

Report on the Selectboard Meeting of March 25, 2025

Prepared by Alison Freeman

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

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

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

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

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

The Meeting: The meeting was conducted as a Zoom hybrid. Selectboard Members Jon Collins and Aria Ee, Town Administrator Tyler Washburn, and Finance Director Mary McDonald were together in the Town Office. Selectboard Member Bronwen Tudor was on Zoom. There were 13, members of the public in attendance in person or on Zoom.

The minutes of the meeting of March 11th, 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.

- Liquor License Renewal for Four Cuckoo Birds, LLC (dba The Osprey) was approved
- Discussion of the time, date, location, and format of the Ordinance Public Hearing (possibly May 6th), Budget Public Hearing (possibly May 14th), and Candidates' Night (May)
- DRAFT Shellfish 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:

- Sagadahoc County- Notice re: Spirit of America Award Ceremony (*see below for details*)
- Town of Georgetown - Help Wanted Notice - Deputy Town Clerk/ Treasurer
- Maine Municipal Association - RMS Express
- Maine Municipal Association - Legislative Bulletin
- Various Communications re: recent TOPMB Decision
 - Tom Allen, Harpswell
 - Beatrice Weinberger, Town Unknown
- Funding Request Letters
 - Tedford Housing
 - Georgetown Community Center
 - Oasis Free Clinics

Upcoming Events/Dates:

Town Report Committee	Monday, March 31 st	9:30am HYBRID
Recreation Committee	Tuesday, April 1 st	6:00pm HYBRID
Planning Board	Wednesday, April 2 nd	7:00pm HYBRID
Financial Advisory Committee	Tuesday, April 8 th	1:00pm IN PERSON
Select Board	Tuesday, April 8 th	6:00pm HYBRID
School Board Committee	Wednesday, April 16 th	6:00pm HYBRID

The next meeting of the Selectboard will be at 6pm on Tuesday, April 8th. The public is welcome to attend in person or on ZOOM. E-mail gtwnme@hotmail.com for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at: https://www.georgetownme.com/?page_id=6611

Prepared and distributed by Alison Freeman

SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, March 25, 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 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:

- 6:15pm – Liquor License Renewal for Four Cuckoo Birds, LLC (dba The Osprey. See New Business for Action.)

Minutes:

- Minutes of March 11th Meeting for review and approval******

Review:

Assessing items:

- Abatement Requests from Seidman Ledges LLC (06R-01R-006, 01R-006-A:H) ******
 - Memorandum from
- Certified Ratio Declaration Letter******

Correspondence:

- Sagadahoc County – Notice re: Spirit of America Award Ceremony*
- Town of Georgetown – Help Wanted Notice – Deputy Town Clerk / Treasurer*
- Maine Municipal Association – RMS Express*
- Maine Municipal Association - Legislative Bulletin *
- Various Communications re: recent TOPMB Decision
 - Tom Allen, Harpswell*
 - Beatrice Weinberger, Town Unknown *
- Funding Request Letters
 - Tedford Housing *
 - Georgetown Community Center*
 - Oasis Free Clinics *

Continuing Items:

Receipts for pumping:

Maine Waste Discharge License *renewal* / transfer applications:

Maine Waste Discharge License *approvals*:

PBR / NRPA :

Committee Updates:

Minutes:

Membership:

Board Member / Committee Updates:

- Mr. Collins:

- Ms. Tudor:
- Ms. Eee

Town Administrator Update

Finance Director Update

Code Enforcement Officer Update

Old Business:

- Draft Ordinance Changes:
 - Shellfish Ordinance – To Legal or Hearing? *★

New Business:

- Liquor License Renewal for Four Cuckoo Birds, LLC (dba The Osprey)
- Upcoming Town Event Determinations
 - Ordinance Public Hearing – May 6th
 - Time? ★
 - Location? ★
 - Hybrid? ★
 - Budget Public Hearing – May 14th
 - Time? ★
 - Location? ★
 - Hybrid? ★
 - Candidates’ Night
 - Date? ★
 - Time? ★
 - Location? ★
 - Hybrid? ★
 - Moderator? ★

Items For Signature:

- *After determination made*, Abatement Applications for Seidman (06R-01R-006, 01R-006-A:H)
- Cemetery Deed for Philip and Ruth Francis
- Pole Permit Application, Five Islands Road

Public comment:

Executive Session: regarding a Personnel Matter, pursuant to 1 M.R.S. § (405)(6)(A)

Adjournment:

UPCOMING MEETINGS/ EVENTS:

Select Board	Tuesday, March 25 th	6:00pm HYBRID
Town Report Committee	Monday, March 31 st	9:30am HYBRID
Recreation Committee	Tuesday, April 1 st	6:00pm HYBRID
Planning Board	Wednesday, April 2 nd	7:00pm HYBRID
Financial Advisory Committee	Tuesday, April 8 th	1:00pm IN PERSON
Select Board	Tuesday, April 8 th	6:00pm HYBRID



Please join us for our annual
Maine Spirit of America Foundation
Award Ceremony Honoring Exceptional
Volunteerism in Sagadahoc County

Thursday, April 17th, 2025

at 10:00 a.m.

752 High Street

Superior Courtroom, 3rd Floor

Bath, Maine

Light refreshments after ceremony

2024 Honorees

ARROWSIC

BATH

BOWDOIN

BOWDOINHAM

GEORGETOWN

PHIPPSBURG

RICHMOND

WEST BATH

WOOLWICH

KARIN SADTLER

TIM BLAIR

MELANIE R. PAGE

JOANNE SAVOIE

ROBERT "BOB" AND SHARON TRABONA

PHIPPSBURG PLANNING BOARD

GARY EMMONS, JR.

DAVID HENNESSEY

THE MONTSWEAGERS

FMI ~ Contact Sailor Cartwright at Sagadahoc County Administration

207-386-5855 or scartwright@sagadahoccountyme.gov



TOWN OF GEORGETOWN

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

HELP WANTED

The Town of Georgetown is seeking a temporary, part-time, Deputy Town Clerk / Treasurer from April to June. This is due to health reasons and election requirements.

From April 1 through mid-May, and during regular business hours, the position will be two days a week. From mid-May through the Town Meeting, during regular office hours, the position will be four days a week.

The applicant should possess good organizational skills, be comfortable with record keeping and numbers, and have strong interpersonal skills. The applicant will take a leading role in administering the 2025 Municipal Election.

If you are interested in applying, please fill out an application, submit a resume, and two letters of recommendation to the Town Office. Applications are available on our website, www.georgetownme.com. You can also email the Town Administrator at gtwnme@hotmail.com for more information. This posting shall remain valid until the filling of said position.

The Town of Georgetown is an equal opportunity employer and values diversity. We do not discriminate on the basis of race, religion, color, national origin, gender, sexual orientation, age, marital status, veteran status, or disability status.

**NOMINATION PAPERS FOR THE 2025 MUNICIPAL ELECTION WILL BE AVAILABLE
STARTING MARCH 3RD**

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 10TH WITH A MINIMUM OF 25
GEORGETOWN VOTER SIGNATURES.

Don't Forget!

April 1 approaches!

AS A REMINDER, IF YOU ARE PLANNING TO SUBMIT PAPERWORK FOR PROPERTY TAX EXEMPTIONS (HOMESTEAD EXEMPTION, VETERAN'S EXEMPTION, ETC.) IT IS DUE TO THE TOWN OFFICE BY APRIL 1 TO APPLY ON NEXT YEAR'S PROPERTY TAX BILL.

ANYTHING RECIEVED AFTER APRIL 1 WILL GO ON THE FOLLOWING YEAR.

Please join the Rec Committee for the annual

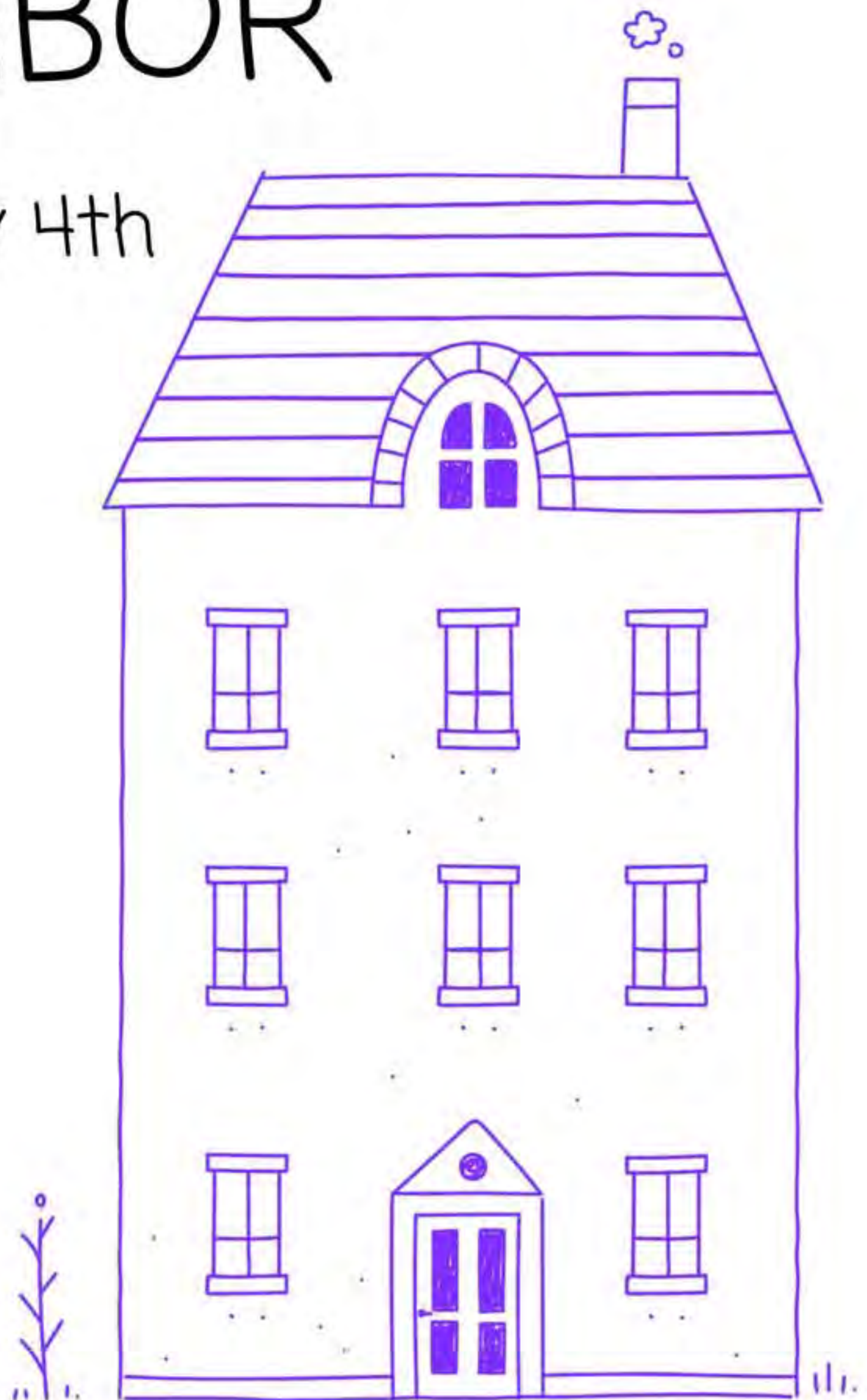


GET TO KNOW YOUR NEIGHBOR

Sunday May 4th

12 - 2pm
at the GCC

Includes lunch & the
citizen of the year
award ceremony





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



Grey Havens Inn

7h · 🌐



We've had a couple folks ask, and the answer is yes, Mother's Day Brunch is on! More info to come soon. In the meantime, mark your calendars. We'll be opening reservations in early April. Can't wait to see you!

[#mothersdaybrunch](#)
[#mainemothersday](#)

Save the Date

**Mother's Day
Brunch**

May 11



April 5th
at Patten Free Library



May 3rd
at Bath Habitat for
Humanity ReStore



June 21st
at the
Curtis Memorial Library

Why Replace when you can repair?

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

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

Our Repair Cafe will have experts able to repair:

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

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

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

Title 28-A: LIQUORS
Part 3: LICENSES FOR SALE OF LIQUOR
Subpart 1: GENERAL PROVISIONS
Chapter 27: APPLICATION PROCEDURE

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses, applications for transfer of location of existing on-premises licenses and applications for common consumption area licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [PL 1993, c. 730, §27 (AMD).]

A-1. An applicant for a common consumption area license must certify that the applicant's premises are located within an entertainment district established in accordance with [section 221 \(../28-A/title28-Asec221.html\)](#). The municipal officers shall evaluate the merits of each applicant and separately issue or deny a license to each applicant. Applications for an unestablished common consumption area must be submitted jointly by all persons that seek to operate the common consumption area. A person may submit an individual application for a license to operate an established common consumption area. [PL 2019, c. 281, §6 (NEW).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's or applicants' prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [PL 2019, c. 281, §6 (AMD).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license, transfer of the location of an existing on-premises license or common consumption area license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The

municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application. [PL 2019, c. 281, §6 (AMD).]

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [PL 1995, c. 140, §5 (NEW).]

[PL 2019, c. 281, §6 (AMD).]

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime; [PL 1987, c. 45, Pt. A, §4 (NEW).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [PL 1987, c. 45, Pt. A, §4 (NEW).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [PL 1993, c. 730, §27 (AMD).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [PL 1989, c. 592, §3 (AMD).]

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners; [PL 2017, c. 13, §1 (NEW).]

E. A violation of any provision of this Title; [PL 2009, c. 81, §1 (AMD).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of [section 601 \(../28-A/title28-Asec601.html\)](#); and [PL 2009, c. 81, §2 (AMD).]

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve liquor. [PL 2021, c. 658, §94 (AMD).]

[PL 2021, c. 658, §94 (AMD).]

2-A. Common consumption area license applications. In addition to the grounds for denial set forth in [subsection 2 \(./28-A/title28-Asec653.html\)](#), the municipal officers may deny a common consumption area license if:

A. The applicant fails to establish that the common consumption area can be operated without creating a safety risk to the properties within the entertainment district; [PL 2019, c. 281, §7 (NEW).]

B. The applicant fails to obtain or maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the municipal officers and names the local licensing authority as an additional insured; or [PL 2019, c. 281, §7 (NEW).]

C. The use is not compatible with the reasonable requirements of or existing uses in the entertainment district. [PL 2019, c. 281, §7 (NEW).]

[PL 2019, c. 281, §7 (NEW).]

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in [subsection 2 \(./28-A/title28-Asec653.html\)](#).

A. [PL 1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [PL 1993, c. 730, §27 (AMD).]

[PL 1995, c. 140, §6 (AMD).]

4. No license to person who moved to obtain a license.

[PL 1987, c. 342, §32 (RP).]

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

[PL 1995, c. 140, §7 (AMD); PL 1999, c. 547, Pt. B, §78 (AMD); PL 1999, c. 547, Pt. B, §80 (AFF).]

SECTION HISTORY

PL 1987, c. 45, §A4 (NEW). PL 1987, c. 342, §32 (AMD). PL 1987, c. 623, §8 (AMD). PL 1989, c. 592, §§3,4 (AMD). PL 1993, c. 730, §27 (AMD). PL 1995, c. 10, §1 (AMD). PL 1995, c. 140, §§4-7 (AMD). PL 1999, c. 547, §B78 (AMD). PL 1999, c. 547, §B80 (AFF). PL 1999, c. 589, §1 (AMD). PL 2001, c. 500, §1 (AMD). PL 2003, c. 213, §1 (AMD). PL 2009, c. 81, §§1-3 (AMD). PL 2017, c. 13, §1 (AMD). PL 2019, c. 281, §§6, 7 (AMD). PL 2021, c. 658, §94 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public.

If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes (mailto:webmaster_ros@legislature.maine.gov) · 7 State House Station · State House Room 108 · Augusta, Maine 04333-0007

Data for this page extracted on 1/07/2025 11:10:17.



Please join us for our annual
Maine Spirit of America Foundation
Award Ceremony Honoring Exceptional
Volunteerism in Sagadahoc County

Thursday, April 17th, 2025

at 10:00 a.m.

752 High Street

Superior Courtroom, 3rd Floor

Bath, Maine

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2024 Honorees

ARROWSIC

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BOWDOIN

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GEORGETOWN

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RICHMOND

WEST BATH

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KARIN SADTLER

TIM BLAIR

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PHIPPSBURG PLANNING BOARD

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THE MONTSWEAGERS

FMI ~ Contact Sailor Cartwright at Sagadahoc County Administration

207-386-5855 or scartwright@sagadahoccountyme.gov



TOWN OF GEORGETOWN

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

HELP WANTED

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The Town of Georgetown is an equal opportunity employer and values diversity.

We do not discriminate on the basis of race, religion, color, national origin, gender, sexual orientation, age, marital status, veteran status, or disability status.

Safety Funding Due Date - April 15th

MMA's Risk Management Services is committed to assisting its Workers' Compensation Fund members in their safety efforts. The prevention of occupational injury and illness is in everyone's best interest, and as a result we offer grants and scholarships to assist our members with these endeavors.

MMA Workers' Compensation Fund Ed MacDonald Safety Grant Program

- \$3,000 Maximum Award Annually
Due Date - April 15th Purpose: The primary purpose of the Safety Grant is designed to fund equipment or items that reduce the risk of injury to workers and promote safe and healthy conditions in the workplace.

Ed MacDonald Safety Scholarship Program Open Enrollment Purpose:

The program helps members reduce or eliminate employee injuries by advancing workplace safety skills via enhanced training. **Group Application** - \$2,000 Maximum Award Group scholarship awards will be made for on-site classroom training. Applications will be considered for training that addresses regional needs and provides specialized advanced training, that is unavailable at the local level. **Individual Application** - \$500 Maximum Award Individual scholarships are granted to cover registrations, textbooks, study materials, travel, lodging and meals and reasonable costs.

For more information or to apply please select: [Safety Enhancement Funding](#)



In Your Inbox

MMA Risk Management Services has sent your Property & Casualty Pool (the P&C Pool) renewal applications. A critical coverage addressed within the application is property coverage. It's essential to ensure that your schedules are accurate and up to date to avoid any coverage gaps. Here are some steps to follow:

Review Schedules: Verify that the information matches your current property and assets. In addition, take into consideration the effects of inflation and construction costs on the replacement costs for property. Commercial construction costs have increased over 5% in the past year, and over 25% since 2020.

Make Direct Changes: If you identify anything needing changes, additions, or deletions, update the schedules directly, but please do not delete rows/columns just write in "remove" or "delete" where the change is needed.

Content Limits: When reviewing content limits by location, exclude values related to items listed on the Automobile Schedule, Inland Marine Schedule, Computers (EDP), or equipment permanently attached to the building.

Unscheduled Property: As you update your property schedules, we recommend you consider property that is easily overlooked. Examples include, but are not limited to, playground equipment, fences, sheds, picnic tables, signs, and free-standing lights.

If you have any questions or need assistance with your renewal, please contact Member Services at (800)590-5583 or via email us at:

rmsunderwriting@memun.org.

This issue:

- Safety Funding Opportunities
- In Your Inbox –
 - Property & Casualty Renewal
- Town Sponsored?



**MAINE MUNICIPAL ASSOCIATION
RISK MANAGEMENT SERVICES**

Town Sponsored Activities?

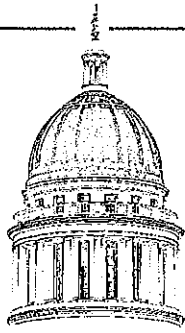
Requests to plan an event under an entity's coverage and the use of local government property (including cities, towns, counties, schools, and special districts) has become a common occurrence. Individuals and organizations that plan events and use your governmental facilities may be not covered under your local government's insurance program.



As a result, we at MMA Risk Management Services are often asked by our membership "When is a group covered by our coverage?". The answer is not always an easy one, but we have developed the following guide as a general tool.

1. The Board of Selectmen, Council, or a designated municipal administrator must appoint or confirm, or the individuals responsible for planning, organizing, and staffing the activity.
2. The Board of Selectmen or Council must have ultimate authority and oversight over the activity.
3. All funds that are collected and disbursed for the activity must be accounted for in the municipality's annual audit and overseen by the municipal treasurer.
4. The entity must not be a separate legal entity apart from the municipality, such as a non-profit corporation.

If you are unsure please ask, we are here to help!



LEGISLATIVE BULLETIN

A publication of the Maine Municipal Association • Vol. XLVII No. 8 • MARCH 14, 2025

Recovery Residence Funding

This week, the Health and Human Services (HHS) Committee held a public hearing on LD 215, *An Act to Establish a Program to Assist Residents of Large Recovery Residences*, sponsored by Rep. Hasenfus (Readfield). The bill would create the Recovery Residence Rental Assistance program, “to provide assistance with rental fees for eligible individuals to reside in a certified recovery residence.”

While this bill is intended to address the increasing costs to communities with larger facilities, the sponsor encouraged the committee to determine the residence capacity it felt was appropriate for this alternative funding program. Several recovery community agencies testified in support of including all certified recovery residences in the program, regardless of capacity.

To receive funding, recovery residence applicants would be required to meet the same eligibility requirements as applicants for General Assistance (GA), and if awarded funding through the proposed program, would be deemed ineligible for housing assistance through GA. All other types of GA assistance, such as for basic necessities, would still be available to the residents through the GA program in the municipality where the residence is located.

Although not in the bill language, the sponsor also expressed the desire to amend the measure in a way that would make it revenue neutral by shifting the funds used to reimburse municipalities for 70% of the cost of GA recovery residence housing assistance to the residence itself. In theory, the payment to the residence would reduce the burden on the hosting community’s taxpayers by eliminating the remaining 30% of un-reimbursed costs and essentially take the municipality out of the equation entirely.

This change would positively impact property taxpayers and would maintain revenue neutrality since the current costs to the state for recovery residence housing assistance would not increase.

However, it would reduce the amount of funds being sent to the recovery residences since only 70% of the bed cost would be covered by the fund. For smaller, non-profit establishments this could cause an operating hardship. For the larger capacity facilities, this would hopefully be less of a concern since they operate as for-profit businesses.

You read that correctly.

For-profit businesses are currently relying on GA funds as part of their business plan’s revenue stream, and are looking for residents to come to their facilities from across the state to fill their beds. While those establishments would still receive state funding, since the resident applies for GA, not the residence itself, it would be at the lower threshold through the newly proposed program. Still a less than appealing prospect, but any exclusion of those residences

would limit recovery options to individuals seeking assistance and that seems even less desirable.

While written testimony from the Department of Health and Human Services (DHHS) agreed that the bill would address an identified problem, they nonetheless oppose the proposal. A representative from the Office of Behavioral Health described an existing state subsidy program, administered by the Maine Association of Recovery Residences (MARR), that subsidizes recovery residence beds for sixty days at a time, with an available 30-day extension

(continued on page 2)

What is Impaired Driver Consequence?

Maine has always viewed “implied consent” as the responsibility of a driver to the rest of us for the benefit of holding an operator’s license in the state. Under “implied consent,” a licensed operator automatically agrees to submit to a chemical test (blood, breath, or urine) at any time authorities have probable cause to request it. If you refuse to take such a test for alcohol or drugs, your driver’s license may be immediately suspended. Federal and state licensing authorities have always viewed refusal to comply with chemical testing requests as the admission of operating under the influence, resulting in loss or suspension of a commercial driver’s license (CDL) or suspension of a standard operator’s license.

However, recent differences of opinion as to which intoxicant and which test triggers the administrative license suspension, led the Bureau of Highway Safety to submit LD 96, *An Act to Amend the Motor Vehicles and Traffic Law Governing Mandatory Driver’s License Suspension for Refusing Testing for Drugs or a Combination of Drugs and Alcohol*. Sponsored by Rep. Bunker (Farmington), the bill clarifies whether you’re impaired by bouncing powder, bennies, a bong or a brew, your implied consent to submit to testing is no different and comes with consequences for failing your duty to operate sober. The bill, which was covered in the February 14, 2025 edition of the *Legislative Bulletin*, had its work session on Wednesday before the Criminal Justice and Public Safety Committee.

The implied consent administrative suspension norm has worked well for decades until the trend for impaired operation shifted from alcohol, an easily measurable level of impairment by use of an intoxilyzer which chemically analyzes breath, to a host of additional drug consumption where the substance causing the impairment requires either urine or blood chemical testing to determine a level of concentration. Urine, which is reliable for detection of a host of drugs and frequently used for compliance in drug courts, is less

(continued on page 4)

Recovery Residence Funding...cont'd

as needed. The number of subsidized beds varies depending on the capacity of the recovery residence.

In testimony, the MARR executive director stated that the subsidy program is funded through the general fund and the Fund for a Healthy Maine (FHM), collectively at \$1 million annually. In almost two years since the subsidy program began, MARR has provided 51,800 bed nights to nearly 1,500 individuals. The governor's FY 2026 – FY 2027 General Fund budget (LD 210) includes a baseline budget for this program of \$1.1 million in both years of the biennium.

However, a breakdown of the FHM accounts, provided to the committee as part of their budget work session, shows a proposed amount of \$0 for the second half of the biennium, a portion of the overall \$27 million in programs slated for a change in funding sources, in this case from the declining tobacco settlement fund to the general fund, as well as the total amount of state revenues allocated to the program.

The HHS Committee opposes reductions in program funding, and in its budget report to the state's appropriators instead suggested that the state continue to fund the state recovery residences subsidy program at current levels and recommended that "the AFA committee consider directing a portion

of General Fund revenue from cigarette tax and tobacco products taxes to the Fund for a Healthy Maine."

There is a very real possibility that the DHHS recovery residence bed subsidy program could fall victim to the administration's "hard decisions" regarding the budget, a phrase mentioned in each piece of budget testimony offered by the DHHS commissioner.

On top of very real funding concerns, no one at the hearing dared to mention the proposal first introduced in the supplemental budget as Part S, that would limit GA housing assistance to 30 days in a 12-month period. If that initiative were to be implemented in one budget or

the other, recovery residences would be included in that restriction. GA rules state that for purposes of determining assistance, recovery residences should be considered permanent housing. With the current state program funding 60-90 day stays, and the possibility that some version of Part S will rear its head once again in a budget change package, this new program may be perfectly timed for implementation.

A streamlined, revenue neutral program for the state that supports the recovering community and relieves a property tax burden. What are the chances? Municipal leaders will find out soon, as a work session for this bill has been scheduled for Wednesday, March 19, 2025, at 1 p.m.

LEGISLATIVE BULLETIN

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

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Legislative Bulletin

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

IN THE HOPPER

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

Criminal Justice & Public Safety

LD 639 *An Act to Improve Training Opportunities for Law Enforcement Officers* (Sponsored by Rep. Crockett of Portland)

This bill removes the requirement that the law enforcement training program provided by the Board of Trustees of the Maine Criminal Justice Academy must be a residential program.

LD 726 *An Act to Protect Municipalities' Investment in Law Enforcement Officers* (Sponsored by Rep. Boyer of Poland)

This bill doubles the reimbursement levels that a law enforcement agency must pay when a full-time law enforcement officer is hired by another governmental agency within five years of graduating from

the Maine Criminal Justice Academy. As proposed in the bill, the percentage of the training cost that must be reimbursed is 200% in the first year; 160% in the second year; 120% in the third year; 80% in the fourth year; 40% in the fifth year after graduation.

LD 852 *An Act to Reduce the Property Tax Burden by Adequately Funding County Jail Operations* (Sponsored by Rep. Ducharme of Madison)

Beginning July 1, 2026, this bill establishes the state share for county jail operations as 20% of the Department of Corrections' total General Fund appropriation for the operation of all state correctional facilities, plus 90% of the cost incurred by county jails in the prior fiscal year necessary to comply with state mandated requirements. The bill also provides that if a jail fails to file required reports with the state by the end of the fiscal year, state revenues distributed to jails on a quarterly basis are forfeited and instead distributed to jails that have met reporting requirements. Finally, the bill requires the department to fund the administrative services costs incurred to support the activities of the County Corrections Professional Standards Council, which is established to evaluate and advise the department regarding jail funding and operations.

(continued on page 5)

HEARING SCHEDULE

For the week of March 17, 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 17

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

LD 527 *An Act to Establish Bail Officers to Administer the Maine Bail Code*

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

LD 722 *An Act to Fund an Administrative Structure of an Emergency Medical Services Education Program in the Community College System*

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

LD 231 *An Act to Update the Solid Waste Management Hierarchy*

LD 235 *Resolve, Regarding the Operation and Future Capacity of State-owned Landfills*

LD 827 *An Act to Allow the Sale of Polymer-coated Cookware That Is Authorized for Food Contact by the United States Food and Drug Administration*

LD 987 *An Act Clarifying Exemptions from the Notification Requirements for Products Containing PFAS*

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

LD 219 *An Act to Limit Hypodermic Apparatus Exchange Programs to a One-for-one Exchange*

LD 710 *An Act to Expand Access and Reduce Barriers to Access to Naloxone Hydrochloride and Other Opioid Overdose-reversing Medications*

Judiciary
Room 438, State House, 11:00 a.m.
Tel: 287-1327

LD 921 *An Act to Expand Use of Electronic Proceedings in the Judicial Branch*

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

LD 542 *An Act Regarding Municipal Property Tax Levy Limits*

LD 789 *RESOLUTION, Proposing an Amendment to the Constitution of Maine to Require Legislative Approval of Any State of Emergency Lasting Longer than 60 Days*

Veterans & Legal Affairs
Room 437, State House, 11:30 a.m.
Tel: 287-1310

LD 835 *An Act to Allow Children to Participate in Beano Games Conducted by Nonprofit Charitable Organizations*

LD 863 *An Act to Exempt Internet Raffles Conducted by Certain Organizations with Prizes of \$2,500 or Less from Registration and Licensing Requirements*

LD 911 *An Act to Modify Ranked-choice Voting with Regard to Candidates Who Withdraw from an Election*

TUESDAY, MARCH 18

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

LD 261 *An Act Regarding the Authority of Municipalities to Regulate Timber Harvesting*

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

LD 832 *An Act to Provide Funds to Reduce the Debt of the Vassalboro Sanitary District*

LD 860 *An Act to Require Competitive Electricity Providers to Provide Certain Information to the Public Advocate*

LD 873 *An Act to Expand Municipal Authority over Utility Pole Permits*

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

LD 641 *An Act to Support Diversion Efforts to Address Homelessness in Maine*

LD 698 *An Act to Sustain Emergency Homeless Shelters in Maine*

LD 901 *Resolve, Directing the Moine State Housing Authority to Negotiate for the Purchase of or Acquire by Eminent Domain the Land and Buildings Commonly Known as the Bangor Mall*

LD 963 *An Act to Standardize Subsidized Housing Application Forms*

Labor
Room 202, Cross Building, 1:00 p.m.
Tel: 287-1331

LD 848 *An Act Regarding the Retired County and Municipal Law Enforcement Officers and Municipal Firefighters Health Insurance Program*

WEDNESDAY, MARCH 19

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

LD 437 *An Act Directing the Department of Education to Develop Pilot Programs to Place Child Care Facilities in Selected School Administrative Units*

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

LD 341 *An Act to Amend the Definition of "Oversized ATV" to Increase the Minimum Weight Requirement*

Labor
Room 202, Cross Building, 10:00 a.m.
Tel: 287-1331

LD 55 *An Act to Amend the Law Governing the Accrual of Earned Paid Leave*

LD 599 *An Act to Codify the Federal Salary Threshold for Overtime Pay*

(continued on page 5)

What is Impaired Driver Consequence?...cont'd

reliable in detecting level of impairment of alcohol, thus breath analysis is preferred. Impaired driving involving any substance all require the establishment of probable cause by a certified police officer gleaned from trained observation.

Until recently, there has been no change in interpretation of the consequences for refusal to submit to a chemical test to determine the level of impairment. A licensee is suspended once the officer has established probable cause to believe they were impaired, and the driver has refused to submit to the subsequent chemical testing, which in some cases includes the requirement of the officer to have the probable cause reviewed by a justice to issue a warrant for the collection of blood for analysis.

Even with a warrant, a licensee may still refuse, which is used as additional evidence against them in subsequent prosecution. However, the Secretary of State interprets the refusal standard as a trigger for administrative suspension to only apply to refusing a breath test, not the subsequent testing for suspected or admitted drug impairment unless a Drug Recognition Expert (DRE) has performed additional impairment testing to determine a category of drugs likely causing

the impairment. There is no administrative suspension if the individual refuses to submit to the DRE evaluation either, even though they are not widely available at all hours or in all agencies across the state.

A person is considered by Maine courts to be under the influence if "the person's physical or mental faculties are impaired, however slightly or to any extent by the substance or substances that the person consumed, which may be consumed by eating, drinking, inhaling, or injecting it." (State v. Soucy, 2012 ME 16, ¶ 11, 36 A.3d 910). The probable cause for impairment is established by a certified police officer through observation of operation, on scene sobriety tests for physical capabilities, disclosures by the operator, and evidence of consumption in the sphere of the operator's control inside the vehicle. The level of intoxicant or type is not necessary for conviction, but it is helpful.

Additional testing either confirms or negates the level of impairment by alcohol or a variety of other substances, as is now the norm. Frequently operators refuse because the level of intoxicant can trigger other aggravating factors, such as jail time for repeat offenders. However, impairment

has already been established once the officer asks for additional testing. Further testing also rules out medical issues that might be impacting operation but can bring in other factors relevant to the case.

The new variation in approach to the implied consent doctrine is troubling considering that in some states, like California, the refusal to submit to a breath or blood test is a crime under Vehicle Code § 23612, not just an administrative suspension. Some licenses, like a CDL, have a higher level of impact for the refusal, but to restrict the interpretation that a refusal of a test only triggers automatic suspension based on the type of intoxicant is unusual, given the goal is to prevent impaired driving, full stop.

The SOS expressed her belief that ultimately, the difference between the Bureau of Highway Safety and the Secretary of State's view of the matter is philosophical. The SOS considered her position to be focused on the due process of individuals. She expressed the need for DRE involvement because refusal alone is not enough of a threshold for those under the influence of drugs, sharing that individual had won their case but was still suspended because they refused to submit to additional testing as required, leaving her no ability to reinstate their license.

Empowering an automatic reinstatement of a license in those conditions might be something that all stakeholders could support in conjunction with the recognition that impaired driving hurts us all, and due process is important. Implied consent doctrine shouldn't be waived based on the suspected intoxicant, because probable cause for the underlying impairment has already been established once a test is requested. It is impairment not the substance that is the trigger.

During its deliberations members of the committee struggled to balance the prosecutorial elements and the pre-prosecutorial operator responsibility and ultimately reached a divided position with three members present voting in favor of the amended version of the bill submitted at the public hearing and three members voting against the bill with three absent.

A Magic 8 Ball will have to be consulted to determine where this bill will come down but philosophically, no one wants impaired operators on the road regardless of whether their choice of impairment is Charlie or Colt 45.

Updating Love Language

In the world of municipal management, recordkeeping and paperwork are part of the deal. However, at times the law governing these operations could benefit from updates and consideration of current best practices. Efforts must be made to have language that is clear, modern, and inclusive, making life easier for everyone involved.

On Wednesday morning, the Judiciary Committee prepared to discuss one such previously heard bill LD 83, *An Act Concerning the Filing of Marriage Licenses and the Recording of Intentions as Part of the Electronic Vital Records System*, sponsored by Rep. Kuhn (Falmouth). This bill would update and clarify language in statute governing how marriage licenses are handled, essentially modernizing the law. The bill also amends the statute so that individuals who are being married can return the completed marriage license to the municipal clerk, rather than just the marriage officiant, and removes the requirement for a clerk to provide a brochure on the effects of drugs

and alcohol during pregnancy.

A public hearing was held on February 5 where committee members generally favored the proposal but had questions on a new section not in current law. This section confirms that a marriage is valid even if a completed marriage license was not returned to the municipal clerk by the officiant. This generated discussion about the process used to file marriage licenses and the difference when using the terms such as a "late filing" or a "delayed filing" for marriage licenses.

At the work session, the analyst provided her summary of the bill which helped to clarify the terms that had caused confusion at the public hearing. Rep. Kuhn offered an "ought to pass as amended" motion that incorporated all the language suggestions from the analyst, as well as a member amendment to change the marriage license return period to 15 days.

With that, LD 83 was voted out of committee with a unanimous report.

HEARING SCHEDULE (cont'd)

For the week of March 17, 2025

LD 797 *An Act to Amend the Laws Regarding Work Search Efforts for Unemployment Benefits and to Eliminate Benefits for Temporary Unemployment*

LD 833 *An Act to Expand the Earned Paid Leave Exception*

State & Local Government

Room 214, Cross Building, 10:00 a.m.
Tel: 287-1330

LD 634 *Resolve, to Establish the Commission to Study the Reduction of Unfunded and Outdated Municipal and County Mandates*

LD 731 *An Act to Prohibit Municipalities from Barring the Creation of Homeless Shelters*

Taxation

Room 127, State House, 9:30 a.m.
Tel: 287-1552

LD 7 *An Act to Increase the Homestead Property Tax Exemption for Residents 65 Years of Age or Older*

LD 140 *An Act to Incrementally Increase the Homestead Property Tax Exemption*

LD 559 *An Act to Provide Property Tax Stabilization for Older Maine Residents*

LD 570 *An Act to Provide an Additional Maine Resident Homestead Property Tax Exemption Based on Income*

LD 658 *An Act to Lower Property Taxes by Increasing the Homestead Property Tax Exemption*

LD 934 *An Act to Provide 100 Percent of the Maine Resident Homestead Property Tax Exemption Amount to Seniors and Veterans*

Veterans & Legal Affairs
Room 437, State House, 11:30 a.m.
Tel: 287-1310

LD 903 *An Act to Regulate the Advertising of Cannabis Products*

LD 948 *An Act to Reduce Administrative Burdens and Expand Access in the Laws Governing Cannabis*

THURSDAY, MARCH 20

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

LD 870 *An Act Regarding the Membership of the Maine Land Use Planning Commission*

Health Coverage, Insurance & Financial Services
Room 220, Cross Building, 1:00 p.m.
Tel: 287-1314

LD 627 *An Act to Require Insurance Coverage for Glucagon-like Peptide-1 Receptor Agonist Medication*

LD 917 *An Act Regarding Changes to Uninsured Patients for COVID-19 Vaccines*

Taxation
Room 127, State House, 2:00 p.m.
Tel: 287-1552

LD 223 *An Act to Amend the Mining Excise Tax Laws*

LD 936 *An Act to Amend the Laws Regarding the Mining Excise Tax*

IN THE HOPPER (cont'd)

Education & Cultural Affairs

LD 933 *An Act to Increase to 100 Percent the State Share of Funding for Special Education Costs of All School Administrative Units* (Sponsored by Rep. Dill of Old Town)

Beginning in fiscal year 2026-27, this bill provides that the minimum state share of a school administrative unit's special education costs under the essential programs and services school funding formula is 100%.

Energy, Utilities & Technology

LD 873 *An Act to Expand Municipal Authority over Utility Pole Permits* (Sponsored by Rep. Abdi of Lewiston)

This bill increases the number of municipalities authorized to revoke the location of a utility pole when required for public safety and welfare by reducing the population threshold from 40,000 to 30,000.

Health Coverage, Insurance & Financial Services

LD 784 *An Act to Require Health Insurance Coverage for Specialized Risk Screening for First Responders* (Sponsored by Sen. Bailey of York Cty.)

For policies issued or renewed on or after January 1, 2027, this bill

prohibits a health insurance carrier from denying coverage to an enrollee who is a first responder for specialized risk screening recommended by a health care provider. It limits the ability of a health insurance carrier to require prior authorization for specialized risk screening and prohibits a carrier from imposing any out-of-pocket costs for specialized risk screening except for high deductible health plans offered for use in connection with a health savings account to the extent required under federal regulations.

Health & Human Services

LD 219 *An Act to Limit Hypodermic Apparatus Exchange Programs to a One-for-one Exchange* (Sponsored by Rep. Mastraccio of Sanford)

This bill limits the number of hypodermic needles that may be exchanged through a program certified by Maine CDC on a one-to-one basis.

LD 710 *An Act to Expand Access and Reduce Barriers to Access to Naloxone Hydrochloride and Other Opioid Overdose-reversing Medications* (Sponsored by Rep. Zager of Portland)

This bill expands access to opioid overdose-reversing medications by allowing municipalities to provide vending machines for use by the public in response to an opioid-related drug overdose. The bill

(continued on page 7)

Voter Fraud—Did You Really Sign That?

Aging presents many changes to our bodies from aching joints to graying hair and just plain slowing down physically. While not all individuals feel these telltale signs of aging in the same way, there are many who do at one time or another. In particular, some find their handwriting has changed with age or due to other factors occurring throughout the course of their lives.

Recognizing this natural shift and with an interest in increasing voter turnout, Rep. Smith (Palermo) sponsored and presented LD 266, *An Act to Require the Updating of Voter Registration Signatures*, to the Veterans and Legal Affairs Committee on Monday, March 10, with a personal story for her colleagues as evidence for support. When collecting signatures, seven of the 25 signatures she collected were crossed out and deemed invalid signatures. When Smith questioned the clerk for the reason why, she found the signatures in question could not be verified as accurate since the signatures on file had not been updated, in some cases for decades.

Although no others provided testimony in support, the first to rise in opposition was Emily Cook, from the Secretary of State's (SOS) office. Cook advised the committee that citizens in Maine currently can update their signatures at their discretion and further noted that it happens occasionally for a variety of reasons. However, she also informed the committee that the current central voter registration system does not track the signature date and if this bill is passed, it would potentially require costly updates to the software to enable that function.

Additional testimony in opposition came from The League of Women Voters and the Maine Municipal Association (MMA), who

raised concerns with shifting additional work onto municipal clerks or state mandates, but the most compelling testimony came from Patty Dubois, Waterville City Clerk, who represented the Maine Town and City Clerks Association (MTCCA).

MTCCA is strongly opposed to LD 266 due to the potential cost of mailing forms to update signatures, the measure being an unfunded mandate, and that the bill could cause voters to be flagged, which could lead to longer lines and waiting times to provide for this new task. Dubois confidently answered questions in detail on how clerks determine if a signature is valid, being sure to stress that there is an element of subjectivity for clerks. Often clerks will lean more towards validating the signature, as to not disenfranchise a voter, and in some cases may reach out to the voter to ask.

Ultimately, candidates are urged to get more than the required number of signatures to alleviate the circumstance when a signature cannot be validated for whatever reason. Regardless, an interesting discussion is bound to be had at the work session which has not yet been scheduled.

With several public hearings and work sessions in the queue, the committee eventually shifted their attention to LD 811, *An Act to Require a Municipal Public Hearing and Vote Before a Sports Wagering Facility May Be Established*, sponsored by Rep. Brennan (Portland), but presented by Rep. Malon (Biddeford) in the sponsor's absence. This bill aims to require municipalities to hold a public hearing and vote before a sports wagering facility can operate within their borders, with the sponsor noting when the first online gaming facility opened in

Portland, it happened without any municipal input.

MMA provided sole testimony in support of LD 811, given that offering a public hearing allows residents in a community to ask questions and fully understand a proposal, allowing for a transparent process. Equally as transparent, a vote confirms acceptance by the residents and welcomes the proposal into the community. An example of home rule in its purest form.

Testimony neither for nor against the proposal came from Michael Cianchette representing FirstTracks Investments, LLC, who operates a retail sports wagering facility in Portland. In his testimony he pointed out that municipalities can already utilize zoning powers and ordinances to leverage where growth is allowed and encouraged the committee to streamline and update statutes to provide clear standards similar to those used for the enforcement of Maine's liquor laws.

Once the public hearings were complete, the committee moved on to the work sessions for bills previously heard. One of interest to MMA was 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 (Lebanon). The bill provides that an absentee ballot can only be issued to individuals who reside in that municipality, including a third party who currently pick up and return the ballot on behalf of the voter, and repeal the statute that allows ongoing absentee voting status.

Committee members discussed how voters are removed from the rolls and if municipalities have the authority to remove voters without oversight by the SOS office. Rep. Malon commented that there is a department bill forthcoming that could be used to clean up any language changes that are needed but given the testimony from MMA and MTCCA indicating opposition to the proposal, he moved LD 718 "ought not to pass," sending the bill out of committee with the elusive unanimous report.

The committee then moved along to LD 600, *An Act to Initiate Recounts in Tied Elections*, sponsored by Rep. Malon (Biddeford), which aims to provide a mechanism for a recount when a tie occurs and neither candidate has requested a recount.

Sen. Timberlake (Androscoggin County) commented that he feels this bill is unnecessary and moved "ought not to pass" on the proposal to which Sen. Hickman (Kennebec



**POTHOLES
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County) asked if he would be willing to amend his motion to include a language change to remove the requirement that a candidate would have to request a recount.

This suggestion led to the request for a partisan caucus.

Upon return, Rep. Chapman (Auburn) requested the “ought not to pass” motion be rescinded which was agreed to by Sen. Timberlake. A motion of “ought to pass as amended” was then offered that would not initiate an automatic recount but would allow anyone to request one. The bill was voted out of committee with a divided report along party lines—the minority report retains the automatic recount provision and other technical language changes.

On March 12, the committee once again gathered to conduct work sessions on a series of bills but were notified by the analyst of two bills OFPR flagged as being potential mandates, which would be presented for reconsideration first. Before describing the bills themselves, the analyst provided the committee with the options available to them when a potential mandate has been signaled.

If a state mandate has been identified, the legislative committee of jurisdiction may choose to act in a few ways. They could amend the bill to provide 90% of the

funding to local governments, amend the proposal to address the section in question (for example, by making it optional), report the bill out of committee with a mandate preamble, which would require a two-thirds vote from the House and Senate, or simply do nothing.

It was at this moment that Sen. Hickman realized that if the committee takes no action, local governments do not need to comply.

The first bill to be reconsidered 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), which shows a fiscal note of more than \$6.3 million. Given the concerns for the cost to update the tabulation machines, Rep. Boyer (Poland) provided a motion of “ought not to pass” for consideration and was unanimously approved by all committee members.

Rep. Hymes (Waldo) commented that although he agrees with the vote of the committee, the machines will need to be updated or replaced at some point and the issue raised in LD 313 should be considered when thinking about budgetary implications in the future.

The second bill flagged by the fiscal of-

fice was LD 600, *An Act to Initiate Recounts in Tied Elections*, mentioned previously in this article. Rep. Malon argued the validity of this mandate pointing to testimony from MMA and MTCCA, that indicated the frequency with which this could occur, and the associated cost would be minimal to a municipality. Sen. Duson (Cumberland County) mentioned the language in the municipal section seems to indicate that a recount process would have to be used, when in some cases a tie at the municipal level is determined by a coin flip.

After a brief caucus, LD 600 was unanimously tabled, and the committee spent the rest of the morning discussing the slate of bills originally scheduled before them.

The analyst then drew the committee’s attention to LD 234, *An Act to Eliminate Ranked-choice Voting*, sponsored by Rep. Campbell (Orrington), and reminded committee members that this bill would repeal the ranked choice voting used as a method of voting in Maine.

Out of the gate, Rep. Malon suggested an “ought not to pass” motion based on his feeling the bill was not necessary. Without much discussion, the bill was voted out of committee with a divided report along party lines.

IN THE HOPPER (cont'd)

also provides additional immunity protections to an individual who administers an opioid overdose-reversing medication to another when they believe the other individual is experiencing an opioid related drug overdose. Lastly, the bill incorporates other opioid overdose-reversing medications in the provisions governing naloxone hydrochloride.

Housing & Economic Development

LD 698 *An Act to Sustain Emergency Homeless Shelters in Maine* (Sponsored by Sen. Talbot Ross of Cumberland Cty.)

This bill appropriates \$5 million annually in ongoing funding to support emergency homeless shelters.

State & Local Government

LD 542 *An Act Regarding Municipal Property Tax Levy Limits* (Sponsored by Rep. Adams of Lebanon)

This bill reinstates the so-called LD 1 municipal property tax levy limit law that was repealed as of August 9, 2024.

LD 634 *Resolve, to Establish the Commission to Study the Reduction of Unfunded and Outdated Municipal and County Mandates* (Sponsored by Rep. Tuell of East Machias)

This resolve creates the 15-member Commission to Study the Reduction of Unfunded and Outdated Municipal and Educational Mandates,

with members including a representative of the Maine Municipal Association, Maine Town and City Clerks’ Association, and seven municipal officials representing communities of varying populations. The commission is directed to meet at least twice and no more than four times in 2026 and 2027 to review unfunded and outdated mandates, provide recommendations for eliminating or amending the mandates, and no later than December 1, 2027, submit findings and recommendations to the Joint Standing Committee of the Legislature having jurisdiction over state and local government matters.

LD 731 *An Act to Prohibit Municipalities from Barring the Creation of Homeless Shelters* (Sponsored by Rep. Lookner of Portland)

This bill prohibits municipalities from enacting or enforcing ordinances that prohibit the creation or operation of a homeless shelter.

Taxation

LD 559 *An Act to Provide Property Tax Stabilization for Older Maine Residents* (Sponsored by Sen. Bailey of York Cty.)

This bill authorizes municipalities to impose a 1% sales tax on taxable prepared food and lodging sales for the sole purpose of funding a local property tax stabilization program for seniors. The tax assessed is payable to the state, which may retain no more than 2% of the revenue generated to cover administrative costs and remit the remaining revenues to the generating community monthly. The

(continued on page 8)

IN THE HOPPER (cont'd)

bill also establishes the parameters associated with the stabilization program, which at a minimum requires eligible participants: (1) to be at least 62 years of age; (2) have owned a homestead in Maine for at least 10 years; and (3) apply for the program annually. Municipalities are authorized to adopt stricter eligibility requirements.

LD 570 An Act to Provide an Additional Maine Resident Homestead Property Tax Exemption Based on Income (Sponsored by Sen. Reny of Lincoln Cty.)

Beginning on April 1, 2026, this bill provides an additional \$75,000 homestead exemption, for a total of \$100,000, to homeowners whose federal adjusted gross income in the previous year was less than: (1) \$200,000 for joint filers; (2) \$150,000 for heads household; and (3) 100,000 for individual filers.

LD 658 An Act to Lower Property Taxes by Increasing the Homestead Property Tax Exemption (Sponsored by Rep. Faulkingham of Winter Harbor)

For property tax years beginning on or after April 1, 2025, this bill increases the homestead exemption from \$25,000 to \$50,000.

LD 934 An Act to Provide 100 Percent of the Maine Resident Homestead Property Tax Exemption Amount to Seniors and Veterans (Sponsored by Rep. Wood of Greene)

For property tax years beginning on or after April 1, 2026, this bill

extends the full amount of the homestead exemption, currently \$25,000, to homeowners who are either 65 years of age or older or veterans of the U.S. Armed Services, regardless of the municipality's assessment ratio. The bill also directs the state to reimburse municipalities for 100% of the lost property tax revenue associated with the proposed change.

Veterans & Legal Affairs

LD 948 An Act to Reduce Administrative Burdens and Expand Access in the Laws Governing Cannabis (Sponsored by Rep. Pluecker of Warren)

This bill doubles the current limit under the medical cannabis laws by allowing a caregiver to cultivate up to 60 mature cannabis plants, up to 120 immature cannabis plants, up to 1,000 square feet of mature plant canopy and up to 2,000 square feet of immature plant canopy. The bill also amends the medical cannabis and adult use cannabis laws to extend registration and license periods from one to two years and updates the license renewal process for registrants and licensees without any violations of those laws in the previous year to require only the payment of the license or registration fee to the Office of Cannabis Policy for a new active license to be issued.

Fw: Attn. Jon Collins: Georgetown/kayaking

From Georgetown Clerk <grgtwnclerk@yahoo.com>
Date Wed 3/19/2025 10:55 AM
To Tyler Washburn <gtwnme@hotmail.com>

Alexandra Kelley

Town Clerk & Tax Collector
Georgetown, Maine
1-207-371-2820
1-207-371-2331 FAX

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

From: bwein99@gmail.com <bwein99@gmail.com>
To: "grgtwnclerk@yahoo.com" <grgtwnclerk@yahoo.com>
Sent: Wednesday, March 19, 2025 at 10:24:55 AM EDT
Subject: Attn. Jon Collins: Georgetown/kayaking

Hello Mr. Collins,
I am contacting you with regards to the fall kayak Rendezvous organized by John Carmody. I have attended the event for several years. It has been such a pleasure to get to know Georgetown, I have both rented Airbnb's and stayed in cabins owned by Pat at the campground. I've had wonderful meals at the Osprey and other local restaurants. Furthermore, it has been so lovely to be up there that I have recommended to others that they vacation there -- with or without kayaks.

I understand that there has been difficulty arranging permits for the Five Islands area. I hope the community will support the Rendezvous as the participants contribute to the local economy after the season has wound down.

Thank you for your consideration,
Beatrice Weinberger
Sent from my iPhone

Fw: Use of Five Islands location for Midcoast Sea Kayak Rendezvous

From Georgetown Clerk <grgtwnclerk@yahoo.com>

Date Tue 3/18/2025 4:11 PM

To Tyler Washburn <gtwnme@hotmail.com>

Cc Stephen Mace <stephenmace@outlook.com>; Mark Donovan <doons5726@gmail.com>; Todd Barabe <klhbarabe@gmail.com>

Alexandra Kelley

Town Clerk & Tax Collector

Georgetown, Maine

1-207-371-2820

1-207-371-2331 FAX

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

From: Thomas Allen <tom@tomallen.comcastbiz.net>

To: grgtwnclerk@yahoo.com <grgtwnclerk@yahoo.com>

Sent: Tuesday, March 18, 2025 at 03:47:16 PM EDT

Subject: Use of Five Islands location for Midcoast Sea Kayak Rendezvous

To whom it may concern,

As a past attendee for many years, I was disappointed when Georgetown's Town Owned Property Management Board (TOPMB) for the second year rejected Rendezvous' application to use the Five Islands landing area for its October event.

I'm curious what led to that decision. I understand that last year's storms caused damage to the area and I assumed that was why the application for use was rejected for 2024. On the other hand, attendees of Rendezvous don't use the actual infrastructure aside from the parking, so it wouldn't impact our use much if at all. Still, I assumed that this year, having had time to adjust to any new challenges caused by the storm, Rendezvous would be able to return in 2025.

I will take the opportunity to remind you of the economic impact this event has had to the town or Georgetown, especially the short term rental industry, such as the hotels and AirBNBs. The event also provided income to the the Robinhood Meetinghouse, Sagadahoc Bay Campground, and Reid State Park.

In case there has been some question as to the level of professionalism and care that has been used in preparation for this event, let me assure as one who has attended kayak Symposia in this country and in Iceland, this is one of the most organized and highest-caliber events in the kayak community. It is a model that kayakers use to create other Symposia around the world.

You may ask, fairly, why Rendezvous can't use a different launch. It can and does use other launches, but Five Islands has the distinction of being a place that provides access to a variety of sea conditions that will serve paddlers of varying degrees of skill. Reid State Park can be very difficult for novices and even intermediate kayakers to launch from. In fact, it can be downright dangerous for the beginner. Robinhood Marina on the other hand, rarely provides the challenge advanced paddlers desire. Five Islands sits in that "Goldilocks" zone of satisfying most levels.

Thank you for your time. Please pass this email on to Jon Collins, chair of the Georgetown Board of Selectmen. I am happy to answer any questions you or he might have, either in person or by email.

Tom Allen
Harpwell, ME



P.O. Box 958, Brunswick, ME 04011
info@tedfordhousing.org
Office: (207) 729 - 1161
Fax: (207) 725-7626

Tyler Washburn
Town Administrator
PO Box 436
Georgetown, Maine 04548

March 19, 2025

Dear Mr. Washburn,

Thank you again for making time to meet with Jaki Ellis and me this week. Per our conversation I am writing to request your consideration to include an allocation to Tedford Housing as part of Georgetown's 2025-26 budget.

We are grateful that several peninsula communities have chosen to be annual Tedford supporters, recognizing that our agency's public health function impacts everyone who enjoys life in the midcoast. Even the most secure individuals among us depend on people in lower-wage jobs for whom a meaningful safety need may be the difference between a short-term crisis and a long-term catastrophe.

As housing insecurity reaches record levels, Tedford Housing has expanded its efforts to meet the growing need. We provide a range of critical services, including Outreach Case Management and Homelessness Prevention in the form of rental assistance and security deposits. Our winter Warming Center offers refuge during the coldest months, while our Permanent Supportive Housing program and family and adult shelters provide stable housing for individuals and families across Sagadahoc County and beyond. In FY24, Tedford served 184 household members from Sagadahoc County. However, due to capacity limitations—whether in our shelters or funding for prevention assistance—we were forced to turn away 48 households.

To help sustain these essential programs, we are seeking municipal support in proportion to population size. In 2025, our goal is to raise 2% of our operating costs from municipal sources, with an eventual target of 5%. As part of this effort, we are making requests to up to 15 municipalities, with contributions ranging up to \$10,000. From the Town of Georgetown, we respectfully request a contribution of \$1,000.

We are grateful for Georgetown's embrace of a collaborative approach to regional challenges, and to the Town's many individual supporters who contribute to Tedford's success. I would be happy to discuss this request at your convenience. Thank you very much for your consideration.

Respectfully,

Andrew Lardie
Executive Director



United Way of Mid Coast Maine
United Way of Androscoggin County



Georgetown Community Center, Inc.

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

Board of Selectmen
PO Box 436
Georgetown, ME 04548

March 2025

Dear Jon, Bronwen and Aria,

The Board of Directors of the Georgetown Community Center would like to request the amount of \$10,000.00 to be included in the warrant presented at the Town Meeting of 2025.

As you are aware, the Community Center keeps its doors open for many events and community gatherings as well as parties, meetings, music, and memorial services. The building is open for the residents of Georgetown to use as needed.

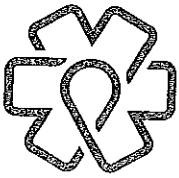
The Town funds will be used for the basic necessities that keep the community center doors open such as heat, lights, and the pumping of the holding tanks.

We appreciate the support from the Board and the Town and thank you for this consideration.

Sincerely,

Mark Amoran
Mary F McDonaed

Angela Mead, Secretary
Georgetown Community Center



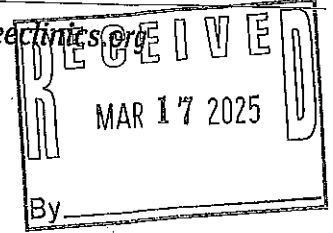
oasis
FREE CLINICS

T 207-721-9277
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331 Maine Street, Suite 4
Brunswick ME 04011

oasis@oasisfreeclinics.org

oasisfreeclinics.org



March 12, 2025

Bob Trabona
Financial Advisory Committee
Town of Georgetown
PO Box 436
Georgetown, ME 04548

Dear Mr. Trabona and Financial Advisory Committee Members,

The Oasis Free Clinics respectfully requests \$500 from the Town of Georgetown to provide quality health and dental care to uninsured, low-income residents of Georgetown. In 2024, we saw a 48% increase in use of Oasis services by Georgetown residents. That includes our free medical, dental, vision, and mental health services.

We are excited about the completion of our new clinic in October 2024. The opportunity to serve more people in our community is exciting and one that we have dreamed about. We serve those who need something different and are facing health challenges that require more time than the typical 15-minute visit, and your support helps us to do that.

Thank you for your consideration of this request.

Sincerely,

Anita Ruff
Executive Director

SHELLFISH CONSERVATION ORDINANCE

Amended 6 March 1985	Amended 18 June 1994	Amended 12 June 2004
Amended 11 June 1988	Amended 10 June 1995	Amended 17 June 2006
Amended 16 June 1990	Amended 10 June 1995	Amended 16 June 2007
Amended 8 June 1991	Amended 14 June 1997	Amended 14 June 2008
Amended 13 June 1992	Amended 17 June 2000	Amended 18 June 2016
Amended 12 June 1993	Amended 15 June 2002	Amended 17 June 2017
Amended 18 November 1993	Amended 12 June 2004	Amended 16 June 2018
Amended 15 June 2019	Amended 18 June 2022	Amended 17 June 2023
Amended 15 June 2024		

I. Authority: This Ordinance is enacted in accordance with 12 MRSA § 6671.

II. Purpose: To establish a shellfish conservation program for the Town of Georgetown which will ensure the protection and optimum utilization of shellfish resources within its limits. These goals will be achieved by means which may include:

- A Licensing
- B Limiting the number of shellfish harvesters
- C Restricting the time and area where digging is permitted
- D Limiting the minimum size of shellfish taken
- E Limiting the amount of shellfish taken daily by a harvester

III. Shellfish Conservation Committee: The shellfish conservation program for the Town of Georgetown will be administered by the Shellfish Conservation Committee, consisting of five or more members, of which one may be a non-resident of Georgetown, to be appointed by the Board of Selectmen for staggered three-year terms. The Committee's responsibilities include:

- A Establishing annually, in conjunction with the Department of Marine Resources, the number and kind of shellfish digging licenses to be issued;
- B Surveying each shellfish-producing area at least once each three years to establish size distribution and density and annually to estimate the status of the Town's shellfish resources;
- C Submitting to the Board of Selectmen proposals for the expenditure of funds for the purpose of shellfish conservation;
- D Keeping this Ordinance under review and making recommendations for its amendment;
- E Keeping the shellfish management plan under review each year to make sure it continues to reflect the goals and objectives of the shellfish committee;
- F ~~E~~ Securing and maintaining records of shellfish harvest from the Town's managed shellfish areas and closed areas that are conditionally opened by the Department of Marine Resources;

~~GF~~ Recommending conservation closures and openings to the Board of Selectmen in conjunction with the ~~Area Biologist~~ Marine Resource Scientist of the Department of Marine Resources;

~~HG~~ Identifying and qualifying shellfish conservation projects and determining yearly how many hours of conservation time applicants or license holders must complete to qualify for new licenses or license renewals; and

~~IH~~ Submitting an annual report to the Town and the Department of Marine Resources covering the above topics and all other committee activities.

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IV. Definitions:

A Resident

1. For commercial licenses: The term "resident" refers to a person who owns or rents real estate in the Town of Georgetown which is his or her permanent, fixed place of abode and principal place of residence. If a person claiming to be a resident neither owns nor rents real estate in the Town of Georgetown, he or she shall be required to produce such other evidence of residence as the Town Clerk may require. A person shall not qualify as a resident of Georgetown unless he or she has maintained a permanent, fixed place of abode and principal place of residence in Georgetown for three months prior to claiming residence. A person shall cease to be a resident of Georgetown on the date he or she acquires a permanent, fixed place of abode and principal place of residence in any other Town or moves from the Town of Georgetown.

2. For recreational licenses, the term resident also includes, in addition to a person meeting the definition of "resident" under paragraph IV.A.1 above, any person owning real residential property in the Town of Georgetown which is his or her seasonal or secondary place of residence.

B Non-resident: The term "non-resident" shall apply to anyone not qualified as a resident under this Ordinance.

C Shellfish and Intertidal shellfish resources: When used in the context of this Ordinance, the terms "shellfish" and "intertidal shellfish resources" mean soft-shell clams (*Mya arenaria*), hen/surf clams (*Spisula solidissima*), razor clams (*Ensis directus*), quahogs (*Mercenaria mercenaria*), American Oysters (*Crassostrea virginica*) and European Oysters (*Ostrea edulis*).

D Shellfish Flats: The term "shellfish flats" means the area between high water and extreme low water.

E Lot: The word "lot" as used in this Ordinance means the total number of shellfish in any

bulk pile. Where shellfish are in a container, the contents of each container constitutes a separate lot.

- F Possess: For the purpose of this Ordinance, “possess” means dig, take, harvest, ship, transport, hold, buy and sell, retail and wholesale, shellfish shellstock.
- G Student: For the purpose of this Ordinance, “student” shall apply to any person actively enrolled in or entering grades 5 through 12 as of the date of application.

H Senior: Any persons aged 65 or older.

V. Licensing: A Town Shellfish Digging License is required. It is unlawful for any person to dig or take shellfish from the shores and flats of Georgetown without having a current license issued by the Town as provided by this Ordinance. A commercial digger must also have a valid State of Maine commercial shellfish license issued by the Department of Marine Resources, but need not purchase the State license before obtaining the Town license. Of the total licenses issued, both commercial and recreational, ten percent shall be reserved for non-residents. Applicants for non-resident recreational licenses will follow the lottery routine specified in paragraph D.12 below; they need not be present at the lottery.

A Designation, Scope, and Qualifications:

- 1 Resident Commercial Shellfish License: This license is available to residents of the Town of Georgetown over the age of 16 by the date the license is valid and entitles the holder to dig or take any amount of shellfish from the shores and flats of Georgetown and reciprocating municipalities, with no more than one peck (combined) daily being the acceptable level of harvest from Reid State Park.
- 2 Non-Resident Commercial Shellfish License: This license is available to non-residents of the Town of Georgetown over the age of 16 by the date the license is valid and entitles the holder to dig or take any amount of shellfish from the shores and flats of Georgetown, with no more than one peck (combined) daily being the acceptable level of harvest from Reid State Park.
- 3 Student Resident Commercial Shellfish License: This license is available actively enrolled in or entering grades 5 through 12 as of the date of application and who is a resident of Georgetown. This license entitles the holder to dig or take any amount of shellfish from the shores and flats of Georgetown and reciprocating municipalities, with no more than one peck (combined) daily being the acceptable level of harvest from Reid State Park.
- 34 Resident Recreational Shellfish License: This license is available to residents and real-estate taxpayers of the Town of Georgetown and entitles the holders to dig or take no more than one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or one and one half bushels of hen clams in any one day. Shellfish so harvested are for the use of the holders, their families, and their

guests, and shall not be sold. This license is not available to holders of State of Maine commercial shellfish licenses.

4.5 Non-Resident Recreational Shellfish License: This license is available to any person not a resident of Georgetown and entitles the holders to dig and take not more than one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or one and one half bushels of hen clams in any one day. Shellfish so harvested are for the use of the holders, their families, and their guests, and shall not be sold. This license is not available to holders of State of Maine commercial shellfish licenses.

6 Senior Resident and Senior Non Resident Recreational Shellfish License: This license is available to any persons age 65 or older and entitles the holder to dig and take no more than one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or one and one half bushels of hen clams in any one day. Shellfish so harvested are for the use of the holders, their families, and their guests, and shall not be sold. This license is not available to holders of State of Maine commercial shellfish licenses.

7 Student Resident Recreational Shellfish License: This license is available actively enrolled in or entering grades 5 through 12 as of the date of application and who is a resident of Georgetown. This license entitles the holders to dig or take no more than one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or one and one half bushels of hen clams in any one day. Shellfish so harvested are for the use of the holders, their families, and their guests, and shall not be sold. This license is not available to holders of State of Maine commercial shellfish licenses.

5.8 Non-Resident Seven-Day Recreational Shellfish License: This license is available to any person not a resident of Georgetown and entitles the holders to dig and take not more than one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or one and one half bushels of hen clams in any one day. Shellfish so harvested are for the use of the holders, their families, and their guests, and shall not be sold. This license is not available to holders of State of Maine commercial shellfish licenses and expires seven days from the date of issue.

6.9 License must be signed: The licensee must sign the license to make it valid. If the licensee is under the age of 18, the license must also be signed by the licensee's guardian.

7.10 A license is not required to harvest one peck (combined) of soft-shell clams, quahogs, American or European oysters, and/or razor clams or three bushels of hen clams from the shores of Reid State Park.

B Application Procedure: Any person may apply in person to the Town Clerk for the license required by this Ordinance on forms provided by the Town. If the applicant is

under the age of 18, their guardian must also be present when filling out the application.

- 1 Contents of the Application: The application must be in the form of an affidavit and must contain the applicant's name, current address, birth date, height, weight, signature, and whatever information the Town may require.
 - 2 Evidence of residency will be required when filling out an application.
 - 3 Misrepresentation and Ineligibility: If after investigation the Town learns that a licensee has given false information or is otherwise ineligible to hold a license under this ordinance, the Selectmen shall give the licensee a minimum of seven days notice of a hearing on the matter. If the Selectmen determine at the hearing that the license should be revoked, they shall give the licensee written notice of revocation. Any licensee aggrieved by their decision may appeal to the Superior Court.
 - 4 No shellfish license will be issued to anyone with unpaid Town or State shellfish fines.
 - 5 If the applicant is serving in the armed forces on active duty during the application period, they may send a family member to complete their application. This family member must present to the Town Clerk certification from the commander of the applicant's post, station or base, or the commander's designated agent, as to the location and dates of the service.
- C Fees: The fees for the licenses will be published annually with the notice of the number of licenses to be issued, not less than 10 days prior to the period of issuance. Fees must accompany in full the application for a recreational license. Applicants for commercial licenses through the lottery must pay the fee required when they pick them up. The Town Clerk shall pay all fees received to the Town Treasurer except for \$1 for each license which she will retain as payment for issuing the license. Recreational license fees are waived for persons sixty-five years of age or older, those twelve years of age or younger.

Visitors may purchase Non-Resident Seven-Day Recreational licenses from the Town Clerk or from agents appointed by the Board of Selectmen, in consultation with the Town Clerk and members of the Shellfish Conservation Committee. With their licenses they shall receive brochures outlining license restrictions and other applicable information. The Board of Selectmen shall approve agents to purchase Non-Resident Seven-Day Recreational licenses from the Town Clerk for resale and shall authorize them to charge no more than \$1 in addition to the fee set above. The Selectmen may withdraw their approval during the year for cause and may set additional conditions for selling these licenses as necessary.

- D Limitation of Diggers: Shellfish resources vary in density and size distribution from year to year and over the limited shellfish-producing area of the Town. It is essential that the

Town carefully manage its shellfish resources. Following the annual review of the Town's shellfish resources, its size, distribution, and abundance, and the Shellfish Warden's reports, as required by Article III, the Shellfish Conservation Committee in consultation with the DMR Marine Resource Scientist Area Biologist and Shellfish Warden will determine whether limiting commercial or recreational shellfish licenses is an appropriate shellfish management option for the following year. The following procedures will be followed to exercise the control.

- 1 Prior to 1 May, the Shellfish Conservation Committee, with the approval of the Commissioner of Marine Resources, will establish the number of commercial and non-commercial licenses to be issued following the requirements of 12 MRSA § 6671.
- 2 The Shellfish Conservation Committee will notify the Town Clerk in writing prior to 15 May of the number of licenses to be issued.
- 3 Notice of the number of licenses to be issued and the procedure for application shall be published in a trade or industry publication, or in a newspaper or combination of newspapers with general circulation, which the Selectmen consider effective in reaching persons affected, not less than ten days prior to the period of issuance, and shall be posted in the Town Office until the period concludes.
- 4 The Town Clerk shall issue recreational licenses to residents and non-residents as allocated from the first business day in July. The Town Clerk shall issue allocated commercial licenses as outlined in paragraphs D 6 or D 11 of this section.
- 5 Licenses returned to the Town voluntarily or made available for any reason may be reissued to another person at the current fee according to the priorities established in paragraph D 11 of this section.
- 6 All commercial shellfish license holders who have purchased their licenses prior to 1 October of the previous year and who have completed the prescribed number of hours of shellfish conservation work under the supervision of the Town Shellfish Warden or a member of the Shellfish Conservation Committee shall have one month prior to the first business day in July to purchase their licenses. They may appear in person at the Town Office or mail in a completed Commercial Shellfish License application prior to the first business day in July. Anyone who mails an application is responsible for ensuring that the Town has received it. Exempt military commercial harvesters, as defined in D.8 can assign an agent to purchase and obtain their license. Holders of student commercial licenses are not eligible to purchase non-student commercial licenses prior to the first business day in July, unless they have completed 30 days of digging, as verified by dealer records, in the year prior to transitioning from a student commercial license to a non-student commercial license.
- 7 The Shellfish program coordinator shall record the names and hours worked for all

those who do conservation work and provide this information to the Committee and to the Town Clerk.

8 The Shellfish Conservation Committee may waive all or part of the requirement for conservation time for a commercial shellfish license holder in the following situations:

(a) Where the license holder was serving in the armed forces on active duty for at least 180 days of the year during which the conservation work was otherwise required.

To receive the waiver, the harvester must present to the Town Clerk certification from the commander of the harvester's post, station or base, or the commander's designated agent, as to the location and dates of the service.

(b) Where the license holder had a medical condition or other unusual hardship that prevented them from fulfilling all or part of the conservation work hours. Where a medical condition is cited, the license holder must present a medical certification indicating that the person was or is unable to fulfill the physical requirements of the conservation work. The Shellfish Conservation Committee may require appropriate documentation to verify any other hardship for which a waiver is requested.

(c) Where a medical condition or other hardship permits partial completion of the conservation work, the Shellfish Conservation Committee may require, at a regular monthly meeting, an alternative work plan involving:

(1) Additional time to complete conservation work; or

(2) Alternate, less strenuous work for an applicant who provides the Committee with physician certification demonstrating the need for work modifications.

(d) Where the license holder is under the age of 16 at the time of the prescribed conservation work, they are exempt from all required conservation work.

9 In the event that the Shellfish Conservation Committee, with the approval of the Commissioner of Marine Resources, decides to reduce the number of commercial licenses to be issued, licenses shall be awarded according to seniority in terms of the number of consecutive years that each applicant has held a valid Georgetown Commercial Shellfish License. The claim of seniority must be verified by reference to Town records of licenses awarded in previous years. The applicant who has held a Georgetown Commercial Shellfish License the greatest number of years shall be awarded the first license, the second-longest Georgetown license-holder shall be awarded the second license, and so on until all commercial licenses have been issued to applicants fulfilling the qualifications listed above. Any person denied a license because such a reduction shall take precedence over others not so qualified should the original number of licenses be restored.

10 New resident, resident student, non-resident student, and non-resident commercial licenses will be issued according to lottery. The first lottery will consist of the names of those applicants as allocated who have completed the prescribed hours of conservation work. A student commercial lottery, if needed, shall be held prior to any non-student commercial lottery. If necessary, further lotteries may be held for

applicants who have not completed the prescribed hours of conservation work.

- 11 Applicants for all commercial licenses must register in person for the lottery on the first two business days of July and must be present for the drawing, regardless of whether or not there are available licenses. If the applicant is under the age of 18, their guardian must also be present for the drawing. No one may register for the lottery on the day of the drawing. The lottery will be held in public at the Town Office at 9:30am on the third business day of July. The Town Clerk will record all names in the order in which they are drawn. Available licenses will be issued to those present. Any licenses that become available at a later date will be issued according to the order of draw regardless of residency and are not subject to the October 1 purchase deadline set in Section D.6. In the event a commercial license is returned and there are no eligible names on the waiting list, that license will not be reissued during that fiscal year.
 - 12 Applicants for non-resident recreational licenses must register for a lottery to be held after the lottery for commercial licenses on the third business day of July. Those who have registered on the first two business days of July will be eligible for that drawing. Those who register after that drawing will have their names added at the end of the list. 10% of the total number of resident recreational licenses issued in the previous year will be issued to non-residents at the time of the lottery. Thereafter, non-resident recreational licenses will be issued according to the 10% rule.
 - 13 If an applicant for a commercial license has completed the prescribed conservation time but is not issued a license, the completed prescribed conservation time will remain valid until that applicant has been issued or offered a shellfish license by the Town of Georgetown so long as the applicant applies annually for the license.
- E License Expiration Date: Each license issued under authority of this Ordinance expires at midnight on the 30th day of June next following the date of issue, except that Non-Resident Recreational Seven-Day licenses expire seven days from the date of issue.
- F Reciprocal Harvesting Privileges: Licensees from any other municipality cooperating with this Town on a joint shellfish management program may harvest shellfish according to the terms of their licenses.
- G Suspension: Any commercial shellfish license holder having two convictions for any State or Georgetown shellfish violation in a twelve-month period shall have his or her shellfish license suspended for a period of sixty days. The suspension shall be effective from the date of the second conviction. A third conviction in a twelve-month period will result in the loss of eligibility for any Georgetown license for three years from the date of the third conviction. Any recreational shellfish license holder having one conviction shall have his or her shellfish license suspended for a period of sixty days, effective from the date of conviction. A second conviction within twenty-four months of the first will result in the loss of eligibility for any Georgetown shellfish license for three years from the date of the second conviction.

VI. Opening and Closing of Flats: The Selectmen, with the approval of the Commissioner of Marine Resources, may open and close areas for shellfish harvest. Upon recommendation of the Shellfish Conservation Committee and concurrence of the DMR Marine Resource Scientist Area Biologist that the status of the shellfish resource and other factors bearing on sound management indicate that an area should be opened or closed, the Selectmen may call a public hearing on ten days notice published in a newspaper having general circulation in Georgetown, stating the time, place, and subject matter of the hearing, and shall send a copy of the notice to the Department of Marine Resources. The decision of the Selectmen made after the hearing shall be based on findings of fact.

VII. Conservation Work: The Shellfish Conservation Committee will determine the annual Conservation Work for the year at Shellfish Conservation Committee meetings in winter months, with the work planned for April or May. Information regarding the type of activity, the hours of activity, and the conservation work meeting time and location will be posted inside and outside of the Georgetown Town Office, and on the Town Website at least 10 days prior to the date of the conservation activity.

VIII. Shellfish Restrictions:

- A Soft-shell clams (*Mya arenaria*) - It is unlawful for any person to possess soft-shelled clams in the Town of Georgetown which are less than two inches in the longest diameter, except as provided by Section A of this Article.
 - 1 Tolerance: Any person may possess soft-shelled clams that are less than two inches if they comprise less than ten percent of any lot. The tolerance shall be determined by numerical count of not less than one peck nor more than four pecks taken at random from various parts of the lot or by a count of the entire pile if it contains less than one peck.
 - 2 Penalty: Anyone who violates this section shall be punished as provided by 12 MRSA § 6681.
- B Razor clams (*Ensis directus*) – DMR Regulations Chapter 10.06 requires a minimum size of 4” and no electro-fishing.
- C Quahogs (*Mercenaria mercenaria*) – DMR Regulations Chapter 10.04 requires a minimum size of 1” hinge width.
 - 1 Tolerance: Any person may possess quahogs that are less than one inch if they comprise less than 5% of any bulk pile. The tolerance is determined by numerical count of not less than one peck nor more than 4 pecks taken at random from various parts of the bulk pile or by a count of the entire pile if it contains less than one peck.
- D European oysters (*Ostrea edulis*) – DMR Regulations Chapter 14.10 prohibits the possession of European oysters whose shells are less than 3 inches in the longest diameter. It is unlawful to take, possess, ship, transport, buy or sell European oysters from June 15 to September 15 of any year.

1 Tolerance: Any person may possess European oysters that are less than 3 inches if they comprise less than 10% of any bulk pile. The tolerance is determined by numerical count of not less than one peck nor more than 4 pecks taken at random from various parts of the bulk pile or by a count of the entire pile if it contains less than one peck.

E American oysters (*Crassostrea virginica*) – DMR Regulations Chapter 14.30 prohibits the possession of cultchless oysters. The minimum size is 2½” in shell length.

1 Tolerance: Any person may possess American oysters that are less than 2.5 inches if they comprise less than 10% of any bulk pile. The tolerance is determined by numerical count of not less than one peck nor more than 4 pecks taken at random from various parts of the bulk pile or by a count of the entire pile if it contains less than one peck.

IX. Harvesting at Night: It is unlawful to harvest shellfish at night using artificial light. The Shellfish Warden and the Marine Patrol may harvest shellfish at night with artificial light for the Officer Salty program and the Boothbay Aquarium, but only after notifying the Marine Patrol office in Boothbay.

X. Enforcement: The Shellfish Warden is charged with enforcing this Ordinance. Anyone who violates its terms shall be punished as provided by 12 MRSA § 6671, §6621, §6025(4) and §6953.

DMR Pollution Closures: It shall be unlawful for any person to harvest, take or possess shellfish from any areas closed in the Town of Georgetown in accordance with DMR Regulation, Chapter 23; and it shall be unlawful to wash, hold, or keep shellfish in any area closed by DMR regulation or to possess, ship, transport, or sell shellfish so washed, held, or kept. Harvesting shellfish in a closed area is a violation of this municipality's ordinance and is punishable under MRSA Title 12 §6671.

A. Conservation Closures: It shall be unlawful for any person to harvest, take or possess shellfish from any areas closed by the Town of Georgetown in accordance with DMR Regulation, Chapter 7. Harvesting shellfish in a closed area is a violation of this municipality's ordinance and is punishable under MRSA Title 12 §6671

B. Stopping for Inspection & Penalty: It shall be unlawful for the operator of a motor vehicle, boat, vessel, airplane or conveyance of any kind, or any person:

1. Stopping: To fail or refuse to stop immediately upon request or signal of any certified municipal shellfish conservation warden in uniform;
2. Remaining stopped: After he has so stopped, to fail to remain stopped until the certified municipal shellfish conservation warden reached his immediate vicinity and makes known to that operator the reason for the request or signal;
3. Standing By: To fail or refuse to stand by immediately for inspection on request of any certified municipal shellfish conservation warden in uniform;
4. Throwing or dumping items: Who has been requested or signaled to stop by a certified municipal shellfish conservation warden in uniform to throw or dump into any water any marine organism, or any pail, bag, barrel or other container of any type, or the contents thereof, before the certified municipal shellfish conservation

warden had inspected the same.

Violation of this section is a Class D crime, except that the court shall impose a fine of not less than \$500. A court may not suspend a fine imposed under this section.

XI. Aiding and Abetting: A harvester holding a commercial license who knowingly helps, assists, or facilitates the harvest of shellfish in violation of this Ordinance shall be subject to prosecution for the same violations and shall suffer the same penalties as the person assisted.

XII. Effective Date: This Ordinance, which has been approved by the Commissioner of Marine Resources, shall become effective after its adoption by the Town of Georgetown provided a certified copy of it is filed with the Commissioner within twenty days of its adoption. It shall be the responsibility of the licensee to keep informed of all amendments to this Ordinance.

XIII. Separability: If any section, subsection, sentence, or part of this Ordinance is for any reason held to be invalid or unconstitutional, such decisions shall not affect the validity of the remaining portions of this Ordinance.

XIV. Repeal: Any Ordinance regulating the harvesting or conservation of shellfish in the Town and any provision of any other Town Ordinance which is inconsistent with this Ordinance is hereby repealed.

ABATEMENT REQUESTS #5-13

.....
SEIDMAN LEDGES, LLC
.....

Summary: In 1975, a parcel in Town was subdivided into 9 lots (01R-006, -006-A:H), all owned by the same family. Seidman Ledges LLC is requesting that the Town assess these parcels as one parcel. Further, relative to 01R-006 the Seidman's requested a \$0 reduction, but to be included in a broader assessment of the full 9 parcels at \$1,401,300.

.....
Abatement Request #5

Here is a breakdown in land description for 01R-006:

- 4 Acres Homesite (75,000 per acre, Jewett Road Neighborhood)
- 10 Acres-Rear Land 1 (2,000 per acre)
- 5 Acres-Rear Land 2
- No Site Improvement

TOTAL LAND VALUE \$204,600 BUILDING VALUE \$0

NOTE: No request to change valuation - included for completeness.

.....
Abatement Request #6

Here is a breakdown in land description for 01R-006-A:

- 0.78 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)
- No Site Improvement

TOTAL LAND VALUE \$119,200 BUILDING VALUE \$0

REQUESTED REDUCTION: \$22,200

Comparison for Consistency

1) 35 Jewett Road (01R-005-E)

2.08 Acres Homesite (75,000 per acre, Jewett Road Neighborhood)

1 Site Improvement (15,000)

2) 3 Martin Road (01R-005-D, Webber Road Neighborhood)

2.57 Acres-Homesite (75,000 per acre)

1 Site Improve (15,000)

Note: It is my opinion that these are consistently assessed.

Abatement Request #7

Here is a breakdown in land description for 01R-006-B:

- 0.78 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)
 - 90% Factor for Access
- No Site Improvement

TOTAL LAND VALUE \$107,300 BUILDING VALUE \$0

REQUESTED REDUCTION: \$10,300

Comparison for Consistency

1) 35 Jewett Road (01R-005-E)

2.08 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)

1 Site Improvement (15,000)

2) 3 Martin Road (01R-005-D, Webber Road Neighborhood)

2.57 Acres-Homesite (75,000 per acre)

Note: It is my opinion that these are consistently assessed.

Abatement Request #8

Here is a breakdown in land description for 01R-006-C:

- 0.69 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)
 - 90% Factor for Access
- No Site Improvement

TOTAL LAND VALUE \$100,900 BUILDING VALUE \$0

REQUESTED REDUCTION: \$3,900

Comparison for Consistency

1) 35 Jewett Road (01R-005-E)

2.08 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)

- 1 Site Improvement (15,000)
- 2) 3 Martin Road (01R-005-D, Webber Road Neighborhood)
 - 2.57 Acres-Homesite (75,000 per acre)

Note: It is my opinion that these are consistently assessed.

.....

Abatement Request #9

Here is a breakdown in land description for 01R-006-D:

- 0.73 Acres Homesite (429,000 per acre, Knubble Neighborhood)
 - 80% Factor for Topography
- No Site Improvement

TOTAL LAND VALUE \$556,800 BUILDING VALUE \$0

REQUESTED REDUCTION: \$459,800

Comparison for Consistency

1) No Street Address (01R-023)

0.41 Acres Homesite (429,000 per acre, Knubble Neighborhood)

Factored at 25% due to restrictions

No Site Improvement

2) No Street Address (01R-020-A)

1.25 Acres Homesite (429,000 per acre, Knubble Neighborhood)

1.25 Acres Rear Land 1 (6,710 per acre)

5.00 Acres Rear Land 2 (3,300 per acre)

32 Acres Rear Land 3 (660 per acre)

Note: It is my opinion that these are consistently assessed.

.....

Abatement Request #10

Here is a breakdown in land description for 01R-006-E:

- 0.46 Acres-Homesite (429,000 per acre, Knubble Neighborhood)

- 80% Factor for Topography
- Site Improvement (22,000)
- Basement Reduction (17,983)

TOTAL LAND VALUE \$517,700 BUILDING VALUE \$212,800

REQUESTED REDUCTION: \$0

.....

Abatement Request #11

Here is a breakdown in land description for 01R-006-F:

- 0.51 Acres-Homesite (429,000 per acre, Knubble Neighborhood)
 - 80% Factor for Topography
- No Site Improvement

TOTAL LAND VALUE \$494,700 BUILDING VALUE \$0

REQUESTED REDUCTION: \$397,700

Comparison for Consistency

1) No Street Address (01R-023)

0.41 Acres Homesite (429,000 per acre, Knubble Neighborhood)

Factored at 25% due to restrictions

No Site Improvement

2) No Street Address (01R-020-A)

1.25 Acres Homesite (429,000 per acre, Knubble Neighborhood)

1.25 Acres Rear Land 1 (6,710 per acre)

5.00 Acres Rear Land 2 (3,300 per acre)

32 Acres Rear Land 3 (660 per acre)

Note: It is my opinion that these are consistently assessed.

.....

Abatement Request #12

Here is a breakdown in land description for 01R-006-G:

- 0.50 Acres-Homesite (429,000 per acre, Knubble Neighborhood)
 - 80% Factor for Topography

- 0.18 Acres-Rear Land 1 (6,710)
- No Site Improvement

TOTAL LAND VALUE \$493,600 BUILDING VALUE \$0

REQUESTED REDUCTION: \$396,600

Comparison for Consistency

1) No Street Address (01R-023)

0.41 Acres Homesite (429,000 per acre, Knubble Neighborhood)

Factored at 25% due to restrictions

No Site Improvement

2) No Street Address (01R-020-A)

1.25 Acres Homesite (429,000 per acre, Knubble Neighborhood)

1.25 Acres Rear Land 1 (6,710 per acre)

5.00 Acres Rear Land 2 (3,300 per acre)

32 Acres Rear Land 3 (660 per acre)

Note: It is my opinion that these are consistently assessed.

.....
Abatement Request #13

Here is a breakdown in land description for 01R-006-H:

- 1.68 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)
- No Site Improvement

TOTAL LAND VALUE \$142,200 BUILDING VALUE \$0

REQUESTED REDUCTION: \$45,200

Comparison for Consistency

1) 35 Jewett Road (01R-005-E)

2.08 Acres-Homesite (75,000 per acre, Jewett Road Neighborhood)

1 Site Improvement (15,000)

2) 3 Martin Road (01R-005-D, Webber Road Neighborhood)

2.57 Acres-Homesite (75,000 per acre)

Note: It is my opinion that these are consistently assessed.

Findings -

The Seidman's request is to assess these lots as a combined lot, something we cannot do. This could be achieved by merging lots through deed. If combined, however, they would not be able to be split in the future under the 2-acre minimum. Each of these lots of record, since the 1970s, have had a homesite. While it is contended that these lots are unbuildable, that is false if setbacks can be met.

Recommendation -

Based on my review, it is my recommendation that the 9 abatement requests from Seidman Ledges LLC be denied, as their assessments are consistent with similar like properties. Changing valuations as requested would create inconsistencies.

I would note that I did not compare the Seidman lots to each other for likeness. If I had, that likeness would be even more apparent.

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025
 Page 1
 01R-006

Account: 1183 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 51 Jewett Road

Sale Data

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Date: 07/20/2023
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: SEIDMAN, ROBERT B, ESTATE
 Reference 2: B0410P0170

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	75,000.00	155,074	100%		155,074
10.00	Acres-Rear Land 1	2,000.00	36,000	100%		36,000
5.00	Acres-Rear Land 2	1,500.00	13,500	100%		13,500
Total Acres 19.00		10,767.05 Per Acre	Land Total			204,574
Accpt Land		204,600	Accepted Bldg		0	Total
						204,600

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025
 Page 1
 01R-006-A

Account: 1182 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 51 Jewett Road

Sale Data

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

Sale Date 07/20/2023
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 SEIDMAN, NEVA L
 Reference 2 B0434P0199

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	75,000.00	119,229	100%		119,229
Total Acres 0.78		152,857.69 Per Acre			Land Total	119,229
Accpt Land		119,200	Accepted Bldg		0	Total
						119,200

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025

Page 1

01R-006-B

Account: 1177 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 51 Jewett Road

Sale Data

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Gravel

Sale Date: 07/20/2023
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1540P0243
 Reference 2:

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.78	Acres-Homesite (Fract)	75,000.00	119,229	90% Access	107,306	
Total Acres 0.78		137,571.79 Per Acre		Land Total	107,306	
Accpt Land		107,300	Accepted Bldg		0	Total 107,300

Valuation Report

Account: 1044 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 51 Jewett Road

Sale Data

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

Sale Date 07/20/2023
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0434P0197
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	75,000.00	112,139	90% Access	100,925
Total Acres 0.69		146,268.12 Per Acre		Land Total	100,925

Acpt Land 100,900 **Accepted Bldg** 0 **Total** 100,900

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025
 Page 1
 01R-006-D

Account: 1179 Card: 1 of 1 Map/Lot: Location:

Neighborhood 9 Knubble

Sale Data

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

Sale Date 07/20/2023
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0434P0193
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.73	Acres-Homesite (Fract)	429,000	696,027 80%	Topography	556,822	
Total Acres 0.73		762,769.86 Per Acre	Land Total		556,822	
Acpt Land		556,800	Accepted Bldg		0	
					Total	556,800

Valuation Report

Account: 1184 Card: 1 of 1

Neighborhood 9 Knubble

Sale Data

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

Sale Date 07/20/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 SEIDMAN, ROBERT B, ESTATE
Reference 2 B0986P0167

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	429,000	597,640 80%	Topography	478,112
1.00	# -SITE IMPROVEMENT	22,000.00	39,600 100%		39,600
Total Acres 0.46		1,125,460.87 Per Acre	Land Total		517,712

Dwelling Description

Replacement Cost New

Contemporary	Two Story	617 Sqft	Grade B 100	Base	247,931
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH	HEARTH	4,055
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Average	Typical	249,209
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		76%	100% 100%	189,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1989	75	B 100	8.841	Ava.	76%	100%	100%	6.719
Open Frame Porch	1989	75	B 100	4.055	Ava.	76%	100%	100%	3.082
Frame Shed	1989	44	B 100	1.115	Ava.	76%	100%	100%	847
Wood Deck	1989	222	C 100	2.637	Ava.	78%	100%	100%	2.057
Frame Shed	1989	96	C 100	1.901	Ava.	78%	100%	100%	1.483
CAMP OR CABIN...	1989	170	C 100	11.781	Ava.	78%	100%	100%	9.189
1,309 SFLA		149.82 = \$/SFLA (4)				Outbuilding Total			23,377

Acpt Land 517,700 **Accepted Bldg** 212,800 **Total** 730,500

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025

Page 1

Account: 1180 Card: 1 of 1

Map/Lot:
 Location:

01R-006-F

Neighborhood 9 Knubble

Sale Data

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

Sale Date 07/20/2023
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 SEIDMAN, KATHA R
 Reference 2 B1393P0278

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	429,000	618,341	80%	Topography	494,673
Total Acres 0.51		969,947.06 Per Acre	Land Total			494,673
Accpt Land		494,700	Accepted Bldg		0	Total
						494,700

Georgetown
 Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025
 Page 1
 01R-006-G

Account: 1178 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 Knubble

Sale Data

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

Sale Date 07/20/2023
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0434P0203
 Reference 2

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	429,000	614,313	80%	Topography	491,451
0.18	Acres-Rear Land 1	6,710.00	2,174	100%		2,174
Total Acres 0.68		725,919.12 Per Acre	Land Total			493,625

Acpt Land 493,600 **Accepted Bldg** 0 **Total** 493,600

Georgetown
Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025

Page 1

01R-006-H

Account: 1181 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 51 Jewett Road

Sale Data

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

Sale Date 07/20/2023
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

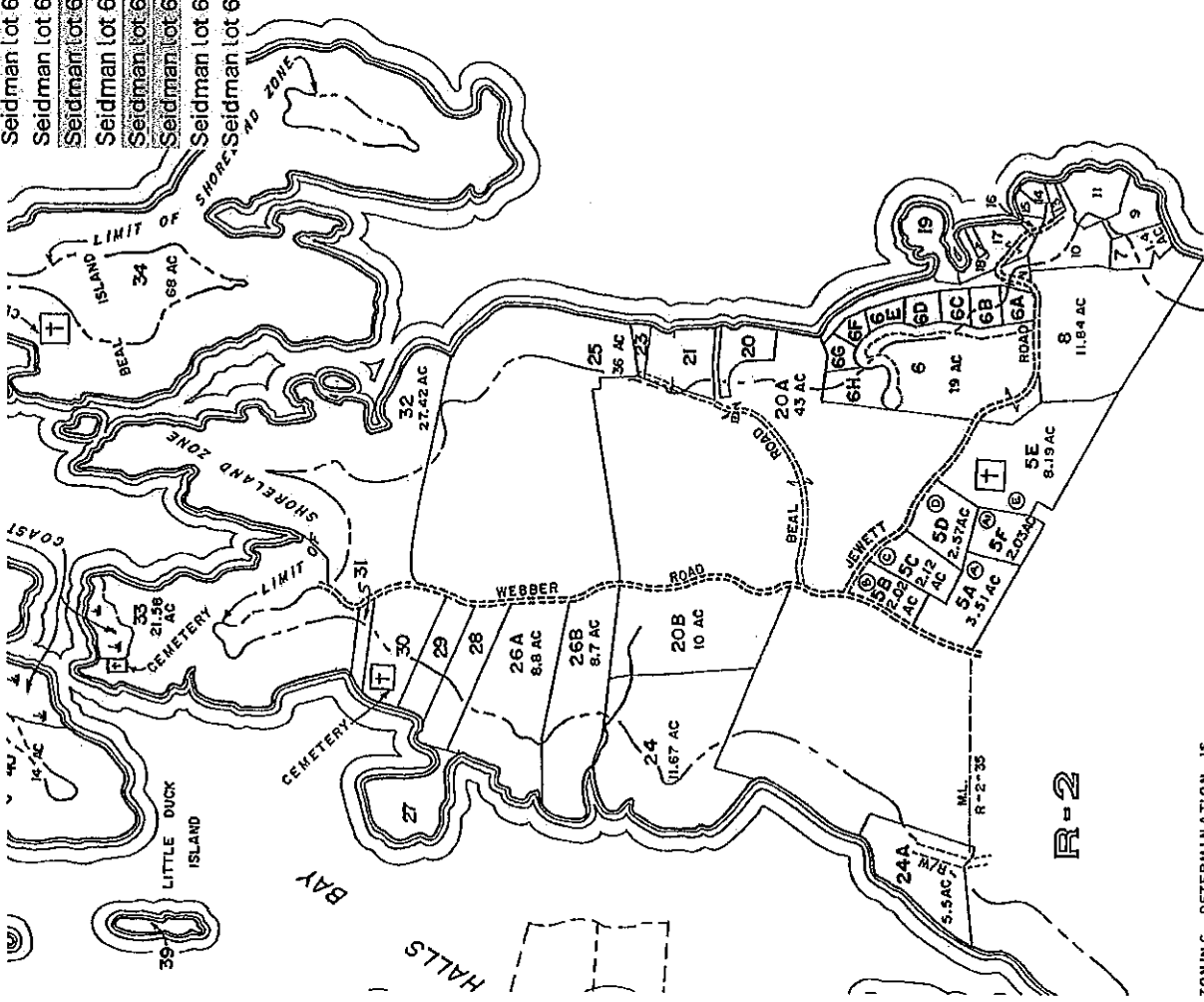
Reference 1 SEIDMAN, KATHA R
Reference 2 B0434P0201

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.68	Acres-Homesite (Fract)	75,000.00	142,189	100%	142,189	
Total Acres 1.68		84,636.31 Per Acre		Land Total	142,189	
Accpt Land		142,200	Accepted Bldg	0	Total	142,200

**SUPPLEMENTAL INFORMATION
PROVIDED BY LANDOWNER**

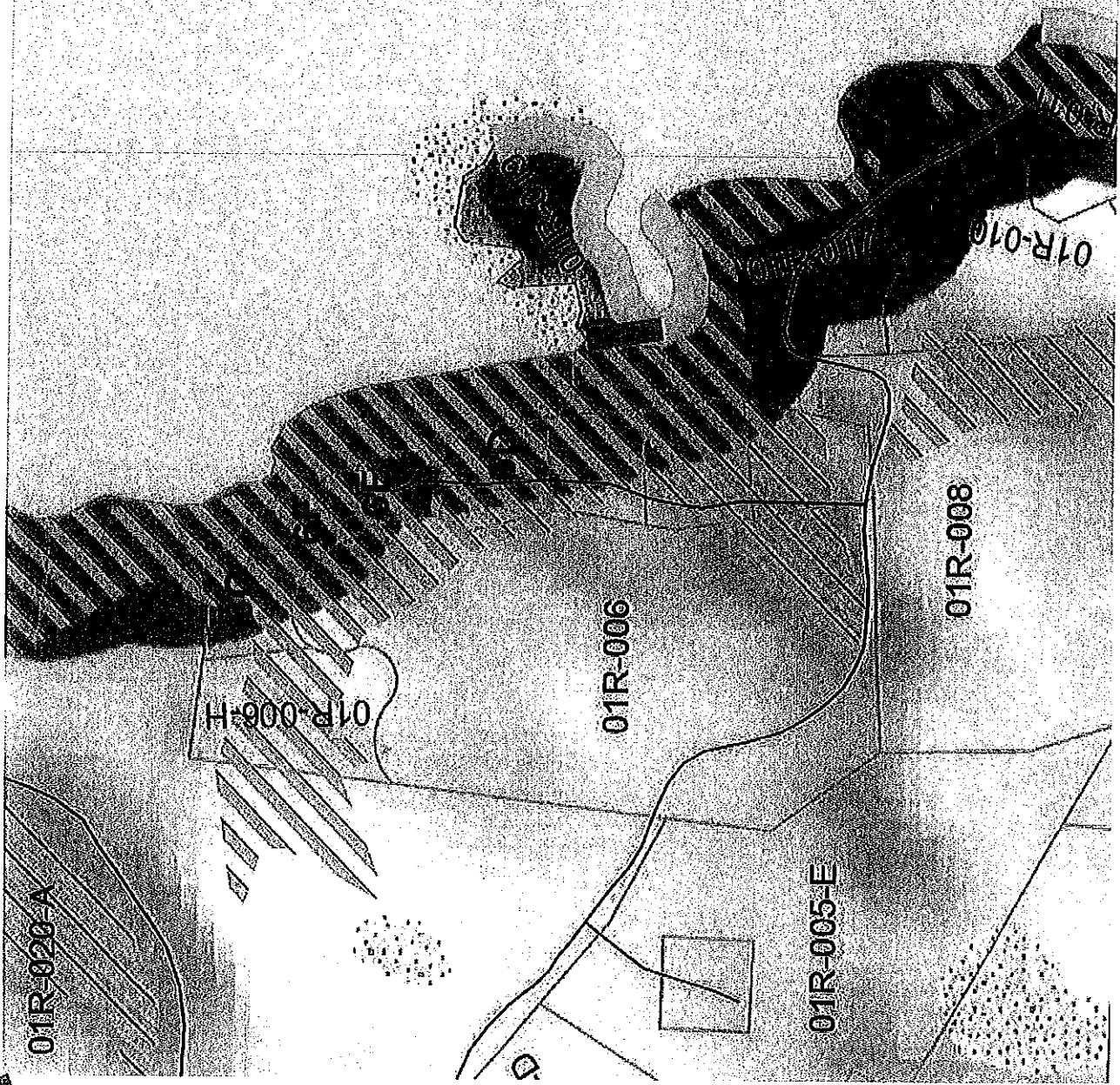
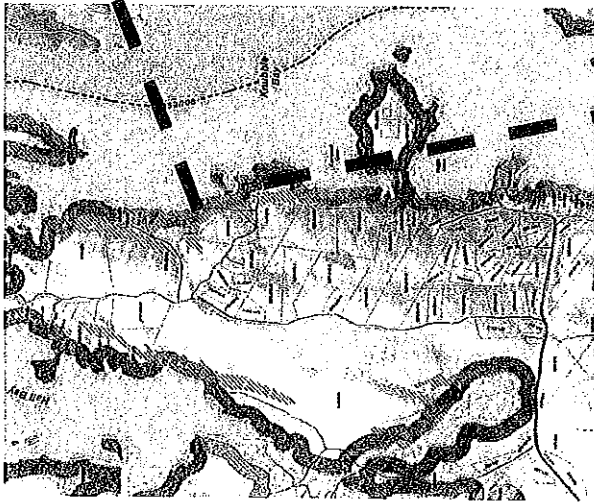
Seidman lot	Acres	Sq. ft.	2024 land assessment	Assessed value per acre
Seidman lot 6A	0.78	33,977	\$119,200	\$152,821
Seidman lot 6B	0.78	33,977	\$107,300	\$137,564
Seidman lot 6C	0.69	30,056	\$100,900	\$146,232
Seidman lot 6D	0.73	31,799	\$595,800	\$762,740
Seidman lot 6E	0.46	20,038	\$577,700	\$1,125,435
Seidman lot 6F	0.51	22,216	\$494,700	\$970,000
Seidman lot 6G	0.68	29,621	\$493,600	\$725,882
Seidman lot 6H	1.68	73,181	\$142,200	\$84,643
Seidman lot 6	19.00	827,640	\$204,600	\$10,768



MAP...LOT	ACREAGE	LAND VALUE
01R-025	36	722,300
01R-035	15	1189500
01R-033	21	1140200
01R-021	2.46	108,3600
01R-032	28	1009700
01R-020	1.6	986600
01R-011	1.4	953300
01R-019	1.4	953300
01R-020-A	39.5	946200
01R-017	1.8	909600
01R-009	1.65	907800
01R-024	11.67	806700
01R-023	0.41	43800

ZONING DETERMINATION IS IN THE UNLIKELY EVENT




NO



Georgetown Shoreland Zone Data Map 1

Shoreland Zones

See note below regarding flood plains in resource protection

-  Resource Protection
-  General Development
-  Limited Residential

Portions of the Shoreland Zone with slopes of 20% or more for 2 or more contiguous acres. See the Shoreland Zoning Ordinance, Sections 15, B and 15, O.

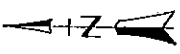
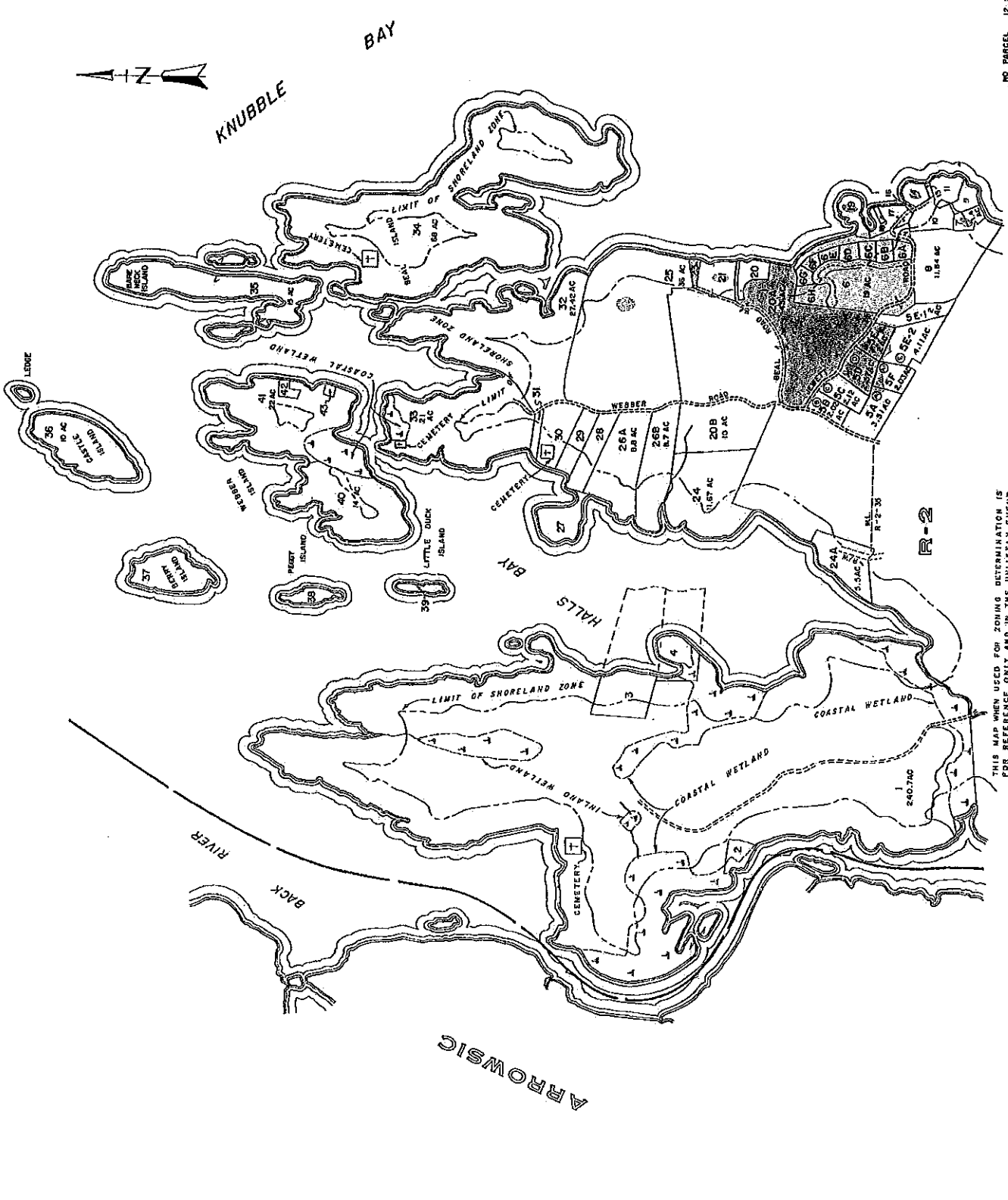
Portions of the Shoreland Zone with unstable or highly unstable bluffs. See the Shoreland Zoning Ordinance, Sections 15, B and 15, N.

Georgetown Parcels (2012)

Wetlands (NW1)

Intermittent Streams

Perennial Streams



NO PARCEL 12, 22, 15

SCALE IN FEET
0 500 1000

R-1

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

PROPERTY MAP

GEORGETOWN
MAINE

LEGEND
ADJACENT SHEET NO. 12
ADJACENT OWNERSHIP DEVELOPMENT LOT NO. 100
SCALED ORIGIN

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

Georgetown
 Name: MARTIN, CHRISTIAN B
 MARTIN, LAURIE J

Valuation Report

01/30/2025

Page 1

Account: 1416 Card: 1 of 1

Map/Lot:
 Location:

01R-005-D
 3 MARTIN ROAD

Neighborhood 54 Webber Rd.

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

Reference 1 B1829P0189
 Reference 2 ABATEMENT 510

SV SALE YEAR 4 UNUSED 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.57	Acres-Homesite (Fract)	75,000.00	148,364	100%		148,364
1.00	# -SITE IMPROVEMENT	15,000.00	27,000	100%		27,000
Total Acres 2.57		68,235.02 Per Acre	Land Total			175,364

Dwelling Description		Replacement Cost New			
Conventional	One & 3/4 Story	532 Sqft	Grade A 100	Base	300,612
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-13,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	8,848
Rooms	6	HEARTH	ONE HEARTH	HEARTH	2,534
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	19,008
Attic	None			Attic	0
FirePlaces	1			Fireplace	15,840
Insulation	Heavy			Insulation	1,475
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated		Kitchens		Baths		Dwelling Condition		Layout		Total
2001	0	GOOD	GOOD	Average	Typical							334,834
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)					
None		None		83%	100%	100%	277,912					

Outbuildings/ Additions/ Improvements				Dwelling Condition		Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Rcnld
ONE STORY FRAME	2001	285	A 100	41.982	Ava.	83%	100%	100%	34.845
3/4S AD/GAR.....	2001	728	A 100	132.612	Ava.	83%	100%	100%	110.068
Wood Deck	2001	342	C 100	4.063	Ava.	84%	100%	100%	3.413
ONE STORY FRAME	2005	520	A 100	76.602	Ava.	87%	100%	100%	66.644
Frame Garage	2011	640	C 100	25.344	Ava.	90%	100%	100%	22.810
Frame Shed	2013	228	C 100	4.514	Ava.	91%	100%	100%	4.108
2,282 SFLA	214.49 = \$/SFLA (4)						Outbuilding Total		241,888

Acpt Land 175,400 Accepted Bldg 519,800 Total 695,200

Georgetown
Name: MARTIN, JAN D SR

Valuation Report

01/30/2025

MARTIN, MARGARET

Page 1

Account: 1444 Card: 1 of 1

Map/Lot:
Location:

01R-005-E
35 JEWETT ROAD

Neighborhood 51 Jewett Road

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

Reference 1 B2351P0140
Reference 2

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.08	Acres-Homesite (Fract)	75,000.00	145,258	100%		145,258
1.00	# -SITE IMPROVEMENT	15,000.00	27,000	100%		27,000
Total Acres 2.08		82,816.35 Per Acre	Land Total			172,258

Dwelling Description				Replacement Cost New	
Conventional	One Story	2,293 Sqft	Grade A 100	Base	557,969
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-61,746
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	21,793
Rooms	6	HEARTH	ONE HEARTH	HEARTH	2,534
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	19,008
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		539,558
2002	0	GOOD	GOOD	Average	Typical		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		84%	100%	100%	453,229

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	565	A 100	50.118	Ava.	84%	100%	100%	42.099
Open Frame Porch	2002	45	A 100	3.168	Ava.	84%	100%	100%	2.661
Frame Shed	2002	336	C 100	6.653	Ava.	85%	100%	100%	5.655
Frame Shed	2013	192	D 100	3.041	Ava.	91%	100%	100%	2.767
Patia	2020	192	A 100	1.826	Ava.	84%	100%	100%	1.534
Patio	2021	510	A 100	4.847	Ava.	84%	100%	100%	4.071
Canoo	2021	48	C 100	475	Ava.	95%	100%	100%	451
2,293 SFLA		197.66 = \$/SFLA (4)				Outbuilding Total			59,238

Acpt Land 172,300 Accepted Bldg 512,500 Total 684,800

Georgetown
 Name: MOORE, MARTHA, RENZ, JOHN, ET AL

Valuation Report

01/30/2025

Page 1

Account: 1123 Card: 1 of 1

Map/Lot:
 Location:

01R-020-A

Neighborhood 9 Knubble

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

Reference 1 B2245P0287
 Reference 2

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	429,000	863,346	100%		863,346
1.25	Acres-Rear Land 1	6,710.00	15,098	100%		15,098
5.00	Acres-Rear Land 2	3,300.00	29,700	100%		29,700
32.00	REAR -Rear 3	660.00	38,016	100%		38,016
Total Acres 39.50		23,953.42 Per Acre	Land Total			946,160
Accpt Land		946,200	Accepted Bldg		0	Total
						946,200

Georgetown
Name: MCKINLAY, LAUREN

Valuation Report

01/30/2025

Page 1

01R-023

Account: 426 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 9 Knubble

Sale Data

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

Sale Date 01/05/2023
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1144P0236
Reference 2 2

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.41	Acres-Homesite (Fract)	429,000	575,372 25%	Restrictio	143,843	
Total Acres 0.41		350,836.59 Per Acre		Land Total	143,843	
Accpt Land		143,800	Accepted Bldg	0 Total	143,800	

**SUPPLEMENTAL VALUATION
REPORTS SHOWING CONSISTENCY**

Georgetown
 Name: CECERO, VINCENT
 CECERO, KATHRYN A

Valuation Report

01/30/2025

Page 1

Account: 597 Card: 1 of 1

Map/Lot:
 Location:

01R-007
 145 JEWETT ROAD

Neighborhood 9 **Knubble**

Sale Data

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

Sale Date 10/01/2002
 Sale Price 178,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2884P082
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	429,000	669,871	80%	Topography	535,897
0.65	Acres-Rear Land 1	6,710.00	7,851	80%	Topography	6,281
0.10	Acres-Rear Land 2	3,300.00	594	100%		594
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.40		415,980.00 Per Acre	Land Total			582,372

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,296 Sqft	Grade B 100	Base	400,232
Exterior	ALUM/VINYL	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	17,244
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,874
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	435,556
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld)
						378,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phv	Func	Econ	
Open Frame Porch	2008	48	B 100	2.687	Ava.	87%	100%	100%	2.338
Wood Deck	2008	280	B 100	4.257	Ava.	87%	100%	100%	3.704
1/2S AD/GAR.....	2008	576	B 100	80.289	Ava.	87%	100%	100%	69.851
Open Frame Porch	2008	240	B 100	12.419	Ava.	87%	100%	100%	10.805
ONE STORY FRAME	2008	120	B 100	14.141	Ava.	87%	100%	100%	12.303
2,388 SFLA		163.83 = \$/SFLA (4)							
						Outbuilding Total			99,001

Acpt Land 582,400 **Accepted Bldg** 477,900 **Total** 1,060,300

Account: 348 Card: 1 of 1

Map/Lot:
Location:

01R-014
112 JEWETT ROAD

Neighborhood 9 Knubble

Sale Data

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

Sale Date 08/09/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1587P0120
Reference 2 includes former lot 15, now drawn with lot

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	429,000	662,998	100%		662,998
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 0.63		1,115,234.92 Per Acre	Land Total			702,598

Dwelling Description

Replacement Cost New

Ranch	One Story	690 Sqft	Grade C 100	Base	142,461
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-12,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,732
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	127,433
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		67%	100%	100%	85,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phv	Func	Econ	
End Frame Porch	1954	120	C 100	10.890	Ava.	67%	100%	100%	7.296
Wood Deck	1954	147	C 100	1.746	Ava.	67%	100%	100%	1.170
FLOAT.....	2012	160	C 100	5.148	Ava.	90%	100%	100%	4.633
RAMP	2012	100	C 100	8.910	Ava.	90%	100%	100%	8.019
PIER.....	2012	371	C 100	31.363	Ava.	90%	100%	100%	28.227
Frame Shed	2012	160	C 100	3.168	Ava.	90%	100%	100%	2.851
690 SFLA	123.74 = \$/SFLA (4)					Outbuilding Total			52,196

Acpt Land 702,600 Accepted Bldg 137,600 Total 840,200

Account: 1202 Card: 1 of 1

Map/Lot:

01R-019

Location:

96 JEWETT ROAD

Neighborhood 9 ~~Knobble~~

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

Reference 1 B0893P0178

Reference 2

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

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.40	Acres-Homesite (Fract)	429,000	913,679	100%	913,679	
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%	39,600	
Total Acres 1.40		680,913.57 Per Acre	Land Total		953,279	

Dwelling Description				Replacement Cost New	
Seasonal Home	One & 3/4 Story	480 Sqft	Grade D 100	Base	122,701
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,322
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	1,267
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	108,571
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						79,257

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	48	D 100	3.536	Ava+	73%	100%	100%	2.581
Open Frame Porch	1960	96	D 100	3.200	Ava+	73%	100%	100%	2.336
Encl Frame Porch	1960	308	D 100	22.113	Ava+	73%	100%	100%	16.142
Frame Shed	1960	68	D 100	1.077	Ava.	67%	100%	100%	722
RAMP	1960	126	A 100	16.315	Ava.	67%	100%	100%	10.931
FLOAT.....	1960	200	B 100	7.603	Ava.	67%	100%	100%	5.094
888 SFLA	92.16 = \$/SFLA (4)					Outbuilding Total			37,806

Accept Land 953,300 Accepted Bldg 117,100 Total 1,070,400

Georgetown
Name: MOORE, MARTHA S

Valuation Report

01/30/2025

Page 1

Account: 1229 Card: 1 of 1

Map/Lot:
Location:

01R-021
14 BAY CLIFF DRIVE

Neighborhood 9 **Knubble**

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

Reference 1 B2245P0287
Reference 2

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	429,000	1,036,015	100%		1,036,015
0.66	Acres-Rear Land 1	6,710.00	7,971	100%		7,971
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 2.46		440,482.11 Per Acre	Land Total			1,083,586

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	925 Sqft	Grade C 110	Base	282,832
Exterior	CLAPBOARD	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% Not Heated	Cooling	0% None	Heat	-14,105
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,742
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	8,712
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
1989	0	TYPICAL	TYPICAL	Average	Typical	279,181
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value(Rcnd)
						212,178

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value
Wood Deck	1989	572	C 100	6.795	Ava.	78%	100%	100%	5.300
RAMP & FLOAT AV-	1989					----- SOUND VALUE -----			10.000
Open Frame Porch	2005	160	C 100	6.534	Ava.	87%	100%	100%	5.685
1,619 SFLA		131.05 = \$/SFLA (4)							
						Outbuilding Total			20,985

Acpt Land 1,083,600 Accepted Bldg 233,200 Total 1,316,800

Georgetown
 Name: MCKINLAY, PAUL
 MCKINLAY, LAUREN

Valuation Report

01/30/2025

Account: 425 Card: 1 of 1

Map/Lot:
 Location:

Page 1
 01R-025
 73 BEAL ROAD

Neighborhood 9 ~~Knubble~~

Sale Data

Zoning/Use SL
 Topography Rolling
 Utilities Site Improve Site 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	HEARTH	ONE HEARTH	HEARTH	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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value(Rcnld)
						94,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
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	Avo.	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

Memorandum

To: Selectboard, Town of Georgetown

Cc: Tyler Washburn, Town Administrator

From: Mike Field, CEO

Date:

Ref: Building Review for Map lots R1/6A, and 6H

Mr. Washburn requested, on behalf of the Selectboard to review the above-mentioned lots to report if they are buildable lots.

In reviewing the Georgetown Shoreland Zone map, it's important to note in general how the legend and area is interpreted.

First, the green shading indicates the area as shoreland, meaning that everything within 250 feet of the high-water mark, is considered to be in the shoreland zone. What it does not mean is that nothing can be built in the 250 feet/shaded area.

The second area is the blue slash lines that cross over the above-mentioned lots. This indicates that portions of the shoreland zone with slopes of 20% or more for 2 or more contiguous acres.

Once this is reviewed, then we refer to the Georgetown Shoreland Ordinance. The lots are zoned, Limited Residential. The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, and areas which are used less intensively than those in the General Development District or the Commercial and Maritime Activities District. (Section 13 (B)).

For an owner/applicant to build a principal dwelling on these lots, they would be able to as long as they follow these requirements.

- All new principal and accessory structures shall be set back at least 75 feet, horizontal distance, from the normal high-water line of water bodies, tributary streams, or the upland edge of a wetland, each dwelling in a tidal area would be required to have at least 30,000 square feet lot and 150 feet of shore frontage. In a

non-tidal area, it would have to have at least 40,000 square feet lot and 200 feet of shore frontage. (Section 15 A(1)(a)(i,ii) and Section 15 (B(1)).

- The Georgetown Shoreland Ordinance states the following for slopes of 20 % or more: *Except as provided in Section 15.B (3) (b) below, no structures shall be allowed in areas of steep slopes as defined in Section 17, Definitions.*
- *Section 15 B (3)(b): An applicant wishing to place a structure in an area shown on the map as steep slope has the burden of proof to show that the proposed building site is not a steep slope as defined. This burden can be satisfied by providing to the permitting authority with a survey of the proposed site showing that a transection 75 feet long drawn through the proposed building site in the direction of the steepest slope has a change in elevation from beginning to end of less than 15 feet. This survey must be done at the applicant's expense by a Maine Licensed Land Surveyor or Maine Registered Professional Engineer.*
- The other setbacks for newly constructed, relocated, or expanded principal or accessory structures shall meet the following minimum setback requirements relative to the centerline of roads and lot lines. (Section 15(B)(10).
 - centerline of any public road or common road in an approved subdivision 50 feet
 - centerline of any private road 30 feet
 - all other lot lines 20 feet
 - any cemetery 25 feet
- For a non-conforming lot of record, setbacks except lot area, width, and shore frontage allow without a variance to be built upon. (Section 12 (E)(1).

Lastly, the lots would need to be able to abide by the State of Maine Subsurface Wastewater Disposal Rules.

In closing, it is my opinion that the above-mentioned lots can be built upon, if they meet the requirements listed above, along with any other Georgetown Shoreland and applicable Ordinance.



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 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

Go Paperless - Visit the Maine Tax Portal at 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: _____