The bill which was supported by the Maine Prosecutors Association, Maine Chiefs of Police, Maine County Commissioners' Association and MMA received assurance that the benefits of these additional positions would not end at the county lines. An increase in the number of troopers becomes a force multiplier for all law enforcement agencies in Maine, especially as many smaller agencies are struggling, even in adjacent Hallowell, which is working directly with MSP for coverage.

MSP testified "neither for nor against" both proposals because they are not allowed to advocate for positions not authorized in the governor's budget but spoke candidly about the need and desire to be there for every call. The committee will debate the merits of both bills in a future work session yet to be scheduled, but even if supported, both will still find an uphill battle to summit the steep and challenging appropriations table.

### **Rulemaking**

As covered in the January 31 edition of the Legislative Bulletin, agency rulemaking is not without controversy or boondoggle. On Monday, another bill was introduced to the State and Local Government Committee that proposed using a hatchet where a scalpel or strong verbal lashing may be more appropriate. LD 490, *An Act to Provide for a 5-year Automatic Repeal of Agency Rules*, sponsored by Rep. Smith (Palermo) would create an automatic repeal of any agency adopted or amended rule after January 2026 in five years, unless the agency followed yet another bureaucratic process to prove its value to the legislature sitting at that time.

While examples abound of ridiculous uses of routine and technical rules, meant to address internal processes only with no justiciability, yet suddenly wielded to compel local expenditure with no legislative review,

the bill would also undermine the major and substantive rules local governments rely upon in ordinance or practice by reference every five years should an agency or the legislature fail to renew them.

Moreover, each time the rulemaking process is initiated, municipal governments must pivot their focus to evaluate the potential impacts of new regulations on their budgets, staffing, and public outreach efforts. This is a significant burden, diverting resources from essential services to explain to regulatory bodies the potential consequences of proposed changes on local duties.

While municipal officials can agree there is room for improvement in the current way rulemaking authority is wielded, including through public petition, throwing the literal baby out with the bathwater might just be too much. The Maine Department of Environmental Protection, Maine Human Rights Commission, Maine Department of Transportation, Secretary of State's Office, Maine Education Association, Maine Conservation Voters and MMA all opposed the bill.

A work session on this bill has not yet been scheduled, but the burdens proposed by LD 490 will not be shouldered by municipalities alone. Municipal shoulders are strong but the bills this week emphasize the need to balance the burden and not bludgeon the local government bedrock.

## **IN THE HOPPER (cont'd)**

*LD 723 An Act Requiring the Maine Criminal Justice Academy to Develop a Nonresidential Basic Law Enforcement Training Program* (Sponsored by Rep. Lajoie of Lewiston)

Beginning July 1, 2027, this bill requires the Board of Trustees of the Maine Criminal Justice Academy to provide a nonresidential law enforcement training program.

### **Energy, Utilities & Technology**

*LD 481 An Act to Allow a Water District Created by Special Act of the Legislature to Borrow Money and Issue a Warrant Prior to a Default* (Sponsored by Rep. Beck of South Portland)

This bill provides that if a water district, prior to a default in the payment on a note, bond or other evidence of indebtedness, makes a determination that the district's anticipated revenues from the normal payment of water charges will not be sufficient to pay the district's anticipated operating expenses, the water district may borrow money to pay the principal and interest and other transaction costs related to the borrowing and may issue the district's warrant immediately to those portions of the municipality or municipalities that constitute the district to repay the amount borrowed, plus interest.

### **Environment & Natural Resources**

*LD 646 Resolve, Establishing the Commission to Study Unregulated Storm Water Pollution (Emergency)* (Sponsored by Rep. Bell of Yarmouth)

This emergency resolve creates the Commission to Study How to Address Unregulated Storm Water Pollution, which includes a representative from municipal government, and directs the commission to study and analyze existing scientific literature and data on storm water pollution gathered from stakeholder input and how it has affected or potentially will affect the state's valuable waters, habitats and species along the coast. No later than December 3, 2025, the commission must submit its findings to the Joint Standing Committee on Environment and Natural Resources, which is authorized to submit legislation in 2026.

### **Taxation**

*LD 526 An Act to Reduce the Time Period for Challenging the Validity of a Property Tax Lien on Commercial Real Estate* (Sponsored by Rep. Henderson of Runford)

Beginning with a tax lien recorded after June 30, 2026, this bill



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## IN THE HOPPER (cont'd)

prevents a person from commencing an action against the validity of a governmental taking of commercial real estate for nonpayment of property taxes upon the expiration of a two-year period immediately following the expiration of the period of redemption. The bill also defines "commercial real estate" property used primarily for business purposes including, without limitation, apartment buildings with five or more rental or lease units, mobile home parks, office buildings and recreational facilities.

**LD 223 *An Act to Amend the Mining Excise Tax Laws*** (Sponsored by Rep. Cloutier of Lewiston)  
This bill implements the recommendations found in the Bureau of Revenue Services' report regarding the state's taxation of metallic mineral mining, which includes exempting unextracted minerals from the property tax.

**LD 225 *An Act to Reduce Property Taxes and Finance Public School Construction and Education Through a 3 Percent Sales Tax on Hotel and Lodging Place Rentals*** (Sponsored by Rep. Brennan of Portland)  
This bill increases by 3% the sales tax on hotels and lodging place rentals and requires those revenues to be used to fund school construction and kindergarten to grade 12 education.

**LD 264 *An Act to Remove the 12-month Waiting Period for the Maine Resident Homestead Property Tax Exemption*** (Sponsored by Rep. Hepler of Woolwich)  
This bill repeals the requirement that an otherwise eligible applicant must wait 12 months before receiving the homestead exemption.

**LD 432 RESOLUTION, *Proposing an Amendment to the Constitution of Maine to Allow Municipalities to Apportion Real and Personal***

***Property Taxes on the Basis of Property Classification*** (Sponsored by Rep. Mastraccio of Sanford)

This resolution amends Maine's constitution by authorizing municipalities to apportion property taxes based on the property's classification as defined by and according to the process enacted in statute.

**LD 438 *An Act to Allow Municipalities to Limit Nonprofit Property Tax Exemptions*** (Sponsored by Rep. Hymes of Waldo)

This bill authorizes municipalities to limit the value of a property tax exemption extended to a nonprofit institution or organization, provided the governing body determines, by vote, that granting an exemption is detrimental to the residents of a municipality.

### Veterans & Legal Affairs

**LD 600 *An Act to Initiate Recounts in Tied Elections*** (Sponsored by Rep. Malon of Biddeford)

This bill amends the election laws to require the Secretary of State, for statewide elections, and municipal clerks, for local elections, to automatically initiate a recount when there is an apparent tie.

**LD 718 *An Act to Require Municipal Clerks to Issue Absentee Ballots Only to Residents of That Municipality and to Eliminate Ongoing Absentee Voter Status*** (Sponsored by Rep. Adams of Lebanon)

The bill repeals the provisions allowing for application for ongoing absentee voter status.

This bill also requires a municipal clerk to issue an absentee ballot only to a person who is registered to vote in that municipality, including the voter, an immediate family member or a third person designated by the voter to deliver the ballot on the voter's behalf.



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MCOG Newsletter

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From Midcoast Council of Governments <cnutt-midcoastcog.com@shared1.ccsend.com>

Date Thu 3/6/2025 9:22 AM

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



## Midcoast Council of Governments Monthly Newsletter

Happy March! We at MCOG are wishing you a wonderful start to the spring season. Below are some updates, events, and notices.

Visit our Website

### Job Postings

South Thomaston is searching for a new Town Administrator. More information can be found [here](#).

Montville is searching for an Administrative Assistant to the Select Board. More information can be found [here](#).

### Cooperative Purchasing

This is a reminder that communities interested in our cooperative purchase program to reach out to Max Johnstone ([mjohntone@midcoastcog.com](mailto:mjohntone@midcoastcog.com)) if you have not been receiving any updates. For March, **there will be deadlines for estimated needs of Paving and Bulk Copy Paper.**

**We are also expecting to receive awarded bids for Heating and Transportation Fuels by Friday, March 21.** These awarded products are time sensitive and will

receive a special email blast for those that are signed up for the program.

### **Sagadahoc Culvert Inventory and Assessment Project**

The Midcoast Council of Governments and Kennebec Estuary Land Trust (KELT) are each undertaking projects to inventory and assess culverts across Sagadahoc County in an effort to increase regional climate resilience. The goal is to identify the culverts that are most at risk due to intense storms and coastal flooding and those where a project to improve the site would provide the greatest benefits for the local community, fish habitat, and local ecosystems.

Dianna Farrell, a graduate student at the University of Southern Maine Muskie School of Public Service, will be working with MCOG to look at roads with stream crossings. Kyler Phillips, the tidal restoration coordinator at KELT, will be focusing on tidal crossings. Our plan is to work collaboratively with each other and communities in developing and implementing local and regional culvert improvement plans for infrastructure upgrades that reduce the risk of road washouts, aid in flood water recession, decrease habitat fragmentation, and strengthen overall climate resilience.

### **Midcoast Planners Welcome Maine Redevelopment Land Bank Authority**

Over a dozen planning and economic development professionals from across the Midcoast convened at the Damariscotta Town Office on Wednesday, February 26 to hear from Tuck O'Brien and Rose Nelson of the [Maine Redevelopment Land Bank Authority \(MRLBA\)](#).

O'Brien and Nelson presented about the MRLBA and met with attendees after to answer questions and discuss opportunities for collaboration. If your community has an abandoned mill, factory, or other commercial property you think would be a good candidate for redevelopment, get in touch with the MRLBA [here](#).

### **Workshops and Webinars**

Please refer to our events page on our website for all webinars and events.

### **End of the Natural Hazards and Land Use Planning Workshops**

After six months, the collaboration workshop series between Midcoast Council of Governments (MCOG), Maine Coastal Program (MCP), and Lincoln County Regional Planning Commission (LCRPC) has come to an end. We want to give a special shoutout to Rachael Hamilton and David Ludwig for their coordination and getting guest speakers, Laura Graziano and Curtis Brown for tech assistance, and our own Max Johnstone and Dan Debord for presentation assistance. We also want to thank all of you who attended or watched the recordings. All six sessions can be viewed online here:

[Planning Webinars: Natural Hazard : Municipal Planning Assistance Program: Maine DACF](#)

We are always looking for more topics for future workshop sessions. If you have any topics of interest, please reach out and let us know!

**MCDA "Wake ME up Wednesday" Speaker Series- Addressing Affordable Housing**

NMDC and MCDA are hosting a series of webinars on affordable housing. There are two more speakers in the series. This month, MCOG's own Charlotte Nutt will be presenting. There is more information and a Zoom link [here](#).

**March 19, 2025- Charlotte Nutt- MCOG**

April 2, 2025-Hope Eye- EMDC

## Events

**Midcoast Housing for All Fair**

The [Midcoast Villager](#), [Homeworthy](#), the Midcoast Climate, Energy, and Green Building Happy Hour are hosting a Midcoast Housing for All Fair. It will be on **Saturday, March 29 at Pascal Hall (86 Pascal Ave.) in Rockport from 3:00 p.m. - 6:00 p.m.**

Come to learn from businesses and organizations that design, build, finance, and support housing solutions, including Backyard ADUs, Landform Law, We Built This, Midcoast Habitat for Humanity, Croft, Revision Energy, Developers Collaborative, Maine Coast Regional Housing Trust, Second Story Builders, Passive Haus Maine, and more! The fair will include a panel discussion from 4:00 – 5:00 about housing supply solutions and the projects and models already underway in the Midcoast.

Admission is free. Food and drink will be available for purchase from American Flatbread. Keep an eye on the events page of the [Midcoast Villager](#) for more information to be posted in the coming weeks.

**Rising Tides, Lifting All Boats: Climate & Music Event**

**Join your Midcoast neighbors for an evening of music and conversation at the Rockport Opera House on Sunday, March 30, from 4:00 p.m. - 6:00 p.m. (doors at 3:30).**

Rising Tides, Lifting All Boats is a free event featuring a performance by Halcyon String Quartet with music and visuals that illuminate Rockport's unique climate challenges and opportunities for action.

**Stay for the panel and happy hour!**

After the concert, join a discussion with local citizens working on climate resilience and connect over drinks while sharing ideas for strengthening our Midcoast communities.

This event is hosted by the [Rockport Conservation Commission](#) with a Community Action Grant from the [Maine Community Resilience Partnership](#) and local business

partners.

No RSVP is necessary. Click [here](#) for more information.

## From the MCOG Team



**Mathew Eddy:** Executive Director, [meddy@midcoastcog.com](mailto:meddy@midcoastcog.com)

**Brian Dancause:** Deputy Director, [bdancause@midcoastcog.com](mailto:bdancause@midcoastcog.com)

**Max Johnstone:** Senior Planner, [mjohnstone@midcoastcog.com](mailto:mjohnstone@midcoastcog.com)

**Meg Rasmussen:** Director of Sustainability, [mrasmussen@midcoastcog.com](mailto:mrasmussen@midcoastcog.com)

**Adi Philson:** Planner, [aphilson@midcoastcog.com](mailto:aphilson@midcoastcog.com)

**Dan Debord:** Planner, [ddebord@midcoastcog.com](mailto:ddebord@midcoastcog.com)

**Reed Silvers:** Planner, [rsilvers@midcoastcog.com](mailto:rsilvers@midcoastcog.com)

**Charlotte Nutt:** GIS/Data Planner, [cnutt@midcoastcog.com](mailto:cnutt@midcoastcog.com)

Midcoast Council of Governments | 165 Main St Suite F | Damariscotta, ME 04543 US

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iFence207  
PO Box 213  
Buckfield, Me 04220  
207-500-1685  
iFence207@gmail.com  
03/03/2025

Tyler Washburn, Town Administrator  
Georgetown Town Office  
PO Box 436  
Georgetown, ME 04548

**Subject: Fence Installation & Repair Services – Now Booking for the Season**

Dear Mr. Washburn,

I hope this letter finds you well. My name is Justin, and I own iFence207, a professional fence installation and repair company serving residential, commercial, and municipal communities across the region. As we enter the new season, I wanted to reach out to let you know that we are currently booking projects and would be happy to assist with any of your fencing needs.

At iFence207, we specialize in installing and repairing fences for a variety of municipal applications, including:

- **Youth recreation fields and sports complexes** – I am a parent of youth sports players, and a strong supporter of youth sports. To contribute, I offer a special discount on fencing projects related to these initiatives.
- **Cemeteries** – Ensuring respectful and well-maintained boundaries.
- **Highway department needs** – Including safety barriers and roadside enclosures.
- **Parking lots** – Security, access control, and traffic management fencing.
- **Dumpster enclosures** – Providing clean, secure, and visually appealing containment solutions.
- **Dog parks** – Safe and durable enclosures for community pet areas.
- **Decorative and functional fencing** – Enhancing municipal properties while ensuring durability and security.

We are skilled in all fence types, including **wood, vinyl, chain link, and aluminum**, as well as the design and installation of **custom gates** to meet specific project needs. **iFence207 is fully insured**, giving you peace of mind that your project will be handled professionally and safely.

If your municipality has any upcoming projects or maintenance needs, I would love the opportunity to discuss how iFence207 can assist. Please feel free to reach out to me at your convenience, and I'd be happy to provide a quote or schedule a site visit.

Thank you for your time and consideration. I look forward to the possibility of working with you to improve and maintain your community spaces.

Best regards,

Justin Elsman  
Owner, iFence207

---

## Confirmation of meeting time between Georgetown and Tedford Housing


---

**From** Jaki Ellis <jakiellis.me@gmail.com>

**Date** Wed 3/5/2025 11:14 AM

**To** gtwnme@hotmail.com <gtwnme@hotmail.com>; James Peavey <glenelg333@gmail.com>

**Cc** Andrew Lardie, Tedford Housing <Andrew@tedfordhousing.org>

 1 attachment (1 MB)

Municipal Flyer Final 12\_6.pdf;

Hi Tyler:

This message is to confirm a tour of the Warming Center in Brunswick with Andrew Lardie, Executive Director of Tedford Housing. We will meet you at 1 Tenney Way at 10:30, Monday, March 17th. This tour will be followed by a meeting in Georgetown with Jim Peavey around noon. I will see if Dave Pollito is free to join us for the meeting.

I have attached a one page information sheet on Tedford Housing. I look forward to talking with you.

Jaki Ellis  
Municipal Liason (volunteer)  
Tedford Housing

On Wed, Mar 5, 2025 at 7:21 AM Jaki Ellis <[jakiellis.me@gmail.com](mailto:jakiellis.me@gmail.com)> wrote:

----- Forwarded message -----

**From:** Tyler Washburn <[GtwnME@hotmail.com](mailto:GtwnME@hotmail.com)>

**Date:** Mon, Mar 3, 2025 at 8:36 AM

**Subject:** Re: Possible dates for meeting with Tedford Housing

**To:** Jaki Ellis <[jakiellis.me@gmail.com](mailto:jakiellis.me@gmail.com)>

**CC:** James Peavey <[glenelg333@gmail.com](mailto:glenelg333@gmail.com)>

Want to shoot for 10 or 11am on St. Patrick's Day? I can meet you here in Georgetown or at your facility in Brunswick - I will be driving through from Harpswell. Let me know and I look forward to connecting with you both.

Tyler J. Washburn  
Town Administrator  
Town of Georgetown  
50 Bay Point Road

Georgetown, ME 04548  
(207) 371-2820

---

From: Jaki Ellis  
Sent: Sunday, March 2, 2025 10:08 AM  
To: [gtwnme@hotmail.com](mailto:gtwnme@hotmail.com)  
Cc: James Peavey  
Subject: Possible dates for meeting with Tedford Housing

Dear Tyler: Here are some times and dates that Jim Peavey and I can make the week of March 17th. We could not find a good time on March 11 or 12th. I am hoping one of these time frames will work for about an hour long meeting to talk over challenges and efforts to address housing and homelessness in our region. Monday, March 17th after 9:30 Weds., March 19th after 11:15 Friday, March 21 anytime in the morning. I look forward to hearing from you. I will be away Monday-Wednesday this week but will be checking e-mail and try to respond as soon as possible. Thanks, Jaki Ellis  
Municipal Liason (volunteer) Tedford Housing

--

I am changing my address to [jakiellis.me@gmail.com](mailto:jakiellis.me@gmail.com)

# Tedford Housing

Empowering people to move from homelessness to home

## Programs and Impact (2023-24)



### Homelessness Prevention

Kept 95 people housed via \$42,000 in rental assistance and security deposits, plus supportive case management for the following year.



### Warm Thy Neighbor

Sustained safe conditions for 284 people by providing \$61,000 in fuel assistance, protecting scarce income for other critical expenses.



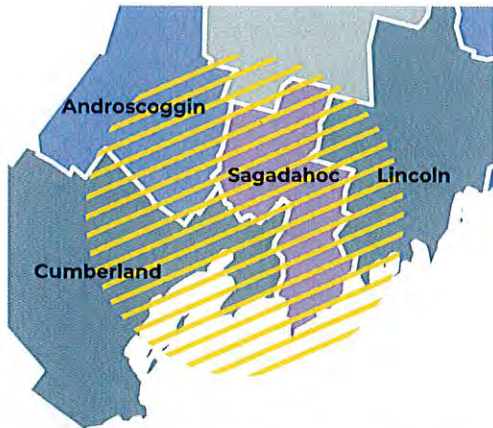
### Emergency Shelters

Housed 121 people at our 2 emergency shelters, including 64 individual adults and 16 families, with all exiting clients offered supportive case management for the following year.



### Permanent Supportive Housing

Tedford is the landlord for 76 people (37 households) across 4 counties, who have previously experienced homelessness. On-site case management ensures tenants maintain housing (ave. 6 years).



## Who We Serve

Tedford operates the only adult & family shelters between Portland and Rockland, a catchment area of about 40 towns and 150,000 residents.

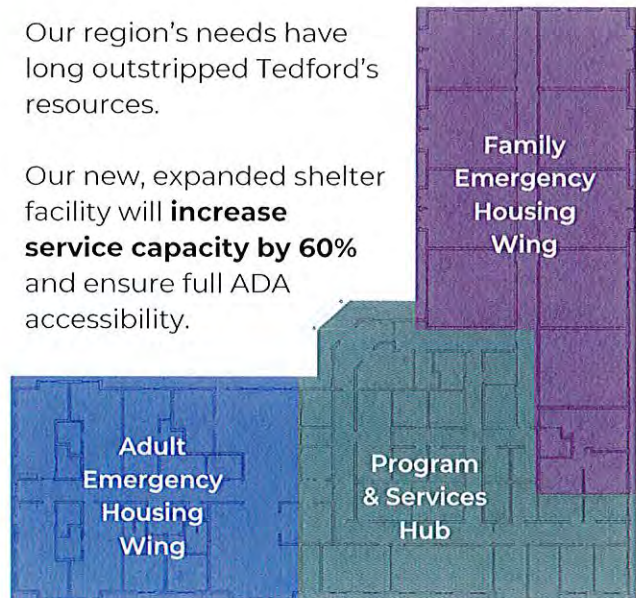
25% of shelter guests are from further afield in Maine; people who need help move around, and end up in all of our towns.

## Investing in Critical Public Health Infrastructure

To meet more of the community's need we're seeking to increase municipal support from **<1%, to 4%** of operating costs. This modest investment, spread across towns, will significantly impact Tedford's ability to **scale up our services.**

Our region's needs have long outstripped Tedford's resources.

Our new, expanded shelter facility will **increase service capacity by 60%** and ensure full ADA accessibility.





Over 30% of Maine renters now spend more than a third of their income on housing, leaving little room for necessities like food, healthcare, and transportation. This financial strain heightens the risk of eviction and homelessness, deepening the housing crisis across the state.

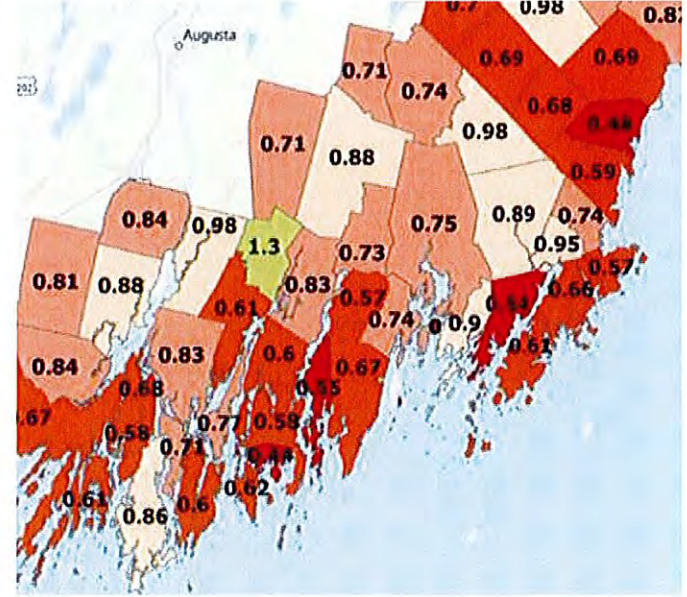
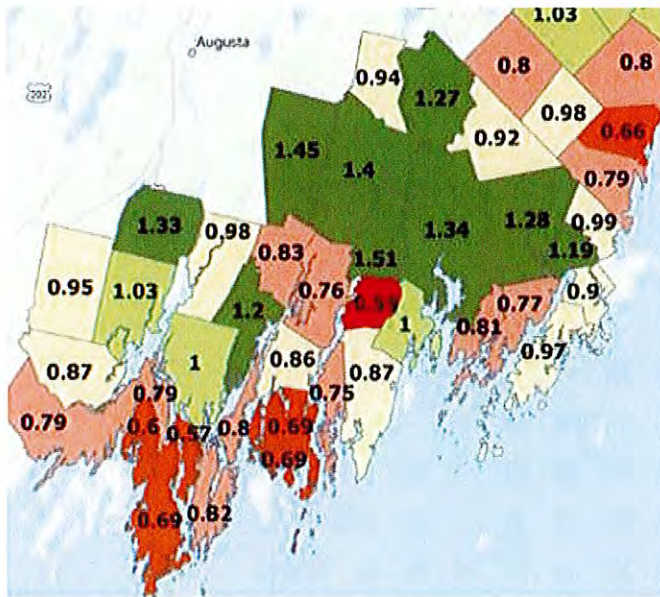


- Shelters protect the most vulnerable, preventing crises that affect health, safety, & local economies.
- Like schools & roads, shelters are essential community resources that benefit everyone.

2016

**Affordability Index**

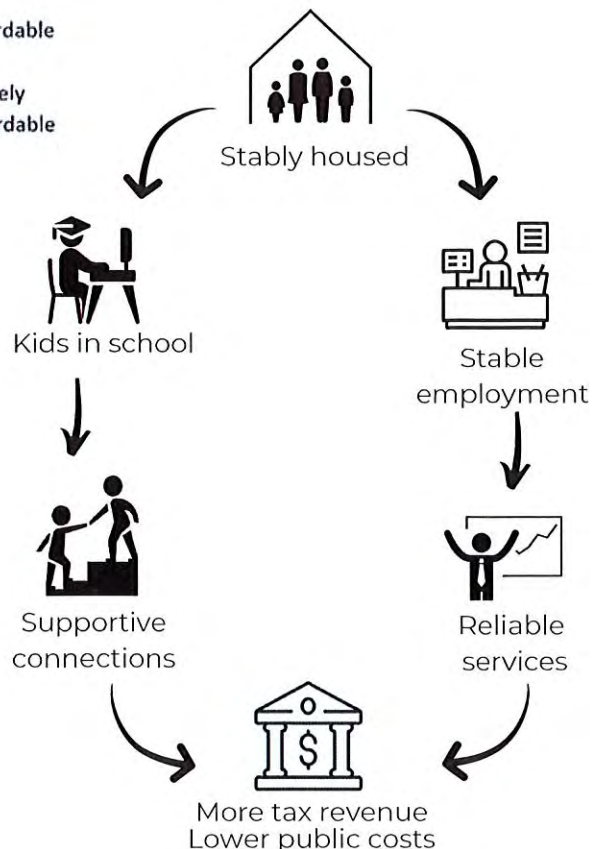
2021



Source: Maine Housing, Data Compiled by Charlotte Nutt



**Stable Homes, Thriving Communities**



**Housing Insecurity is Widespread**

County	Wage vs. Rent Deficit	Child Homelessness in 2024
Sagadahoc	-\$6.97 / hr	62
Lincoln	-\$8.19 / hr	70
Androscoggin	-\$5.74 / hr	260
N. Cumberland	-\$8.17 / hr	164

\* Source: N'l Low Income Housing Coalition  
 \* Source: Maine Dept of Education

## AGREEMENT

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the CITY OF BATH, hereinafter referred to as the City, and the INHABITANTS OF THE TOWN OF GEORGETOWN, hereinafter referred to as the Town:

1. Services Provided. The City agrees to provide emergency medical services to the Town on a 24-hour "back-up" basis during the term of the Agreement and any renewal thereof. It is agreed that the Georgetown Fire Department will provide primary emergency medical services and transport for the Town. In the event that the Georgetown Fire Department is unable to respond to an emergency medical call, the City will provide emergency medical services and transport if a Bath ambulance is available. Livery or non-emergency service will not be provided. Emergency medical services rendered on the scene and the transport of patients shall be in accordance with applicable State of Maine EMS protocols, which provide, in part, that the highest licensed EMT will be in charge of patient care. Emergency medical services shall be defined as patient assessment and treatment when required by Maine EMS protocols and will not be limited to patient transport only.
2. Payment. The Town agrees to pay for the said ambulance services in accordance with the following:
  - a. Base payment. In order to assure the availability of ambulance services, the Town shall pay the City on an on-call basis at the rate of Four Hundred Fifty-three Dollars and fifty-six cents (\$453.56) per call effective January 1, 2025, for each call when services are provided, billing to be in accordance with Paragraph 3 hereunder; however, in those instances when an ambulance is dispatched but no services are rendered upon arrival at the site, the rate shall be Two Hundred Twenty-Five Dollars (\$225.00) per call.
  - b. Per call fee. In addition to the base payment numerated above, the Town shall pay to the City a per-call fee based on the attached rate schedule, per ambulance call made by the City within the municipal territorial limits of the Town. This payment is to be made regardless of the domicile or residence of the person or persons to whom any service may be rendered. Dispatch of additional rescue units to the same call will result in an additional charge per unit equal to the per call base payment stated in sub-paragraph 2(a) when rescue services are rendered; and a charge of Two Hundred Twenty-Five Dollars (\$225) per unit per call when no services are rendered. Collections and statements shall be in accordance with Paragraph 3 below.
3. Collections and Billing Statements. Charges for services rendered under this Contract shall be collected in the same manner as charges for services rendered within the City of Bath. Such

billings shall be forwarded to a collection agent. Bills that are uncollected and the billing service charge shall be sent to the Town on a quarterly basis for payment. In addition, the Town shall be advised of which accounts remain uncollected, and the Town may institute whatever collection procedure it may deem appropriate. The per-call charges provided for in Paragraph 2(a) shall also be billed quarterly.

4. Term. The term of this Agreement shall be for six months commencing on January 1, 2025, and terminating on June 30, 2025. It is further provided that this Agreement may be renewed, upon the Agreement of the City and the Town, for such additional periods as they may deem appropriate, and upon terms of payment as they may agree upon.
5. Increase of Base Payment During the Contract Term. The base payment amount set forth in Paragraph 2(a) shall increase annually on July 1st of each year during the contract term. The increase in base payment shall be determined by the National Consumer Price Index (the "CPI"). The Department of Labor determines the CPI for the United States government for the calendar year which ends within that immediately preceding fiscal year.
6. Cancellation. The Agreement may be cancelled and terminated by either party hereto by giving thirty (30) days' written notice to the other party of their intention to terminate this Agreement; however, it is the predetermined intent of the parties to keep this Agreement in force and with the understanding that alternative arrangements for providing acceptable emergency medical service are to be studied and developed.

IN WITNESS WHEREOF, the CITY OF BATH has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Marc Meyers, its City Manager, hereunto duly authorized, and the INHABITANTS OF THE TOWN OF GEORGETOWN have caused this instrument to be signed by, its Town Administrator, thereunto duly authorized, the day and year first above written.

Signed, Sealed, and Delivered  
in presence of

\_\_\_\_\_

CITY OF BATH

By: Marc Meyers  
Its: City Manager

Date:

TOWN OF GEORGETOWN

\_\_\_\_\_

By: Tyler Washburn  
Its: Town Administrator

Date:

# **DRAFT SOLAR ENERGY ORDINANCE DRAFT**

## **Town of Georgetown**

Enacted June 18, 2022  
Amended June 14, 2025

Amended June 15, 2024

### **1. Title**

A. This Ordinance shall be known as the “Georgetown Solar Energy Ordinance” and will be referred to herein as the “Ordinance”.

### **2. Authority**

- A. This Ordinance is adopted pursuant to the Home Rule Powers as provided for in Article VIII of the Maine Constitution and under the authority granted to the Town by the Maine Revised Statutes, including of 30A MRSA §2101, et seq.
- B. To the extent that any provision of this Ordinance is deemed invalid by a court of competent jurisdiction, such provision shall be removed from the Ordinance and the balance of the Ordinance shall remain valid.
- C. This Ordinance shall be administered by the Town’s Planning Board and enforced by the Town’s Code Enforcement Officer and Board of Selectmen.

### **3. Purpose**

- A. Establish clear guidelines and standards for the Town to regulate Solar Energy Systems.
- B. Permit the Town to fairly and responsibly protect public health, safety, and welfare.
- C. Minimize any potential adverse effect of solar development on surrounding land use.
- D. Provide for the decommissioning/removal of panel and associated utility structures that are no longer being used for energy generation and transmission purposes.

### **4. Applicability**

A. A Solar Energy System (SES) approved for construction prior to the effective date of this Ordinance shall not be required to meet the terms and conditions of this Ordinance. Any physical modification to any existing SES, whether or not existing prior to the effective date of this Ordinance that expands or relocates the footprint of the SES, shall require a new application under this Ordinance. Routine maintenance or replacements in kind do not require a permit.

### **5. Definitions**

- A. Solar Energy System (SES): A solar photovoltaic cell, module, or array, or solar hot air or water collector device, including all Solar Related Equipment, which relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation or transfer of stored heat.
- B. Solar Energy System, Ground-Mounted. A Solar Energy System that is structurally mounted to the ground and is not roof-mounted; may be of any size (private use, medium, or large scale).

- C. Solar Energy System, Roof Mounted. A Solar Energy System that is mounted on the roof of a building or structure; may be of any size (private use, medium, or large scale).
- D. Solar Farm. A Solar Energy System placed solely to generate electricity to feed power into an electrical grid or other commercial purpose.
- E. Solar Energy Farm, Large Scale. A Solar Energy System whose physical size is equal to or greater than 4 acres but not more than 10 acres.
- F. Solar Energy Farm, Medium Scale. A Solar Energy System whose physical size based on total airspace projected over the ground is equal to or greater than 3,000 square feet but less than 4 acres.
- G. Solar Energy System, Private Use. A Solar Energy System whose physical size based on total airspace projected over the ground is less than 3,000 square feet. Such a system may consist of one or more freestanding ground, or roof mounted, solar arrays, or solar related equipment. The primary purpose of a Private Use System is to reduce on-site consumption of utility power or fuels, not to feed into an electrical grid.
- H. Kilowatt (KW): a unit for measuring power that is equivalent to 1,000 watts.
- I. Megawatt (MW): a unit for measuring power that is equivalent to one million watts, or 1,000 kilowatts.
- J. Megawatt Hour (MWh): A megawatt hour is equal to 1,000 Kilowatt hours (KWh). It is equal to 1,000 kilowatts of electricity used continuously for one hour.
- K. Rated Nameplate Capacity. The maximum rated output of electric power production of the photovoltaic system in watts of Direct Current (DC).
- L. Solar Energy. Radiant energy (direct, diffuse and/or reflective) received from the sun.
- M. Solar Array. A grouping of multiple solar modules with the purpose of harvesting solar energy.
- N. Solar Related Equipment. Items including a solar photovoltaic cell, module, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing, fencing, foundations or other structures used or intended to be used for collection and management of solar energy.

## **6. Permit Required**

A permit approved by the Planning Board shall be required for all Solar Energy Systems, including Large and Medium Scale Solar Energy Farms, and Private Use Solar Energy Systems. All Solar Energy Systems shall conform to the requirements of this Ordinance and other applicable provisions of the Town of Georgetown ordinances. Whenever the requirements of this Ordinance are in conflict with the requirements of any other lawfully adopted rule, regulation, or ordinance, the more restrictive provision shall apply.

## **7. Application Fee**

A. All fees shall be set by order of the Select Board, after consultation with the Planning Board and a public hearing held by the Select Board. Said fees shall be paid by check made payable to the Town of Georgetown. The fee schedule is available on the Town website or from the Code Enforcement Officer or the Town Clerk.

- B. All fees expended by the Town related to the processing of the application, including but not limited to posting fees, advertising fees, legal fees, etc. shall be reimbursed by the applicant by check to the Town of Georgetown.

## 8. Specific Application Requirements

- A. An application for a Large or Medium Scale Solar Energy Farm must include the following, at the cost of the applicant:
- 1). The name(s) of the owner(s) of the SES, and the operator, if different from the owner(s);
  - 2). If the operator will be leasing the land, a copy of the agreement (minus financial compensation) clearly outlining the relationship inclusive of the rights and responsibilities of the operator, landowner and any other responsible party with regard to the SES and the life of the agreement;
  - 3). A description of how and to whom the energy produced will be sold;
  - 4). A copy of the agreement and schematic details of the connection arrangement with the transmission system (most likely Central Maine Power), clearly indicating which party is responsible for various requirements and how they will be operated and maintained;
  - 5). Construction Documents
    - a). All Construction Drawings and Specifications shall comply with all applicable statutes, regulations, standards, and ordinances issued by Federal, State and local jurisdictions.
    - b). All Construction Documents and Specifications shall be prepared and stamped by a registered professional engineer in the State of Maine.
    - c). Required drawings and specifications, including but not limited to the following:
      - i). Boundary Survey: A boundary survey for the project performed by a licensed land surveyor, including but not limited to:
        - (a) Comprehensive deed research investigation of the County Registry of Deeds;
        - (b) Define the limits of the property including all property corners and tangents, monuments and exceptions;
        - (c) Adjacent properties with lot number, acreage and property owner;
        - (d) Locate all major structures, roads and parking;
        - (e) Report Notes containing purpose of the survey, ownership and deed references, method of measurements, and past survey references. Also include any conflicts, exceptions, findings and opinions.
      - ii). Site Plan: A set of large-scale drawings showing the improvements to the property. This includes:
        - (a) Site boundaries and delineation of the property and adjacent properties, showing Lot Numbers;
        - (b) Location of all structures and their relationship to the boundaries and adjacent structures. Include all new, existing and demolished structures;
        - (c) Location of Land Use Zones and setbacks from the Shoreland Zoning Ordinance;

- (d) Location of all roads and parking areas and their relationship to the boundaries and adjacent structures;
  - (e) Any zones such as floodplain or wetland zones;
  - (f) Easements and other similar entitlements;
  - (g) Other site features and components the Planning Board may require.
- iii). Specific SES Drawings: The layout, design and installation of all components of the SES. All components shall conform to applicable industry standards, such as those of the American National Standards (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL) or other similar certifying organizations, and shall comply with local ordinances, and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the application;
  - iv). A stormwater management plan developed in accordance with Maine's Department of Environmental Protection regulations for Storm Water Management in Title 38, §420D of the Maine State Statutes, stamped and signed by a licensed Maine engineer.
- 6). An operations and maintenance plan, including site control and the projected operating life of the system; Such a plan shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for operational maintenance of the installation.
  - 7). An emergency management plan for all anticipated hazards.
  - 8). A stormwater management plan, certified by a licensed Maine engineer, that demonstrates stormwater from the SES will infiltrate into the ground beneath the SES at a rate equal to that of the infiltration rate prior to the placement of the system.
  - 9). Proof of financial capacity to construct and operate the proposed facility.
  - 10). A Decommissioning Plan: See Section 9.
  - 11). A Solar Energy System Permit Application.
- B. An application for a Solar Energy System, Private Use must include the following:
    - 1). A description of the panels to be installed, including make and model, and associated system components;
    - 2). The installer shall inspect, verify, and report in writing that the existing roof and roof structure meets current roof design standards or is capable of supporting the dead load of the roof, including the weight of the solar panels, and the roof/local snow load;
    - 3). For firefighter access on a roof mounted system:
      - (a) At least two 36 inch or wider paths must be provided from the lowest roof edge to the ridge on every roof plane with solar panels;
      - (b) At least one of the paths must be accessible from a public way or driveway;
      - (c) Pathways must be over areas capable of supporting firefighters accessing the roof;

- (d) Once at the ridge, the path must continue along its length to provide access to cut vents at any place along the ridge. The size of the path along the ridge depends on how much of the roof is covered in PV panels. For roofs where PV panels cover up to 33% of the total area in plan view (as seen from above), the panels must be at least 18 inches away from a horizontal ridge on both sides to create the 36 inch wide path. Where panels cover more than 33% of the roof, a 36 inch wide path is required on both sides of the ridge.
- 4). Any egress window/emergency escape and rescue opening (EERO) must have a clear 36 inch wide path from the window to the eave.
- 5). Detached, nonhabitable structures including, but not limited to, carports, garages, solar trellises, sheds, and similar structures shall not be required to provide roof access.
- 6). Solar Energy System Permit Application.

## 9. Standard for approval

- A. The following standards must be met:
  - 1). Large and Medium Scale Ground Mounted Solar Energy Farms:
    - a). Prohibited Locations:
      - i). Shall not be placed in the Shoreland Zone;
      - ii). Components of a ground mounted SES shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance.
    - b). Legal Responsibilities: The Applicant must provide proof that it has authorization to construct, use and maintain the property and any access drive for the life of the project and including the decommissioning of the project. The roles and responsibilities of the system owner, operator, landowner and any other party involved in the project must be clear and demonstrate to the satisfaction of the Planning Board that the public interest is protected. The owner or operator of a Ground Mounted Solar Energy System shall build and maintain it in compliance with all relevant Federal, State and Local Laws, Regulations, and Ordinances.
    - c). Setback and Height. Structures within a SES shall be setback a minimum of 75 feet from all lot lines. Any solar photovoltaic cells or arrays shall be subject to a maximum height of 20 feet above the ground surface. Associated SES structures shall be subject to the maximum height regulations specified for principal and accessory buildings.
    - d). Utility Notification. A solar farm system shall not be installed until evidence has been given to the Planning Board that the applicant has an executed agreement with a utility provider to accept the power.
    - e). Fence. Ground Mounted Solar Energy Systems shall be protected by a perimeter fence located inside any screening buffer. Such fences shall allow for small wildlife passage and movement.
    - f). Signage. A sign shall be required to identify the owner/operator and provide a 24-hour emergency contact phone number. Solar energy systems shall not be



- used for displaying any advertising. A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the SES informing individuals of potential voltage hazards.
- g). Screening. Lots on which Ground Mounted Solar Energy Systems are located shall utilize buffers / screening from roads and residences by plantings, berms, and natural topographical features. Ground mounted SES shall be screened from view to the greatest extent practical of any adjacent property that is used for residential purposes, as well as any public way. The screen shall consist of a vegetative barrier which provides a visual screen. In lieu of a vegetative screen, a fence that provides visual screening may be allowed only if a vegetative screen is deemed impractical by the Planning Board.
  - h). Glare. All SES shall be situated to eliminate concentrated glare onto nearby structures or roadways.
  - i). Lighting. Lighting shall be limited to that required for safety and operational purposes and shall be shielded from interference with abutting properties. Lighting of the SES shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution. Other than lighting required for safety or by applicable federal, state, or local authority, lighting shall not be used/visible between 9pm and 7am.
  - j). Utility Connections. Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
  - k). Emergency Services. SES owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Georgetown Volunteer Fire Department Fire Chief. Upon request, the owner or operator shall coordinate with local emergency services in developing an emergency response plan. A “3200 Series KNOX-BOX”, or agreed equivalent, shall be provided and installed by the operator to be used to allow emergency service personnel continuous access. All means of shutting down the solar energy system shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
  - l). Maintenance Conditions. The SES owner or operator shall maintain the facility in good operating condition. Maintenance shall include, but not be limited to, painting, structural repairs, vegetative screening, fences, landscaping and plantings, and integrity of security measures. The SES must be properly maintained and be kept free from all hazards, including, but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. Site access shall be maintained to a level acceptable to the Fire Chief for emergency response. The owner or operator shall be responsible for the cost of maintaining the SES and any access road(s), including regular plowing of snow to maintain road access.

- m). Satisfaction with All Aspects of Capacity and Plans Submitted -- The Planning Board must find that the Applicant has the capacity to finance, safely operate and decommission the SES.
  - n). Alternatives Assessment. As determined by the Planning Board, if a proposed ground-mounted SES does not meet the standards in this Ordinance, then other potential suitable alternative area(s), on the lot(s) included in the application, where a SES can meet the Town's standards, goals, and objectives shall be evaluated by the applicant. Alternative lot areas should be evaluated against those same Ordinance standards, and Town goals and objectives.
  - o). Preservation of Town's Character. All reasonable efforts, as determined by the Planning Board, shall be made to ensure any SES is consistent with the character of the community via visual consistency with local neighborhood area, maintenance of scenic views, maintenance of open space land and farms, and the Town Comprehensive Plan.
- 2). Private Use Ground Mounted Solar Energy Systems:
- a). Lots. All SES shall be designed and located to ensure solar and physical access without reliance on and/or interference to/from adjacent properties.
  - b). Setback and Height. Structures within a SES shall be setback a minimum of 20 feet from the side and rear property lines and meet the front setback requirements for roads. Any solar photovoltaic cell, array, or support structure for cells or arrays, shall be subject to a maximum height when oriented at maximum tilt of one foot of height for every four feet it is set back horizontally from the closest property line or road right-of-way, up to a maximum height of fifteen feet.
  - c). Prohibited Locations. Components of a ground mounted SES shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.
  - d). Signage. Solar energy systems shall not be used for displaying any advertising.
  - e). Glare. All SES shall be situated to eliminate concentrated glare onto nearby structures or roadways.
  - f). Preservation of Town's Character. All reasonable efforts, as determined by the Planning Board, shall be made to ensure any SES is consistent with the character of the community via visual consistency with local neighborhood area, maintenance of scenic views, maintenance of open space land and farms, and the Town Comprehensive Plan.
- 3). Roof Mounted Solar Energy Systems:
- a). SES mounted on roofs of any building shall be subject to the maximum height regulations as specified in the Building/Demolition Permit Ordinance.
  - b). Glare. All SES shall be situated to eliminate concentrated glare onto nearby structures or roadways.
  - c). Preservation of Town's Character - All reasonable efforts, as determined by the Planning Board, shall be made to ensure any SES is consistent with the character of the community via consistency with local neighborhood area,

maintenance of scenic views, maintenance of open space land and farms, and the Town Comprehensive Plan.

#### **10. Decommissioning and Removal**

- A. Any Solar Farm System that has reached the end of its useful life, ceases to generate power or has been abandoned shall be removed pursuant to a plan approved by the Planning Board during the application process. The landowner, or SES owner or operator shall physically remove the installation no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by certified mail, return receipt requested, of the proposed date of the discontinued operations and plans for removal.
- B. A decommissioning plan must include an estimate of the total cost of decommissioning, value of the equipment, and itemization of the estimated major expenses, including the projected costs of measures taken to minimize or prevent adverse effects on the environment during implementation of the decommissioning plan. The itemization of major costs may include, but is not limited to, the cost of the following activities: panel removal, panel foundation removal and permanent stabilization, building removal and permanent stabilization, transmission corridor removal and permanent stabilization and road infrastructure removal and permanent stabilization.
- C. Before an application is approved for a Large Scale or Medium Scale Ground Mounted Solar Energy Farm, the applicant shall submit a performance guarantee in the form of a performance bond, surety bond, irrevocable letter of credit, or other form of financial assurance as may be acceptable to the Planning Board that upon the end of the useful life of the Solar Energy System the Applicant will have the necessary financial assurance in place for 125% of the estimated total cost of decommissioning, subject to a review of such cost by the Code Enforcement Officer. The financial assurance shall include a provision granting the Town the ability to access the funds and property and perform the decommissioning if the facility is abandoned or the Applicant or subsequent responsible party fails to meet their obligations after reasonable notice, to be defined in the agreement and approved by the Planning Board. For a Medium Scaled Ground Mounted SES, the Applicant may propose securing the necessary financial assurance in phases, as long as the total required financial assurance is in place a minimum of 5 years prior to the expected end of the useful life of the Solar Energy System.
- D. Note the applicant may apply to the Code Enforcement Officer for release of the guarantee at such time that it or its assignees remove the system and associated abandoned structures, and such completed removal is found to be satisfactory by the Planning Board.
- E. Decommissioning shall consist of:
  - 1). Physical removal of all solar energy systems, structures, equipment, security barriers and transmission lines from the site;
  - 2). Disposal of all solid and hazardous waste in accordance with Local, State and Federal waste disposal regulations; and
  - 3). Stabilization or revegetation of the site as necessary to minimize erosion. The Code Enforcement Officer may allow the owner or operator to leave landscaping

or designated below-grade foundations to minimize erosion and disruptions to vegetation.

- F. Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a Ground Mounted Solar Energy System shall be considered to be abandoned when it fails to generate 10% or less permitted capacity of electricity for a continuous period of twelve (12) months without having first obtained the written consent of the Code Enforcement Officer. Determination of abandonment shall be made by the Code Enforcement Officer.
- G. If the owner or operator of a Ground Mounted Solar Energy System fails to remove the installation in accordance with the requirements of this section within 180 days of abandonment or the proposed date of decommissioning, the Town of Georgetown retains the right to use the performance guarantee and any and all legal or available means necessary to cause an abandoned, hazardous or decommissioned solar energy system to be removed.

## **11. Modifications**

- A. Any physical modification to any existing SES, whether or not existing prior to the effective date of this Ordinance, shall require review and approval under this Ordinance.
- B. Any design modifications prior to completion of construction to a Medium or Large-Scale Ground-Mounted Solar Energy Farm made after issuance of the required town permit(s) shall require reapproval by the Planning Board.
- C. Any modifications to a Private Use Solar Energy System made after issuance of the required town permit(s) shall require approval by the Code Enforcement Officer.
- D. Application fees for modifications shall be consistent with the overall size of the SES, not solely the modification.
- E. Removal -When any portion of a ground mounted SES is removed, any earth disturbance must be graded and re-seeded, unless authorized for another developed use.

**12. Effective Date and Duration**

- A. This Ordinance shall take effect on June 18, 2022 upon enactment by the Town of Georgetown unless otherwise provided and shall remain in effect until it is amended or repealed.

**13. Appeals**

- A. Appeals shall be in accordance with the standards established in the Building Permit Ordinance or Shoreland Zoning Ordinance. Appeal applications and variance requests shall be in accordance with Board of Appeals Ordinance Section VI.

**14. Enforcement of violations and Penalties**

- A. This Ordinance shall be enforced by the municipal officers or their designee. Violation of this Ordinance shall be subject to the enforcement and penalty provisions of 30-A, MRSA § 4452.

# BOARD OF APPEALS ORDINANCE

for the Town of Georgetown, Maine

Adopted June 18, 1994  
Amended June 17, 2000  
Amended June 17, 2017

Amended June 16, 2001  
Amended June 14, 2008  
Amended June 17, 2023

Amended June 13, 2009  
Amended June 12, 2010

## Section I. General Provisions

- A. The Board of Appeals is established pursuant to 30-A MRSA §§ 2691, 3001, and 4353.
- B. The business of the Board shall be conducted in accordance with Maine State statutes and Town ordinances.
- C. It shall be the responsibility of each member of the Board to become familiar with all the ordinances of the Town which it may be expected to act upon as well as with applicable State statutes, the current edition of the "Manual for Local Land Use Appeals Boards" of the Maine Municipal Association (the MMA Manual), and this ordinance.
- D. It shall be the responsibility of each member of the Board to become familiar with the community's goals, desires, and policies as expressed in the Georgetown Comprehensive Plan and to grant the minimum relief which will ensure that the goals and policies of the plan are preserved.

## Section II. Powers and Limitations

- A. The Board shall have jurisdiction to hear appeals and to take actions to the extent that such jurisdiction and powers are assigned to the Board by ordinances of the Town of Georgetown or by State statutes. If a State statute or Town ordinance does not specifically provide that the Board may act upon the issues covered in an application, the Board has no jurisdiction.
- B. The Board shall have the following powers, to be executed only upon a written administrative appeal or variance application by a party with standing to make the appeal or application:
  1. To hear and determine appeals, made under applicable Town ordinances or State statutes, by any person or entity aggrieved by a decision, action, or failure to act by the Planning Board, the Code Enforcement Officer, or other Town Officers with respect to an application for a permit, license, or other required approval.
  2. To interpret the provisions, which are called into question, of any applicable Town ordinance.
  3. To grant variances from the provisions of Town land use ordinances as provided in those ordinances and in accordance with this Ordinance and applicable State statutes.
- C. The Board is empowered to adopt and to amend, by a majority vote of its members, bylaws to govern its functions as well as such other procedural rules, application forms, and certification forms as it deems necessary for the performance of its functions. Copies of the bylaws, procedural rules, and forms shall be provided to the Board of Selectmen, the Town Clerk, the Planning Board, and the Code Enforcement Officer; and copies shall be provided to any other concerned persons or entities upon request.
- D. The Board may obtain goods and services as necessary for its proper functions within the limits of funds appropriated for that purpose.

## Section III. Appointments and Members

- A. The Board shall consist of five full members and two associate members appointed by the Selectmen for terms of five years each. Members shall serve until the annual Town Meeting of the year of their designated termination, or until replaced by the Selectmen shortly thereafter, except that any member may resign without reason or notice at any time.

- B. The terms of full members shall be staggered so that the five-year term of one member expires in each year as of the date of the annual Town Meeting. If any full member resigns or is removed from the Board before the expiry of his or her term, the Selectmen shall appoint a new member to fill the unexpired term.
- C. The terms of associate members shall be staggered so that the five-year terms of both associate members do not expire in the same year. If an associate member resigns, is appointed as a full member of the Board, or is removed from the Board before the expiry of his or her term, the Selectmen shall appoint a new associate member to fill the unexpired term.
- D. Neither a Selectman, Planning Board member, or Code Enforcement Officer, nor his or her spouse, may be a full or associate member of the Board.
- E. Any member of the Board may be removed from the Board, for cause, by the Selectmen before expiration of his or her term, but only after notice and an opportunity for a hearing at which the member has the opportunity to refute specific charges against him or her. The term "for cause" shall include, but not be limited to, failure to attend three consecutive Board meetings or hearings without sufficient justification, or voting when the member has a conflict of interest or bias.
- F. When there is a permanent vacancy of either a full or associate member, the Secretary of the Board shall immediately notify the Board of Selectmen. The Selectmen shall within sixty days appoint a person to serve as replacement.

**Section IV. Officers and Duties**

- A. The officers of the Board shall consist of the Chairperson and Secretary who shall be elected at the Board's first meeting after the annual Town Meeting by a majority of the Board, and an Acting Chairperson elected by a majority of the Board, as necessary in the absence, disability, or disqualification of the Chairperson,
- B. The Chairperson shall perform all duties required by statute and this ordinance, and shall preside at all meetings of the Board. The Chairperson shall rule on issues of evidence, order, and procedure, and shall take such other actions as are needed for the efficient and orderly conduct of hearings, unless directed otherwise by a majority of the Board. The Chairperson shall appoint any committees found necessary to carry out the business of the Board. The Chairperson shall, between meetings, conduct the routine housekeeping business of the Board, subject to the review and reconsideration of the Board at its next meeting.
- C. An Acting Chairperson shall have all the powers of the Chairperson during the Chairperson's absence, disability, or disqualification.
- D. The Secretary, subject to the direction of the Board and the Chairperson, shall keep minutes of all Board proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. The Secretary shall also arrange proper and legal notice for hearings and attend to correspondence of the Board, and to such other duties as are normally carried out by a secretary. The Secretary shall keep a complete record of all resolutions, transactions, correspondence, findings, and determinations of the Board. The complete record of each hearing shall include the date, time, and place of the hearing; the subject of the hearing; identification of each participant; any agreement made between parties and the Board regarding procedures; the testimony presented; findings of fact and conclusions; the decision of the Board; and the date of issuance of the decision. All records are public and may be inspected in the Town Office during regular business hours.

**Section V. Conflict of Interest and Bias**

- A. Any member who feels he or she has a conflict of interest or bias about any issue or individual before the Board may recuse himself or herself from any related proceedings, including any discussion and voting.
- B. Any question of whether a particular issue involves a conflict of interest or bias sufficient to disqualify a member from voting thereon shall be decided by a majority vote of the members, except the member whose potential conflict or bias is under consideration. Any member with a conflict of interest or bias

about any issue or individual before the Board must be disqualified from discussion and voting on any question involved.

- C. If a Board member is directly or indirectly, by blood or marriage, the owner of ten percent or more interest in a corporation or other economic entity making an application or appeal to the Board, or if a Board member (or a member of his or her family to the sixth degree, or his or her employer, or the employer of a member of his or her family to the sixth degree) has a direct or indirect pecuniary interest in the outcome of the application or appeal, that Board member shall be considered to have a conflict of interest.
- D. A Board member shall be considered to have bias with respect to an application or appeal before the Board if, for example, situations such as the following exist:
  - 1. The Board member or the Board member's spouse is related within the sixth degree to the applicant, appellant, or another party with an interest in the outcome of the application or appeal, with the additional provision that in the case of an appeal from a zoning ordinance decision, bias will also be considered to exist if the Board member or the Board member's spouse is related within the sixth degree to a member of the Planning Board or the Code Enforcement Officer.
  - 2. For appeals of a Planning Board or Code Enforcement Officer decision, bias will exist if the Board member or the Board member's spouse is related within the sixth degree to a Planning Board member or the Code Enforcement Officer.
  - 3. The Board member has demonstrated bias, with respect to the general issues or the individuals involved in the application or appeal, by statements which are such as to preclude an open-minded judgment by the Board member about the specific issues and outcome of the application or appeal.

## **Section VI. Appeal and Variance Procedures**

- A. Administrative Appeals.
  - 1. Any person or entity aggrieved by an action which comes under the jurisdiction of the Board pursuant to Section II B.1 and B.2 must file a statement of administrative appeal on forms provided at the office of the Town Clerk.
  - 2. An Application for an Administrative Appeal must be filed with the Town Clerk within 30 days of the written notice of that action, except that the Board, upon a showing of good cause such as an extraordinary health or other serious situation, or inability to have known the decision, may waive the 30-day requirement, so long as the waiver will not cause harm to another party.
  - 3. To have standing to make an administrative appeal, the person or entity aggrieved by an action under the jurisdiction of the Board must demonstrate, in the Application for an Administrative Appeal, that the action will cause a direct and personal injury to that person or entity different from the injury suffered by the general public.
- B. Variance Requests.
  - 1. Any landowner informed by the Planning Board or Code Enforcement Officer that they need a variance to receive a building permit must file an Application for a Variance on a form provided at the office of the Town Clerk.
  - 2. The Application for a Variance must be filed with the Town Clerk within 90 days of the Planning Board or Code Enforcement Officer action, except that the Board, upon a showing of good cause such as an extraordinary health or other serious situation, may waive the 90-day requirement.
  - 3. To have standing to make a variance request, the applicant must be the property owner or the designated agent of the property owner.
- C. The Board will review the statement of appeal, or application for a variance and will determine: (a) if the application is complete, (b) if the Board has jurisdiction to take action and (c) if the person or entity has standing to make the appeal. The Board will notify the person or entity filing the statement of appeal, or application for a variance, of its determination within seven days of the Board's action.
- D. Upon receipt of the statement of appeal or application for a variance, the Town Clerk shall notify the Chairperson of the Board of the receipt of the appeal or application within twenty-four hours.



## **Section VII. Meetings**

- A. Meetings of the Board shall be held as necessary and at times and places as determined by the Chairperson. Meetings of the Board will also be held if requested by a majority of the voting members of the Board or by the Selectmen. Notice of the time, date, and place of all Board meetings shall be posted in public places in the Town. Except in unusual situations, and with approval of the Chairperson, postings will occur at least seven days before the meeting. Hearings on appeals, as defined in Section VIII below, will be conducted as meetings of the Board.
- B. The annual organization meeting of the Board shall be the first meeting after the annual Town Meeting.
- C. All meetings shall be conducted following a written agenda. These shall proceed generally in the following order: (1) roll call and quorum determination; (2) dealing with minutes of preceding meeting; (3) action on pending cases; (4) public hearings (s) (when scheduled); (5) action on new cases and other business; (6) adjournment.
- D. All meetings of the Board shall be open to the public, except for executive sessions. No votes may be taken by the Board except in public meeting. Participation by other than Board members is limited to the public hearings and/or to responses to inquiries from Board members, as appropriate to the business at hand and/or as shall be allowed by the Chairperson who shall have broad latitude in the conduct of meetings. The general public shall have no right to be heard at a hearing on an administrative appeal.

## **Section VIII. Hearings**

- A. The Board shall schedule public hearings on all appeals and variance applications within 35 days of the filing of a completed appeal or variance application, unless this time period is extended by the parties.
- B. The Board shall cause notice of the date, time, and place of the hearing, the location of the property, and the general nature of the question involved, to be given to the person making the application and to be published in a newspaper of general circulation in town, at least seven days prior to the hearing. Such notice shall also go to the Selectmen, the Planning Board, the Code Enforcement Officer, and abutting property owners at least seven days prior to the date of the hearing.
- C. If in the opinion of the Chairperson it is necessary to recess for continuation on another day, scheduling the continuation will not be constrained by the notification time limits set forth in Sections VII.A and VIII.A. Adequate notice to the public will be deemed to have been given if those persons present at the time of recess are advised at that time of the date and place for continuation.
- D. The Board shall conduct hearings following the rules outlined in the latest edition of the MMA Manual, a copy of which is available in the Town Office.
- E. During a hearing, the Board may waive any of the above rules by an affirmative vote of four voting members if good cause is shown.

## **Section IX. Voting**

- A. All members of the Board (full and associate) may take part in any discussion or hearing. Only full members of the Board, or associate members appointed to act in the place of a full member as defined in ~~Article VII.B subsection B~~ below, may make motions or vote on matters concerning findings, conclusions, or decisions on applications and appeals before the Board.
- B. The Chairperson may appoint an associate member to act:
  - 1. As a full member if the Board has fewer than five full members at a meeting;
  - 2. For a full member who (1) is disqualified from voting on an application or appeal currently before the Board, or (2) is unable to attend a meeting at which Board business or an application or appeal is to be considered, or (3) was absent from a previous meeting at which an application or appeal currently under consideration before the Board was discussed.

3. As a full member for a specific application or appeal until the case is decided
- C. A quorum shall consist of three members of the Board authorized to vote upon the issues which may be considered at the meeting of the Board for which the quorum is required.
- D. If a member has a conflict of interest or bias concerning a matter before the Board, said member shall not be counted by the Board in establishing the quorum for the matter.
- E. All matters before the Board shall be decided by a recorded vote. Decisions on any matter before the Board shall require that votes in favor of the motion be cast by at least three members of the Board.
- F. No member shall vote on the determination of any matter requiring public hearing unless he or she has attended the public hearing thereon; however, where such a member has, to the satisfaction of the Chairperson, familiarized himself or herself with such matter by reading the record and listening to the recording, if any, he or she shall be qualified to vote.
- G. A tie vote, or a majority vote by a number lower than three, shall require the Board to reconsider the voted issue in an effort to reach a decision. Failure to obtain the affirmative votes of at least three members of the Board shall be considered a rejection of the application or appeal under consideration.

**Section X. Decisions**

- A. Decisions of the Board shall be made no more than 35 days from the conclusion of the final hearing or sooner, as required by specific ordinance.
- B. The final decision on any matter before the Board shall be made by written order signed by the Chairperson. The recording and the transcript of testimony and discussion, if any, and exhibits, together with all papers and requests filed in the proceedings, shall constitute the record. All decisions shall become part of the record and shall include a statement of findings of fact and conclusions of law, as well as the reasons or basis thereof, upon all the material issues of fact, law, or discretion presented and the appropriate order, relief, or denial thereof.
- C. The Board, in reaching its decisions, shall be guided by standards specified in the applicable State statutes, Town ordinances, policies specified in the Comprehensive Plan, and findings of fact and conclusions of law by the Board in each case. If provisions differ in ordinances, the more restrictive rule shall apply.
- D. If information from the Planning Board record is insufficient for the Board to decide an administrative appeal of a Planning Board decision, the Board may remand the matter to the Planning Board with recommendations. The Board shall retain jurisdiction until its decision is final.
- E. Appeals of decisions by the Code Enforcement Officer shall be reviewed by the Board of Appeals on a de novo basis, and the Board of Appeals may consider any evidence produced by the appellant or Code Enforcement Officer whether or not it was available to the Code Enforcement Officer at the time of the decision in question.

Appeals of the decisions by the Planning Board shall be reviewed by the Board of Appeals on an appellate basis, and the review shall be limited to the record before the Planning Board at the time of the decision in question.

- F. In deciding an administrative appeal, the Board shall:
  1. Take recorded votes on findings of fact suggested by the application and testimony, and
  2. Take separate roll-call votes on conclusions of law, including the reasons therefore.
- G. In deciding whether to grant a variance, the Board shall:
  1. Take recorded votes on findings of fact and

- 2. Take separate roll-call votes on each of the criteria for granting a variance required by the relevant Town ordinance, and any conclusions of law, including the reasons therefore.
- H. After F. or G. above has been accomplished, the Board, through the Chairperson, shall summarize the satisfaction of variance criteria (where relevant), the findings of fact, and the conclusions of law. The Board shall then take a vote on whether to approve or reject the application or appeal.
- I. Within seven days of the decision notice shall be sent by mail or hand delivered to the applicant or to his or her agent, and delivered to the Code Enforcement Officer, the Planning Board, and the Board of Selectmen.
- J. Decisions of the Board shall be immediately filed in the office of the Town Clerk and shall be made public record. The date of filing each decision shall be entered in the official records and minutes of the Board.
- K. Unless otherwise specified, any order or decision of the Board for a use requiring a permit shall expire if a building permit for the use is not obtained by the applicant within 90 days from the date of the decision; however, the Board may extend this time up to an additional 90 days.
- L. If the board grants a variance under this section, it shall prepare a certificate in recordable form indicating the name of the current property owner, identifying the property by reference to the last recorded deed in its chain of title and indicating the fact that a variance, including any conditions on the variance, has been granted and the date of the granting. The applicant must record this certificate in the local registry of deeds within 90 days of the date of the final written approval of the variance or the variance is void. The variance is not valid until recorded as provided above. The date of the final written approval shall be the date stated on the written approval.

**Section XI. Reconsideration**

In accordance with 30-A MRSA § 2691.3.F, the Board of Appeals may reconsider any decision within 45 days of its prior decision. A request to the Board to reconsider a decision must be filed within 10 days of the decision that is being reconsidered. A vote to reconsider an action taken on that reconsideration must occur and be completed within 45 days of the date of the vote on the original decision. Reconsideration of a decision shall require a positive vote of the majority of the Board members originally voting on the decision, and proper notification to the landowner, petitioner, Planning Board, Code Enforcement Officer, and other parties of interest, including abutters and those who testified at the original hearing(s). The Board may conduct additional hearings and receive additional evidence and testimony. Appeal of a reconsideration decision to Superior Court must be made within 15 days after the decision on reconsideration.

**Section XII. Appeal to Superior Court**

- A. Any party may, within forty-five days of the date on which the Board has signed its final decision, take an appeal of that decision to the Superior Court.
- B. Notwithstanding Section XII.A above, appeal of a reconsidered decision to the Superior Court must be made within fifteen days of that decision.

**Section XIII. Severability**

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not be held to invalidate any other section or provision of this ordinance.

**Section XIV. Effective Date**

Revisions to this Ordinance shall take effect following approval at the regular Town Meeting.