

Report on the Selectboard Meeting of Tuesday, February 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 Member Jon Collins, Town Administrator Tyler Washburn, and Finance Director Mary McDonald were together in the Town Office. Selectboard Members Bronwen Tudor and Aria Ee were on Zoom. There were 12, members of the public in attendance in person or on Zoom.

The minutes of the meeting of January 28 and February 11, 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.

- The 3-year Snowplow Contract will go Out to Bid. Deadline for bids is 3/31/2025. The decision will be made at the 4/8/2025 Selectboard Meeting. The notice will appear in the local paper in early March and potential bidders will be notified. Contact the Town Office for more information
- Rufus Brown has been appointed chair of the Board of Appeals
- The Financial Advisory Committee (FAC) and the various committees are discussing the 2025-2026 budget at upcoming meetings. The public is always welcome to attend committee meetings

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:

- U.S. Congress – Rep. Chellie Pingree – Town Report Letter
- State of Maine – DMR Notice of Rulemaking regarding Chapter 94: Sanitary Control of Molluscan Shellfish
- Town of Georgetown – Recreation Committee- Yoga Notices
- Richards Library – Thank you for donation
- Maine Municipal Association – Legislative Bulletin
- Central Maine Power – Letter to Town Clerks re: trimming around lines
- Funding Request Letters:
 - Patten Free Library & their budget

Upcoming Events/Dates:

School Board Meeting	Wednesday, February 26 th	5:00pm HYBRID
Harbor Committee Meeting	Thursday, February 27 th	5:30pm HYBRID
Cemetery District Trustees	Monday, March 3 rd	10:00am IN PERSON
Financial Advisory Comm	Tuesday, March 4 th	1:00pm IN PERSON
Recreation Committee	Tuesday, March 4 th	6:00pm HYBRID
Planning Board	Wednesday, March 5 th	7:00pm HYBRID
Conservation Comm. Event	Thursday, March 6 th	7:00pm ZOOM
Conservation Commission	Monday, March 10 th	6:00pm ZOOM
TOPMB (rescheduled)	Tuesday, March 11 th	4:00pm HYBRID
Select Board	Tuesday, March 11 th	6:00pm HYBRID
Solid Waste Mgt Com	Thursday, March 13 th	7:00pm ZOOM
Financial Advisory Comm	Tuesday, March 18 th	1:00pm IN PERSON
Planning Board	Wednesday, March 19 th	7:00pm HYBIRD
Select Board	Tuesday, March 25 th	6:00pm HYBRID

The next meeting of the Selectboard will be at 6 PM on Tuesday, March 11th. 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

Citizen of the Year. Nominate Your Local Hero!

Join us in recognizing a Georgetown resident's exceptional contributions to the Georgetown community and submit your nomination for Citizen of the Year. The winner will be announced at the Get to Know your Neighbor event coming this Spring.

Submit your nominations via email to georgetownmainerecreation@gmail.com or drop off in person at the Town Office. Deadline: Thursday, March 27, 2025

Past Recipients of the Outstanding Citizen Award

1988 Carolyn "Billie" Todd
1989 Marion Watson
1990 Lindsay Crosby
1991 Adolf Ipear
1992 Bridget "Bridie" Davis
1993 Joanne Kirk
1994 Stella Williams
1995 Richard Porter
1996 Lloyd Pinkham
1997 Rosemary Hentz
1998 Elaine Holt
1999 Donald Wilson
2000 Reed Fulton
2001 Eugene Reynolds
2002 William F. Herman
2003 Ed Pert
2004 William F. Plummer IV
2005 Jack Williams
2006 Betty Cole
2007 Jack Swift
2008 David Knauber
2009 Georgetta Grindle
2010 John Hentz
2011 Jeanne Bailey McGowan
2012 Bob Trabona
2013 Dahlov Ipcar
2014 Donald and Sue Ludgin
2015 Mary McDonald
2016 Andy Vavolotis
2017 Charlie Collins
2018 G. Chester Horne
2019 A. Myrick Freeman
2020 Pat Burns
2021 Jim Peavey and Karen MacGillivray
2022 Nina Willette
2023 Carlos Barrionuevo and Terry Taylor
2024 Roger Bogart



Georgetown Conservation
Commission



GEORGETOWN CONSERVATION COMMISSION

COMMUNITY SCIENCE VOLUNTEERS NEEDED

ZOOM INFO SESSION
THURSDAY, MARCH 6TH AT 7PM

The Conservation Commission is looking for volunteers to help with our various community science programs. We need help with Big Night, the Nurdle Patrol, Trail clean up and Coastal Clean up. Join us for a Zoom call to learn more information. The call will be recorded and sent out to all who register.

Email Jessica Weller with any questions jessica@troopweller.com

**REGISTRATION LINK:
[BIT.LY/GTOWNCOMMUNITY](https://bit.ly/GTOWNCOMMUNITY)**



SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, February 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:

Minutes:

- Minutes of January 28th Meeting for review and approval*
- Minutes of February 11th Meeting for review and approval*

Review:

Assessing items:

- Abatement Requests from Seidman Ledges, LLC (01R-006, 01R-006-A:H) *
- Abatement Request from Darcy Reynolds Emerson, PR of the Estate of Eugene Reynolds (03R-036) *

Correspondence:

- U.S. Congress – Rep. Chellie Pingree – Town Report Letter*
- State of Maine – DMR Notice of Rulemaking regarding Chapter 94: Sanitary Control of Molluscan Shellfish*
- Town of Georgetown – Recreation Committee- Yoga Notices*
- Richards Library – Thank you for donation*
- Maine Municipal Association – Legislative Bulletin*
- Central Maine Power – Letter to Town Clerks re: trimming around lines*
- Funding Request Letters:
 - Patten Free Library & their budget*

Continuing Items:

Receipts for pumping:

- Comiskey

Maine Waste Discharge License **renewal** / transfer applications:

- First Beach Trust

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

Old Business:

- Designation of the 2024 Georgetown Spirit of America Award★

New Business:

- Putting Snowplow Contract Out to Bid (3-year)★

Items For Signature:

- *After determination made*, Resolution regarding 2024 Spirit of America Award
- *After determination made*, Abatement Applications for Seidman Ledges, LLC
- *After determination made*, Abatement Application for Darcy Reynold Emerson, PR for the Estate of Eugene Reynolds (03R-036)

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

Board of Appeals	Monday, February 24 th	6:30pm HYBRID
Select Board	Tuesday, February 25 th	6:00pm HYBRID
Harbor Committee Meeting	Thursday, February 27 th	5:30pm HYBRID
Cemetery District Trustees	Monday, March 3 rd	10:00am IN PERSON
Financial Advisory Comm	Tuesday, March 4 th	1:00pm IN PERSON
Recreation Committee	Tuesday, March 4 th	6:00pm HYBRID
Planning Board	Wednesday, March 5 th	7:00pm HYBRID
Conservation Comm. Event	Thursday, March 6 th	7:00pm ZOOM
Conservation Commission	Monday, March 10 th	6:00pm ZOOM
TOPMB (rescheduled)	Tuesday, March 11 th	4:00pm HYBRID
Select Board	Tuesday, March 11 th	6:00pm HYBRID
Solid Waste Management Com	Thursday, March 13 th	7:00pm ZOOM
Financial Advisory Comm	Tuesday, March 18 th	1:00pm IN PERSON
Planning Board	Wednesday, March 19 th	7:00pm HYBRID
Select Board	Tuesday, March 25 th	6:00pm HYBRID

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.

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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.

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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.

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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.

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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

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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.

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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.

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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

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

Sale Data
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

Georgetown
Name: SEIDMAN LEDGES, LLC

Valuation Report

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

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	
Accpt 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

Accpt Land	556,800	Accepted Bldg	0	Total	556,800
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Georgetown
Name: SEIDMAN LEDGES, LLC

Valuation Report

02/10/2025

Page 1

Account: 1184 Card: 1 of 1

Map/Lot:
Location:

01R-006-E
35 SEIDMAN LEDGES

Neighborhood 9 Knubble

Sale Data

Zoning/Use SL
Topography Rolling
Utilities 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

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

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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
01R-006-F

Account: 1180 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 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
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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
Accpt 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

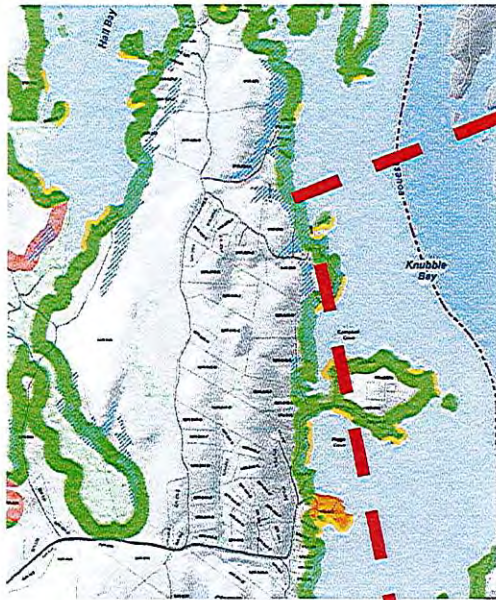
Sale Date 07/20/2023
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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**

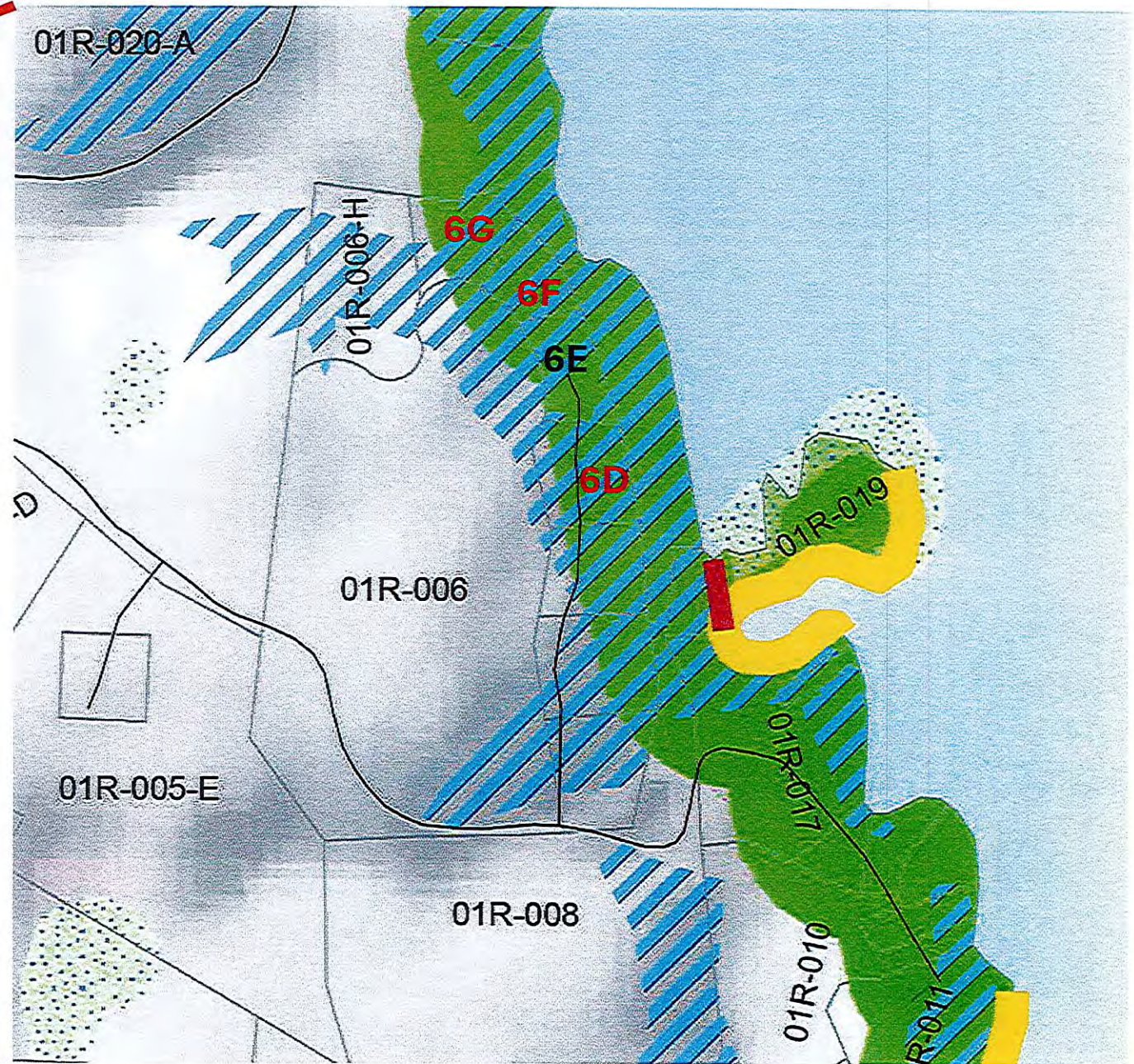


Georgetown Shoreland Zone Data Map 1

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 (NWI)
-  Intermittent Streams
-  Perennial Streams



ARROWSIC



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

NO PARCEL 12, 22, 15

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

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

12
100'
2
11

PROPERTY MAP
GEORGETOWN
MAINE

SCALE IN FEET
0 500 1000

R-1

Georgetown
Name: MARTIN, CHRISTIAN B
MARTIN, LAURIE J

Valuation Report

01/30/2025

Page 1

Account: 1416 Card: 1 of 1

Map/Lot:

01R-005-D

Location:

3 MARTIN ROAD

Neighborhood 54 Webber Rd.

Zoning/Use RURAL
Topography Rolling
Utilities Site ImproveSite 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
2.57	Acres-Homesite (Fract)	75,000.00	148,364	100%	
1.00	# -SITE IMPROVEMENT	15,000.00	27,000	100%	
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

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

Valuation Report

01/30/2025

Name: MARTIN, JAN D SR

Page 1

MARTIN, MARGARET

Map/Lot:

01R-005-E

Account: 1444 Card: 1 of 1

Location:

35 JEWETT ROAD

Neighborhood 51 Jewett Road

Zoning/Use RURAL
 Topography Rolling
 Utilities Site ImproveSite 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

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1.50 ST GARAGE..	2002	565	A 100	50.118	Ava.	42.099
Open Frame Porch	2002	45	A 100	3.168	Ava.	2.661
Frame Shed	2002	336	C 100	6.653	Ava.	5.655
Frame Shed	2013	192	D 100	3.041	Ava.	2.767
Patio	2020	192	A 100	1.826	Ava.	1.534
Patio	2021	510	A 100	4.847	Ava.	4.071
Canopy	2021	48	C 100	475	Ava.	451
2,293 SFLA		197.66 = \$/SFLA (4)				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:

01R-020-A

Location:

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

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

Sale Data
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

Valuation Report

01/30/2025

Page 1

CECERO, KATHRYN A

Map/Lot:

01R-007

Account: 597 Card: 1 of 1

Location:

145 JEWETT ROAD

Neighborhood 9 Knubble

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite 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. %	Value(Rcnld)
None		None		87%	100%	100%	378,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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)							99,001

Acpt Land

582,400

Accepted Bldg

477,900

Total

1,060,300

Georgetown
Name: SCHMIDT, C

Valuation Report

01/30/2025

Page 1

Map/Lot:

01R-014

Account: 348 Card: 1 of 1

Location:

112 JEWETT ROAD

Neighborhood 9 Knubble

Sale Data

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

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl 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

Georgetown
Name: SMITH, ANNA W & LOUISE B, ET AL

Valuation Report

01/30/2025

Page 1

Map/Lot:

01R-019

Location:

96 JEWETT ROAD

Account: 1202 Card: 1 of 1

Neighborhood 9 **Knubble**

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite 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	HEARTH	ONE HEARTH	HEARTH	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

Unimpr. Living Area			Dwelling Condition			Unimpr. Living Area		Total Value(Rcnd)
Built 1960	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Above Average	Layout Typical			
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	
None			None			73%	100%	100%
								79,257

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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

Acpt 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: 01R-021
Location: 14 BAY CLIFF DRIVE

Neighborhood 9 Knubble

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite 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				Layout		Total
Built 1989	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Typical	279,181
Functional Obsolescence None	Economic Obsolescence None	Phys. % 76%	Func. % 100%	Econ. % 100%	Value(Rcnld)	212,178

Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld
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)						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

Page 1

Account: 425 Card: 1 of 1

Map/Lot:
Location:

01R-025
73 BEAL ROAD

Neighborhood 9 Knubble

Sale Data

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

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

Reference 1 B1144P0236
Reference 2 34 ACRES IN OPEN SPACE

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

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
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				Layout		Total
Built 1977	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Above Average	Typical	124,344
Functional Obsolescence None	Economic Obsolescence None	Phys. % 76%	Func. % 100%	Econ. % 100%	Value(Rcnld)	94,501

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

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

ABATEMENT REQUEST #16

.....
DARCY REYNOLDS EMERSON as PR for ESTATE OF EUGENE REYNOLDS

NO ADDRESS (03R-036)

LAND: 266,300 BLDG: 110,800

REQUESTED REDUCTION: \$110,800 (BUILDING ONLY)
.....

Summary: Darcy Reynolds Emerson is currently the Personal Representative for the Estate of Eugene Reynolds and is requesting this abatement on behalf of the Estate. Ms. Emerson contends that this parcel's building she be fully abated. She makes this request based on the following factors:

- The house has not been lived in or maintained for over two decades
- The building was moved to the present site over a century ago, placed on a root cellar that has partially collapsed. There is no foundation under the ell.
- All sills have rotted, as have sections of the floor.
- Two dormers have completely detached from the roof, allowing weather and animals inside.

Here is a breakdown in land assessment for 03R-036:

- 4 Acre Homesite (75,000 per acre, Rt. 127 Neighborhood)
- 10 Acres Rear Land 1 (2,000 per acre)
- 10 Acres Rear Land 2 (1,500 per acre)
- 13.09 Acres Rear Land 3 (900 per acre)
- 1 Site Improvement (15,000)

Building Details Worth Noting:

- One & ½ Story - 1840 - Condition Below Average
- Wood Shingle
- 100% Forced Warm Air (inaccurate)
- Wet Full Basement
 - Note – Reduction of 2,661 for Basement.

Recommendation: I have compared this property to a handful of like properties. However, I do not feel that the comparisons in this instance effect my recommendation – that this abatement request be forwarded on to our Assessing Agent for further review. This case is very similar to a previous Abatement done for the Houghton / Warren family. In that case, the building value was fully abated.



CHELLIE PINGREE
CONGRESS OF THE UNITED STATES
1ST DISTRICT MAINE

Dear Friends,

As we welcome the New Year, I want to extend my sincerest well wishes for 2025: to you, your loved ones, and your community. I'd also like to share an update on what my team and I have been working on—and how we intend to continue serving Maine's First District in the next Congress.

One year ago, our state was reeling from a series of unprecedented winter storms. Thanks to the efforts of local, state, and federal officials, we're starting to rebuild. The Federal Emergency Management Agency and the Small Business Administration approved more than \$10.7 million in federal assistance for Maine households, businesses, and homeowners in the months following the storms. In addition, Maine received a \$69 million grant from the National Oceanic and Atmospheric Administration to support the climate-resilience goals outlined in *Maine Won't Wait*. More help is needed, no doubt, and I will continue to advocate for the support our state deserves. For more information about available resources, go to pingree.house.gov/disasterresources.

In 2024, \$1.7 billion in federal grant funding came to Maine—encompassing everything from conservation efforts and home-heating assistance to resilient infrastructure and affordable housing. My team was able to secure \$1.4 million in refunds for Maine taxpayers, along with \$639,000 in Social Security benefits. We also helped thousands of constituents file for work permits, veterans benefits, and passports, and wrote countless letters of support on behalf of our constituents.

I'm so proud of what we achieved in 2024, and I'm fully committed to building on those accomplishments in the 119th Congress. As ever, my team and I are ready to assist however we can. Please don't hesitate to reach out to my Portland office at (207) 774-5019, or by visiting pingree.house.gov/contact. We're also happy to provide information related to Congress's annual Community Project Funding (CPF) process, which allows nonprofits and local governments to apply for federal funding for specific projects. For more info, go to pingree.house.gov/communityprojectfunding.

I'm deeply honored that voters have chosen me to represent them once again in the U.S. Congress. It is a responsibility I will never take lightly—and a privilege I will always cherish.

Sincerely,

Chellie Pingree
Member of Congress

Notice of Proposed Agency Rule-making - Chapter 94: Sanitary Control of Molluscan Shellfish

From Department of Marine Resources <DMR@subscriptions.maine.gov>

Date Wed 2/19/2025 4:57 PM

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



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 SHARE

The Department of Marine Resources has published the following Notice of Proposed Agency Rule-making

Chapter 94: Sanitary Control of Molluscan Shellfish

BRIEF SUMMARY: This proposal would amend Chapter 94 to reference the most current version of the National Shellfish Sanitation Program Model Ordinance.

Date, time and location of PUBLIC HEARING (if any): None scheduled.

COMMENT DEADLINE: March 21, 2025

A copy of the Notice of Proposed Rule-making is attached to this notice and is also available on the Department website at <https://www.maine.gov/dmr/rules-enforcement/regulations-rules/proposed-rulemaking>.

- [MAPA 3 Chapter 94 MO Update 2.19.25 for web.pdf](#)

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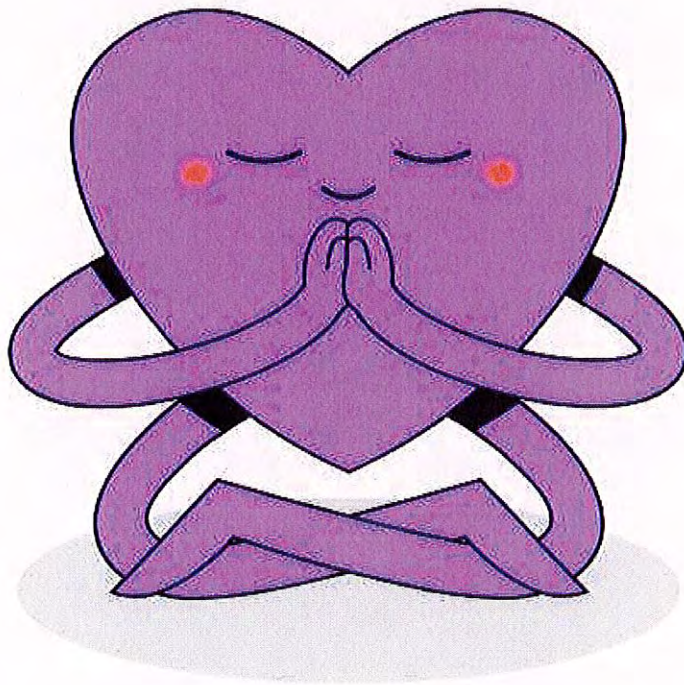
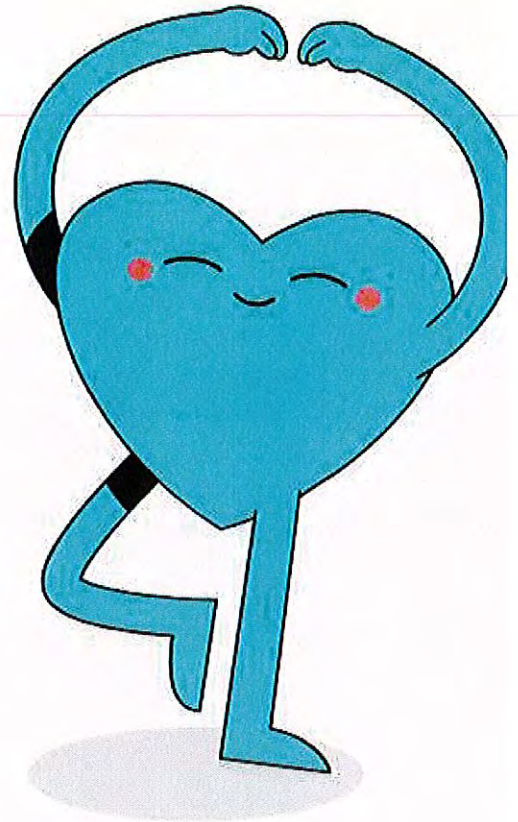
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LEGISLATIVE BULLETIN

A publication of the Maine Municipal Association • Vol. XLVII No. 4 • FEBRUARY 14, 2025

Quick Work On A Smoking Topic *Cannabis revenue sharing is back.*

On Wednesday, the Veterans and Legal Affairs Committee made quick work of a public hearing on two bills seeking to share additional revenues generated from the sale of cannabis and related products with the communities that have allowed the businesses to operate within municipal boundaries. While the bills are similar with respect to the outcome, the paths forward diverge slightly with respect to the amount of revenue shared and the method used to distribute those revenues to municipalities.

LD 177, *An Act to Create Municipal Cannabis Revenue Sharing*, sponsored by Rep. Adams (Lebanon), directs the Office of Cannabis Policy to distribute 10% of the funds deposited in the Adult Use Cannabis Public Health and Safety and Municipal Opt-in Fund equally among all municipalities that have permitted the operations of some or all adult use cannabis establishments within the community. LD 347, *An Act to Provide Qualifying Municipalities a Percentage of Adult Use Cannabis Sales Tax and Excise Tax Revenue*, sponsored by Rep. Lee (Auburn), on the other hand, creates the Local Government Cannabis Revenue Fund and requires that 12% of the sales and excise taxes assessed on adult use cannabis and products be distributed proportionately to opt-in communities.

MMA has long supported initiatives of this nature as a means for better distributing the cost of adopting, administering and enforcing the ordinances authorizing the operations of all types of adult use cannabis sales and manufacturing within municipal borders. To that end, MMA's policy committee voted to support both initiatives.

Joining MMA in support for LD 177 was the owner of a cannabis retail establishment who shared concerns that municipalities that have opted in are frustrated with the burdens and costs associated with regulating the industry, and as a result are seeking to adopt moratoria to limit or curtail the number of related establishments authorized to conduct business in their communities. The proponent believes that providing additional funds to help offset related costs would make it easier for towns to opt in, thereby reducing the pressures placed on the communities that have already done so.

Rep. Caruso, the selectboard chair in Caratunk, and a member of MMA's Legislative Policy Committee, joined the bill sponsor in testifying in support of LD 347. She too addressed issues regarding the administrative and enforcement burdens placed on municipalities that opted in to host adult use cannabis businesses, and as a result supports the initiative to not only share 12% of the sales and excise tax revenue, but more importantly to do so proportionately with opt-in communities.

While many of the questions posed by committee members focused on the mechanics of the bill and specifically on whether the revenue should be shared equally or proportionally among opt in communities, it is still too early to tell if either initiative will gain support.

Work sessions on LD 177 and LD 347 have not yet been scheduled.

MMA Platform Bill - Rescheduled

Due to the extended session on Tuesday February 11, the public hearing for MMA's platform bill, LD 283, *An Act to Expand Local Revenues by Including Meals and Lodging Sales Tax Revenue Under the State-Municipal Revenue Sharing Program*, has been rescheduled for **Thursday, February 27, 2025, at 1 p.m.**

Several other hearings for taxation bills with municipal impact will also be held that day.

If you'd like to watch the hearings, please visit <https://legislature.maine.gov/committee/#Committees/TAX> for the link to the livestream.

If you're interested in submitting electronic testimony, or testifying via Zoom, please visit <https://www.mainelegislature.org/testimony/> and follow the prompts.

Election Bills Abound

Election policy is a popular topic with members of the 132nd Legislature as several bills targeting elections had public hearings and work sessions on Monday, February 10. What follows is a breakdown of the action.

Election Day Holiday. First up, the State & Local Government committee heard testimony from interested parties on LD 53, *An Act to Establish the November General Election Day as a State Holiday*, sponsored by Rep. Poirier (Skowhegan).

According to the bill sponsor, the original intent of the proposal was to keep children, school staff, and voters safe. Following the printing of the bill, the sponsor received feedback from both supporters and opponents of the measure, and due to the increased financial pressures that would result from a holiday, an amendment was introduced to change the designation from a state holiday to a school holiday.

Maine's Secretary of State (SOS) testified in support of LD 53 since many municipalities use schools as a local polling place because it is the most accessible and centrally located place to conduct elections. In her testimony, she pointed out that there were five polling locations swatted during the 2024 election, four of which were schools, which she believes underscores the security challenges associated with using schools

as polling places.

As mentioned in last week's Legislative Bulletin, LD 13, *An Act to Provide Funds Necessary for the Production and Delivery of Election Materials by the Secretary of State and to Reconvene the Working Group to Study Polling Places at Schools*, also had a hearing and if passed would reinstate the working group to study schools used as polling places. The SOS expressed support for that working group to continue their work on this critical topic.

MMA testified in opposition to LD 53 but expressed appreciation that the amendment would make Election Day a school holiday instead of a state holiday. However, municipal officials urged the committee to consult with interested parties in the education field to better assess the bill's impacts. The Maine School Management Association testified in opposition to the measure, as well as the amendment, citing the desire to retain control over which days schools will use for in-service days.

Ballot Identifiers. In the Veterans & Legal Affairs Committee (VLA), the first bill of municipal interest to be heard 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). The bill seeks to require that a unique identifying number be added to each ballot, and be uploaded, along with the votes cast, to the town's website once the election is complete.

The intent is to provide greater confidence to a voter that their ballot was counted correctly. Functionally, the process would result in a voter receiving a ballot, either absentee or in person, and the voter would take note of the unique identifying number of that ballot. When the election was over, that information would be on the website and include the way that individual voted.

There were no proponents for the bill.

The SOS offered compelling testimony in opposition for many reasons including harming voter confidence, eliminating ballot secrecy, the potential for voter intimidation, and the exorbitant

cost to update the tabulators—approximately \$6 million.

MMA and the League of Women Voters (League) were also both opposed to LD 313 on the basis that the bill could erode voter confidence and potentially eliminate ballot secrecy.

Repealing Same Day Registration. Also heard on Monday by the VLA Committee was LD 349, *An Act to Repeal the Laws That Allow Same-day Voter Registration*, sponsored by Rep. Bagshaw (Windham), which establishes the Thursday before Election Day as the deadline for voter registration.

Interested parties including SOS, MMA, the Maine Town & City Clerks Association (MTCCA), Maine Conservation Voters, the American Civil Liberties Union, and the League, all testified in opposition to LD 349, by sharing the sentiment that same day voter registration allows the opportunity for all voters to cast their vote. With 22 other states and the District of Columbia offering same day registration, Maine is not an outlier in this practice.

Absentee Ballot Distribution Date. Moving right along, the committee shifted into work session mode with three bills of municipal interest on the agenda. The first bill was LD 158, *An Act to Direct the Secretary of State to Establish a Date Each Year for Voting by Absentee Ballot*, sponsored by Rep. Parry (Arundel).

As described in last week's Bulletin, the proposal would set a date each year for absentee ballots to begin being issued and accepted in municipalities as a means for ensuring all voters across the state are treated fairly. The analyst advised the committee that as the bill is currently written, it does not accomplish the intended goal but could, if the bill is amended to not require municipalities to start issuing absentee ballots as soon as they are received.

SOS representatives were invited to explain the deadlines associated with elections and the challenges around setting specific start dates. Committee members agreed that ensuring voters have consistency and confidence when

LEGISLATIVE BULLETIN

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Legislative Bulletin

Maine Municipal Association
60 Community Drive, Augusta, ME 04330
207-623-8428 Website: www.mcmun.org

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

Layout: Sue Bourdon, Advocacy & Communications

(continued on page 3)

HEARING SCHEDULE

For the week of February 17, 2025

There are no public hearings the week of February 17th.

Election Bills Abound...cont'd

casting their absentee ballot is paramount. Based on the desire for fairness, the committee unanimously voted LD 158 "ought to pass as amended," with the amendment being that in person absentee voting will begin no earlier than 30 days before the election but a municipality could still accept a ballot by mail at any time.

Candidates at the Polls. VLA committee members then tackled the work session on LD 199, *An Act to Change the Limits on Candidates' Communications with Voters at the Polls*, sponsored by Sen. Libby (Cumberland County), which the analyst advised had two other similar proposals forthcoming.

Rep. Malon (Biddeford) offered a motion of "ought not to pass" immediately after the analyst's summary that was seconded by Sen. Duson (Cumberland County). There was much discussion and disagreement among committee members as to what constitutes electioneering and whether candidates or their representative should be allowed to state their name, the office they are seeking and their party affiliation while greeting voters at the polls.

Sen. Timberlake (Androscoggin County) asked if there were any court cases that had set precedence for candidates' speech at the polls. Deputy Secretary Flynn responded that there has been no litigation that she is aware of in Maine, and therefore no case law to refer to for guidance.

The bill came out of committee with a split vote along party lines, with the majority opposing passage of LD 199.

Polling Place Study. The final bill of municipal interest in front of the VLA committee for the afternoon was a work session on LD 13, *An Act to Provide*

Funds Necessary for the Production and Delivery of Election Materials by the Secretary of State and to Reconvene the Working Group to Study Polling Places at Schools, sponsored by Sen. Hickman (Kennebec County), previously referenced in this article.

The analyst reminded the committee that the intent of the bill was to provide consistent funding for the printing and delivery of election materials and to reinstate the working group to study schools as polling places and reported that the working group was supported in the 131st Legislature but ultimately died on the appropriations table.

Information on the number of election threats reported to the SOS for preceding years requested at the public hearing was lacking, but the analyst shared the clerks' concerns with privacy since these reports are subject to FOAA. When asked to elaborate on the concern, the analyst described that reports made to the SOS were subject to FOAA while those

reported to law enforcement have a layer of privacy while under investigation. Having some assurance against retaliation is important to clerks.

There was again disagreement among committee members about whether the targeted funding was necessary. According to Sen. Timberlake, elections have been held every year without the establishment of this fund and operational revenues should be included in the biennial budget process.

A motion of "ought to pass as amended" was offered and seconded. After a brief corner caucus, the committee voted the bill out of committee along party lines.

With all the election legislation swirling around the state house, we are reminded of the song written for the inauguration of President Thomas Jefferson, by Oscar Brand, "Law and order be the stake, with freedom and protections. Let all stand by the ballot box, for fair and free elections."

PTSD Presumption Permanent

By a unanimous vote of members present, the Labor Committee supported an amended version of LD 82, *An Act to Amend the Workers' Compensation Laws by Extending Indefinitely the Presumption Applying to Law Enforcement Officers, Corrections Officers, E-9-1-1 Dispatchers, Firefighters and Emergency Medical Services Persons Diagnosed with Post-traumatic Stress Disorder*, which was sponsored by Rep. Mathieson (Kittery).

As the title suggests, the initiative makes permanent an exception to the workers' competition laws providing that a post-traumatic stress disorder (PTSD) suffered by a first responder

and diagnosed by a licensed allopathic or osteopathic physician is presumed to have occurred as a result of and due to the course of employment, thereby requiring the employer to prove otherwise. Under current law, the PTSD presumption is scheduled to be repealed as of October 1, 2025.

The committee amended the bill to include an emergency preamble, making the presumption of workplace injury permanent and effective law, once enacted by the Legislature with a two-thirds majority vote and signed by the governor.

The bill will now go to the House and Senate for further debate.

Essential Services and Impaired Enforcement

On Monday of this week, the Criminal Justice and Public Safety Committee held public hearings on several bills regarding emergency medical services (EMS) and approaches to law enforcement which took unexpected turns. One bill potentially created municipal opposition where there was initially none, while another found opposition against one state agency initiative from another state agency. Oddly, yet another bill created a regional authority for municipalities with no municipal support or opposition.

While MMA took no position on the first bill of the day, LD 176, *An Act to Establish a Regional Ambulance Service in Southern Penobscot County*, sponsored by Rep. Fredette (Newport), the testimony drew out interesting points that would later become relevant for positions on another EMS initiative.

In his introduction, Rep. Fredette shared that the bill was needed to create a structure which municipalities could elect to join by a simple vote of their municipal officials to provide a regional ambulance service and fill a void created by Northern Light Medical Transport's, a nonprofit hospital-based ambulance service, decision to no longer serve some communities' emergency response needs. The bill uses statutory creation to establish a cooperative framework under a "if we build it, they will come" approach to municipal partnerships.

Interlocal agreement frameworks can already be constructed without statute and have created successful regional ambulance services in Northern Penobscot County. When a regional approach is adopted through interlocal agreements it does not require a return to the legislature to amend contract conditions. No municipalities have submitted testimony yet.

A second bill, LD 245, *An Act to Implement the Recommendations of the Blue Ribbon Commission to Study Emergency Medical Services in the State*, sponsored by Sen. Talbot Ross (Cumberland County), veered sharply from a collaborative to a municipal mandate approach in opening testimony where she introduced an amend-

ment to change the permissive language in the first section of the bill from "may" to "shall" requiring all municipalities to adopt a "plan" for the provision of transporting ambulance services, to share the plan with the state agency who licenses the services, and post it publicly.

Originally, MMA's Legislative Policy Committee was "neither for nor against" the bill in hopes the committee would consider other tangible needs that would immediately improve EMS service provision identified by the former Blue-Ribbon Commission, such as removing identified barriers to the training necessary for EMS professionals or allowing reimbursement for on-scene care without transport. However, staff advised the committee that the position is likely to change as the sponsor's amended language effectively requires municipalities to contract with an existing service provider that may not have the resources to meet the need or be able to travel the vast distances between communities who have a service and those who do not.

Municipalities are already faced with establishing their own transport services or paying for the expansion of another municipality's service to guarantee a proper response time. Municipal services may also be forced to provide coverage for other areas and figure out how to pay for it, without the employees to fill the roles in many areas. The language does not affect the ability for a non-profit hospital-based service or for-profit service from ending their contract to provide emergency services for municipalities placing them in a precarious situation as highlighted in public testimony under LD 176, because the mandate language only applies to municipalities.

Maine EMS testified against the creation of a permanent Blue-Ribbon Commission for EMS services which was the main thrust of the bill, as it would add an additional level of bureaucracy over the existing Board of Emergency Medical Services. However, director Will O'Neal supported the mandate language change because he explained municipalities need

to own the essentiality of the service provision enacted by the legislature (PL 2021, c. 749, §1), which also directs legislative intent to create a state level emergency medical system.

Maine's Constitution is clear, if the state deems a government service essential, the state must provide or pay for it, or two-thirds of the legislature must relieve the state of the obligation, ideally facing the voter backlash for the unfunded impact on the property tax when they return to their communities. In reality, it is municipal officials who face the backlash from residents who cannot afford property tax increases when the legislature fails to pay for their policies, or services collapse for lack of staff or profitability.

The final bill of the day found municipal support anchored between an interagency dispute. 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), was an initiative of the Bureau of Highway Safety to bring parity to the act of refusing to submit to a test at the request of a law enforcement officer when there is probable cause to believe a driver is operating under the influence of drugs or alcohol.

Under current interpretation, an individual pulled over by a law enforcement officer who has probable cause to believe the driver is impaired and who refuses a blood test, will have their license suspended by the Secretary of State's Office (SOS) if the primary suspected intoxicant is alcohol. However, if a driver is pulled over by a law enforcement officer who has probable cause that the driver is impaired and refuses a blood test, their license will not be suspended if the officer believes the primary suspected intoxicant is a drug, unless a drug recognition expert (DRE) is involved in the investigation.

The probable cause of impaired driving is already established prior to DRE involvement. DREs are not ubiquitously

(continued on page 5)

available at all hours or to all agencies. They add to successful conviction and are trained in identifying the category or categories of drugs causing the impairment but are equally dependent on the initial observation of the officer who has established the probable cause for impaired operation.

The bill was supported by Maine Prosecutors' Association, Maine Chiefs of Police and MMA. Staff shared that in the 41 days of 2025 before the public hearing on the bill, Maine had 106 crashes

caused by impaired drivers with 57 of them involving personal injury to self or others. While traffic enforcement has plummeted for a variety of reasons, the Bureau of Highway Safety shared that over 80% of OUIs involve drugs or drugs and alcohol since 2020. Fatal accidents involving drugs was close to 70%, with over 50% having drugs alone in a driver's system in 2023 statistics.

Opposition to the bill came from the Secretary of State, who expressed

concerns that the language would create two different probable cause standards for administrative drug suspensions and may create civil liberties concerns. These concerns were indeed echoed by the American Civil Liberties Union of Maine, as well as the Maine Association of Criminal Defense Lawyers in their opposition.

A work session on the bills has not yet been scheduled but will likely occur later in the month.

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.)

Health & Human Services

LD 453 *An Act to Require the State to Pay 90 Percent of All General Assistance Expenses of Municipalities and Indian Tribes* (Sponsored by Sen. Baldacci of Penobscot Cty.)

This bill increases from 70% to 90% the amount of state reimbursement for the costs of general assistance incurred by each municipality and Indian tribe.

Housing & Economic Development

LD 161 *Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Laws* (Sponsored by Rep. Ducharme of Madison)

This resolve directs the Department of Agriculture, Conservation and Forestry to convene a nine-member stakeholder group to review Maine's subdivision laws. One member of the stakeholder group must be either a municipal official with experience with subdivision law or a currently employed code enforcement officer. By December 3, 2025, the department is further directed to submit a report with findings and recommendations to the joint stand committees of the Legislature having jurisdiction over subdivision statutes, which are authorized to submit related legislation in 2026.

LD 427 *An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes* (Sponsored by Rep. Roeder of Bangor)

This bill prohibits the state or municipalities from adopting or enforcing any rule, code or ordinance, including the Maine Uniform Building Code, that imposes a minimum parking requirement on new development, land use or occupancy of land or a building. The bill also provides that the state or municipalities may make recommendations regarding the amount of parking necessary.

LD 445 *An Act to Stimulate Housing Production by Increasing the Threshold Before Participation in the Maine Uniform Building and En-*

ergy Code Is Mandatory (Sponsored by Rep. Ducharme of Madison)

This bill increases from 4,000 to 10,000 the population threshold for municipalities mandated to enforce the Maine Uniform Building and Energy Code.

Taxation

LD 7 *An Act to Increase the Homestead Property Tax Exemption for Residents 65 Years of Age or Older* (Sponsored by Sen. Bennett of Oxford Cty.)

This bill extends a \$75,000 exemption on the homestead of a permanent Maine resident who is 65 years of age or older and who has resided in the home for at least 10 years.

LD 140 *An Act to Incrementally Increase the Homestead Property Tax Exemption* (Sponsored by Sen. Baldacci of Penobscot Cty.)

Beginning on April 1, 2026, this bill increases the value of the homestead exemption by \$10,000 annually, until the exemption is \$85,000 and beginning on April 1, 2033, requires the exempt value to be adjusted annually by the rate of inflation.

LD 288 *An Act to Make Technical Changes to Maine's Tax Laws* (Sponsored by Rep. Cloutier of Lewiston)

Of municipal interest, the bill proposes technical changes to property tax related laws, including: (1) requiring fulltime property assessors to be certified by Maine Revenue Services as having "the basic knowledge required to perform the assessing function" rather than certified as "professionally trained assessors;" (2) repealing the requirement that Maine Revenue Services provide municipalities with printed homestead exemption applications; (3) correcting a conflict in the payment due date in the state's homestead property tax deferral program; and (4) making changes to conform with current drafting standards.

LD 294 *An Act to Expand Municipal Volunteer Program Eligibility Requirements in the Municipal Property Tax Assistance Laws* (Sponsored by Rep. Bunker of Farmington)

Under current law, municipalities are authorized to adopt ordinances enabling volunteers who are at least 60 years of age to earn up to \$1,000 or 100 times the minimum wage as a benefit on the taxes assessed on their homesteads. Beginning January 1, 2026, this bill expands that authority by allowing municipalities, via ordinance, to extend the benefit to volunteer firefighters, volunteer municipal firefighters or volunteer emergency medical services persons.

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IN THE HOPPER (cont'd)

LD 399 *An Act to Amend the Laws Regarding the Retention of Proceeds from Municipal Foreclosures* (Sponsored by Rep. McIntyre of Lowell)

This bill amends a provision of the tax lien foreclosure by providing that if excess proceeds from the sale of tax acquired property are not claimed in a timely fashion, then the municipality retains the revenue rather than transferring those funds to the Unclaimed Property Fund.

LD 440 *Resolve, to Study the Economic Effects of Instituting a Seasonal Sales Tax* (Sponsored by Rep. Rana of Bangor)

This resolve directs Maine Revenue Services (MRS) to conduct a study on the effects of a seasonal sales tax, including an: (1) estimate of the revenue that would be collected and share of the revenue collected from year-round residents; (2) analysis of the effects on the economy, consumer spending, businesses and tourism; and (3) investigation of the impacts in other states that have adopted seasonal sales tax schemes. No later than December 3, 2025, MRS is also directed to submit a report to the legislature.

Transportation

LD 2 *An Act to Allow Military Vehicles Purchased for Civilian Use to Be Registered and Operated on Maine Roads* (Sponsored by Sen. Libby of Cumberland Cty.)

This bill allows demilitarized vehicles, defined as automobiles built for and used by the U.S. Armed Forces, including the Space Force and Coast Guard, to operate over Maine roads. The bill directs the Secretary

of State to register these vehicles and issue registration plates in a three-number and three-letter combination. An application for registration must include evidence of transfer of title from the federal government and an affidavit that the vehicle is garaged or maintained in the state. Additionally, demilitarized vehicles are subject to motor vehicle inspection requirements, except that the Chief of the State Police can provide certain exemptions under rulemaking authority.

LD 159 *An Act to Require Vehicle Registrations to Include the Next of Kin of the Vehicle Owner* (Sponsored by Rep. Perkins of Dover-Foxcroft)

This bill adds to the list of required information on a vehicle registration application and certificate the legal name and address of the registrant's next of kin.

Veterans & Legal Affairs

LD 266 *An Act to Require the Updating of Voter Registration Signatures* (Sponsored by Rep. Smith of Palermo)

Beginning on January 1, 2026, this bill provides that a voter signature in the central voter registration (CVR) system is valid for five years. The bill also requires municipal registrars to annually review the system and notify and provide voters whose signatures will expire in the current calendar year with a registration update form authorized by the Secretary of State. Municipal registrars are also required to load a voter's updated signature into the CVR.

10 Feb 2025

To the Town of Georgetown,

Many thanks to all the town residents for approving the donation to the L.E. Richards Library. We try to provide the town with a welcoming place for all to enjoy and share their love of books.

Thank you for your support.

Best,
The Laura E. Richards Library