

Report on the Selectboard Meeting of June 10, 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 Eee, and Town Administrator Tyler Washburn were together in the Town Office. Selectboard Member Bronwen Tudor was on Zoom. There were 14 members of the public in attendance in person or on Zoom.

The minutes of the meeting of May 27, 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.

- Bob Trabona and Lisa Sabatine gave an update from the Planning Board regarding the recent Short Tenn Rental Survey. The results will be made public soon
- Bronwen Tudor and Aria Eee thanked Jon Collins for his service as a selectman

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:

- State of Maine - Department of Transportation - Upcoming Work
- State of Maine - Email with DOT- re: Road Plan
- State of Maine - DMR - Interactive Shellfish Closure Bulletin
- Maine Municipal Association - Legislative Bulletin
- Maine Municipal Association - Planning Board Training Notice - July
- Maine Municipal Association - Risk Management Express Bulletin
- Southern & MidCoast Resilience Coordinator Collaborative - June Newsletter
- Gleaning Notice!
- Bath Heritage Days - Parade Notice

Public Comment:

- Bob Trabona noted that a tree had fallen on Rt 127 and been cleared from the roadway by someone. To his knowledge it was not the GFD. Thank you to this helpful person. He also noted that the area of the culvert replacement near the bridge has sunk causing quite a jarring bump. He hopes the issue could be reported to the DOT.
(Alison can confirm it is very loud every time a dumptruck or container truck hits the bump)
- Susie Wren from the Georgetown Attainable Housing Initiative thanked the Planning Board for their work on the Short Term Rental Survey

Upcoming Events/Dates:

Solid Waste Committee	Thursday, June 12 th	7:00pm ZOOM
ANNUAL TOWN MEETING IS SATURDAY, JUNE 14		
TOPMB	Wednesday, June 18 th	5:00pm IN PERSON
Planning Board	Wednesday, June 18 th	7:00pm HYBRID
TOWN OFFICE CLOSED ON JUNE 19 IN OBSERVATION OF JUNETEENTH		
Select Board Meeting	Tuesday, June 24 th	6:00pm HYBRID

The next meeting of the Selectboard will be at 6 PM on Tuesday, June 24th. The public is welcome to attend in person or on ZOOM. E-mail gtwnme@hotmail.com for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at: https://www.georgetownme.com/?page_id=6611

Prepared and distributed by Alison Freeman

SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, June 10, 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 the agenda (if approved by chair and board):

Scheduled appointments:

- 6:15pm - Update from the Planning Board regarding the recent Short Tenn Rental Survey

Minutes:

- Minutes of May 27th Meeting for review and approval *♦

Review:

Assessing items:

- Burgess Abatement Request (23 Hidden Cove Road, 11R-023-C)
 - o Recommendation? To Assessor
- Pachowsky Abatement Request (2 Bayberry Lane, 09U-001)
 - o Recommendation? To Assessor
- AMC Abatement Requests (144 Jewett Road, 01R-009) (Beal Island, 01R-034)
 - o Recommendation? To Assessor
- Other Abatements Update

Correspondence:

- State of Maine - Department of Transportation - Upcoming Work*
- State of Maine - Email with DOT- re: Road Plan*
- State of Maine - DMR - Interactive Shellfish Closure Bulletin*
- Maine Municipal Association - Legislative Bulletin*
- Maine Municipal Association - Planning Board Training Notice - July*
- Maine Municipal Association - Risk Management Express Bulletin *
- Southern & MidCoast Resilience Coordinator Collaborative - June Newsletter *
- Gleaning Notice!*
- Bath Heritage Days - Parade Notice*

Continuing Items:

- Receipts for pumping:
- Maine Waste Discharge License **renewal** / transfer applications:
- Maine Waste Discharge License **approvals**:
 - o 4 Ocean Avenue (01U-047)
- PBR/NRPA:

Board Member/ Committee Updates:

- Mr. Collins:
- Ms. Tudor:

- Ms. Eee

Town Administrator Update

Old Business:

New Business:

- Approval of Select Board Letter for Town Report*♦
- Request for use of the First Church♦

Items For Signature:

- Boston Post Cane Recipient Ce1tificate
- Cemetery Deed

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

ELECTION DAY IS TUESDAY, JUNE 10. POLLS ARE OPEN 8AM TO 8PM.		
Select Board Meeting	Tuesday, June 10 th	6:00pm HYBRID
Solid Waste Management Co	Thursday, June 12 th	7:00pm ZOOM
ANNUAL TOWN MEETING IS SATURDAY, JUNE 14		
TOPMB	Wednesday, June 18 th	5:00pm IN PERSON
Plaiming Board	Wednesday, June 19 th ,	7:00pm HYBRID
TOWN OFFICE CLOSED ON JUNE 19 IN OBSERVATION OF JUNETEENTH		
Select Board Meeting	Tuesday, June 24 th	6:00pm HYBRID

Georgetown Municipal Election Results

June 10, 2025

Select Board - Katie Goodwin	_260_ votes
Kelly James	_150_ votes
Town Clerk - Angela Mead	_372_ votes
Tax Collector - Angela Mead	_360_ votes
School Committee - Jenn Dobransky	_332_ votes
TOPMB - Jeffrey Chvatal	_351_ votes
Cemetery District Trustee - Carol Start	_367_ votes
Road Commissioner - Jonathan Collins	_267_ votes
Dale Savoie	_141_ votes

Total ballots cast for the municipal races was 415. The difference between that number and the votes shown above is accounted for by blanks and write-in candidates who received less than 10 votes.

TRUE COPY ATTEST
Alexandra Kelley
TOWN CLERK

A vibrant, child-friendly illustration featuring a smiling yellow sun in the top left, a yellow flower with a teal stem in the top right, and various other stylized flowers and leaves in yellow, teal, and orange throughout the background.

June Jam

**GAMES
DUNK TANK
SNO-CONES
AND MORE SUMMER FUN!**

Thursday, June 12th

(Rain date - Friday, June 13th)

2:15pm - 5:00pm

Georgetown Central School

**ALL GEORGETOWN KIDS WELCOME
SPONSORED BY THE GRC**

GCC FOURTH OF JULY PARADE NEEDS YOU!



**JOIN US 'ROUND THE
SQUARE @ 2 PM
IN A CAR OR FLOAT,
A BIKE OR BOAT!**



Georgetown Historical Society

20 Bay Point Road, Georgetown, Maine 04548
207-371-9200 georgetownhistorical@gmail.com

GHS hours: Wednesdays 10 – 5 and Saturdays 10 – 1

Celebrate! 50 Years, 50 Treasures: Selections from the GHS Collections

An exhibit which takes visitors back through our island's history –
from the current day to pre-colonial Indigenous habitation.



May 24 through November 1, 2025



Join us as we celebrate the 50th anniversary of
GHS and The Georgetown Tide.

GEORGETOWN WORKING LEAGUE

SUMMER

FUNdraising

Thrfts and Gifts Shop

Open Friday-Sunday 10-4

Memorial Day Thru Labor Day
833 Five Islands Road Georgetown

Handmade crafts-thrifts-local artisans-
collectibles-kids corner and much more!



2025 Quilt Raffle

\$5 For a Book of 7 Tickets

Buy a chance to win our 2025 GWL quilt!
Tickets can be purchased at the Thrfts and
Gifts shop or through our website.

BID\$ and BITE\$

Saturday, August 9th from 10-1pm

Georgetown Community Center

Silent Auction-Baked Goods-Live Music-
Coffee-Kids Activities-Quilt Raffle Drawing



JOIN THE GWL!

Create-Volunteer-Raise Money for the
Community-Meet New People-
Have fun!

Email for more information:
gwl.events.04548@gmail.com

Help us raise money for the Community
WWW.GEORGETOWNWORKINGLEAGUE.ORG





Georgetown Working League DONATIONS

The GWL is seeking donations for our Thrifts and Gifts shop. We are looking for clean and gently used White Elephant items, Collectibles and unique items for our Silent Auction. As you are doing your spring cleaning, please keep the GWL in mind!

2 DROP OFF LOCATIONS

COMMUNITY CENTER

Mondays. April 14th - July 28th
(except for 4/21, 5/26 & 6/2)
from 10 - 11:30am

THRIFTS AND GIFTS SHOP

Saturday, May 3rd and 17th
from 9 - 11

When Shop is Open

Friday - Sunday from 10-4pm
May 23rd - July 27th



WWW.GEORGETOWNWORKINGLEAGUE.ORG



**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

SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, June 10, 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 the agenda (if approved by chair and board):

Scheduled appointments:

- 6:15pm - Update from the Planning Board regarding the recent Short Term Rental Survey

Minutes:

- Minutes of May 27th Meeting for review and approval **

Review:

Assessing items:

- Burgess Abatement Request (23 Hidden Cove Road, 11R-023-C)
 - Recommendation? To Assessor
- Pachowsky Abatement Request (2 Bayberry Lane, 09U-001)
 - Recommendation? To Assessor
- AMC Abatement Requests (144 Jewett Road, 01R-009) (Beal Island, 01R-034)
 - Recommendation? To Assessor
- Other Abatements Update

Correspondence:

- State of Maine – Department of Transportation – Upcoming Work*
- State of Maine – Email with DOT – re: Road Plan*
- State of Maine – DMR – Interactive Shellfish Closure Bulletin*
- Maine Municipal Association – Legislative Bulletin*
- Maine Municipal Association – Planning Board Training Notice – July*
- Maine Municipal Association – Risk Management Express Bulletin *
- Southern & MidCoast Resilience Coordinator Collaborative – June Newsletter *
- Gleaning Notice!*
- Bath Heritage Days – Parade Notice*

Continuing Items:

- Receipts for pumping:
- Maine Waste Discharge License *renewal* / transfer applications:
- Maine Waste Discharge License *approvals*:
 - 4 Ocean Avenue (01U-047)
- PBR / NRPA :

Board Member / Committee Updates:

- Mr. Collins:
- Ms. Tudor:

- Ms. Eee

Town Administrator Update

Old Business:

New Business:

- Approval of Select Board Letter for Town Report*★
- Request for use of the First Church★

Items For Signature:

- Boston Post Cane Recipient Certificate
- Cemetery Deed

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

ELECTION DAY IS TUESDAY, JUNE 10. POLLS ARE OPEN 8AM TO 8PM.

Select Board Meeting	Tuesday, June 10 th	6:00pm HYBRID
Solid Waste Management Co	Thursday, June 12 th	7:00pm ZOOM

ANNUAL TOWN MEETING IS SATURDAY, JUNE 14

TOPMB	Wednesday, June 18 th	5:00pm IN PERSON
Planning Board	Wednesday, June 18 th	7:00pm HYBRID

TOWN OFFICE CLOSED ON JUNE 19 IN OBSERVATION OF JUNETEENTH

Select Board Meeting	Tuesday, June 24 th	6:00pm HYBRID
----------------------	--------------------------------	---------------



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

May 28, 2025

Town of Georgetown
P.O. box 436
Georgetown, ME 04548

WIN: 029290.00
Town/City: Georgetown
Route: Route 127

Dear Property Owner:

The Maine Department of Transportation is considering a transportation project near your property. We are in the preliminary stages of the project and are actively gathering information for possible improvements to the East Bridge (#2248) over Robinhood Cove, located 0.02 of a mile west of Indian Point Road. We are collecting information from a variety of sources so we can consider all options and alternatives. This letter is to notify you that the project has been initiated and to ask for some specific information regarding your property.

At your earliest convenience, please complete the enclosed *Property Owner Report (POR)* and return it in the pre-paid envelope. If you would prefer to complete an electronic version instead, please send a request to the email address below. We understand that you may not have all the information requested but ask that you complete the POR to the best of your ability. Providing your contact information will help us keep you updated on the project and any public meetings that may arise.

Department representatives are actively surveying data along the roadway. Surveyors may need to enter your property to locate structures, property pins, wells, etc. You may also see representatives performing other necessary field studies. Since the project is in its preliminary stages, the representatives collecting data will be unable to give you project information of any final or official status. However, feel free to ask for identification or contact us if you have any concerns.

Once alternatives are analyzed and funding is available, the construction schedule for this project will be established. Our website can be accessed at www.maine.gov/mdot/, where project specific information will be posted as it becomes available, as well as various information related to our projects and procedures.

If you have any project related questions, please feel free to contact the Project Manager, Gerald Dostie, at (207) 624-3457. If you have any questions regarding the completion of the enclosed POR form, please feel free to contact me at (207) 441-9598. *Thank You* for your cooperation.

Sincerely,

Willis Young Jr.

Willis Young Jr.

Enclosure

Rt 127 question

From Dostie, Gerald P <Gerald.P.Dostie@maine.gov>
Date Tue 6/3/2025 7:55 AM
To gtwnme@hotmail.com <gtwnme@hotmail.com>

Tyler,

I have sent an email to the Region 2 Manager and Engineer regarding your question about paving Rt 127 and especially your concern with the intersection of 127 and Seguinland Road. The Manager responded that the plan is to pave the road next year but he will ask the local crew to look at it to see if there is something that can be done to the really bad spot this year.

Jerry Dostie

Senior Project Manager
Bridge Program



16 State House Station
Augusta, ME 04333-0016
(207) 624-3457
(207) 441-1312

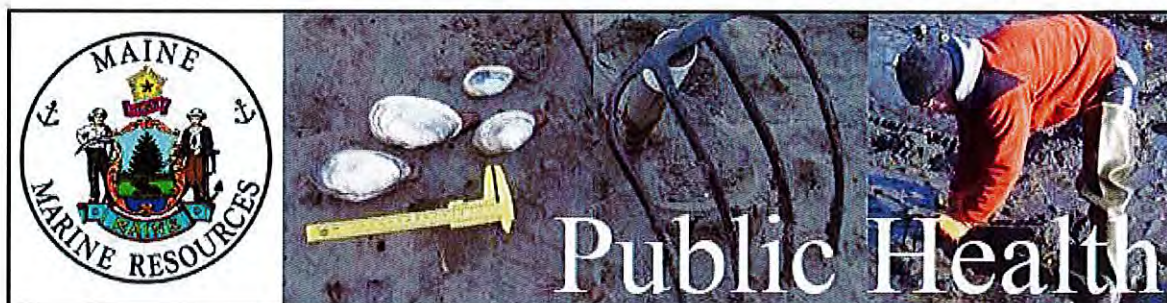
DMR Interactive Shellfish Closure Map is active

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

Date Thu 6/5/2025 12:02 PM

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

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



DMR Announces the Following:

DMR Announces the Following:

The statewide issue with mapping software has been rectified and the Interactive Shellfish Closure Map has been reposted on the DMR website.

For all current closures you should access information on the Shellfish Closures webpage. This webpage includes static maps that are up to date.

<https://www.maine.gov/dmr/fisheries/shellfish/closures>

If you have questions please email DMRPublicHealthDiv@maine.gov or call 207-633-9515 of your local Marine Patrol Officer: <https://www.maine.gov/dmr/marine-patrol/contact>

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

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

responses are not monitored. If you have difficulty, please contact the Public Health Bureau at dmpublichealthdiv@maine.gov

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



MMA's Local Planning Boards & Boards of Appeal Workshop; Freeport-Don't Miss This!

From Maine Municipal Association <training@memun.org>

Date Tue 6/3/2025 2:16 PM

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

[View this email in your browser](#)



**MAINE MUNICIPAL
ASSOCIATION SINCE 1936**

For New & Current Board Members!

**LOCAL PLANNING BOARD & BOARD OF
APPEALS WORKSHOP**

Tuesday July 29

Freeport Hilton Garden Inn

Registration Open!

DATE, TIME, LOCATION and COST

Date: Tuesday July 29

Time: * Registration: 4:00-4:30 pm

* Workshop: 4:30 pm - 8:30 pm

(Dinner will be provided midway through the workshop)

Location: Freeport Hilton Garden Inn
5 Park Street, Freeport

Cost: MMA Members: \$70; Non-Members: \$140

Presenters: Breana Gersen, Staff Attorney - Maine Municipal Association
Adelia Weber, Staff Attorney - Maine Municipal Association

WHO SHOULD ATTEND

This workshop is a basic introduction to the rules and procedures governing municipal planning boards and appeals boards. It is designed primarily for new and less experienced planning board and board of appeals members. However, it is also a great refresher for long-time board members. Code Enforcement Officers and municipal officers may find this course helpful as an overview to the role of these boards in their municipalities.

COURSE INFORMATION

This course is based on MMA's *Planning Board* and *Local Land Use Appeals Board* manuals. The workshop will cover material from the manuals, including how to conduct a board meeting, how to comply with Maine's Freedom of Access Act requirements pertaining to open meetings and public records, and the procedures for making a decision, such as how to evaluate evidence on which to base a decision and how to draft findings of fact and conclusions of law. The workshop will also cover the appeals process, including appeals to a board of appeals and to Superior Court.

COURSE MATERIALS

A packet of workshop materials will be provided at the workshop. Participants are encouraged to review MMA's *Planning Board* and *Local Land Use Appeals Board* manuals for more information on the topics covered at the workshop. The manuals are available to purchase online at <https://ebiz.memun.org/PersonifyEbusiness/Store> or by calling the MMA Publications department at (800) 452-8786. The manuals may also be downloaded for free from MMA's website (www.memun.org), under the "Legal" heading, click on "Legal Manuals".

Click [HERE](#) to Register

MMA CANCELLATION POLICY FOR IN-PERSON WORKSHOPS & CONFERENCES

Cancellations received before 7-22-25 will be assessed a \$15 administrative fee for processing. Cancellations received on/after 7-22-25 will be charged 50% of the course fee. Any registrant who does not attend and does not cancel their

registration (i.e. no-show) and any cancellation received the day of the event will be charged the full registration fee. All cancellations must be submitted using this form:

[Cancellation Form](#)

Registration substitutions are permitted for registrants within the same municipality/organization and will be assessed a \$15 substitution fee. Please email wsreg@memun.org to request a registration substitution. Registration transfers to a future training offering are not permitted.

If you have any questions, please contact the Educational Services Office at (800) 452-8786 or (207) 623-8428.



MAINE MUNICIPAL ASSOCIATION **SINCE 1936**

Maine Municipal Association | 60 Community Drive | Augusta, ME 04330

MMA is located off I-95, Exit 112 A Northbound, Exit 112 Southbound, behind the Augusta Civic Center

1-800-452-8786 | Local Area 207-623-8428 | www.memun.org

The Maine Municipal Association (MMA) is a voluntary membership organization offering an array of professional services to municipalities and other local governmental entities in Maine. MMA is a non-profit, non-partisan organization governed by an Executive Committee elected from its member municipalities. Founded in 1936, MMA is one of 49 state municipal leagues that, together with the National League of Cities, are recognized at all governmental levels for providing valuable services and advocating for collective municipal interests.

The Maine Municipal Association has a core belief that local government is a fundamental component of a democratic system of government. MMA is dedicated to assisting local governments, and the people who serve in local government, in meeting the needs of their citizens and serving as responsible partners in the intergovernmental system.

MMA's services include advocacy, education and information, professional legal and personnel advisory services, and group insurance self-funded programs.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



MMA RMS EXPRESS May 2025

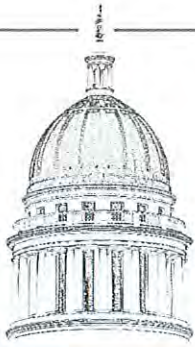
From Marcus Ballou <mballou@memun.org>

Date Wed 5/28/2025 9:20 AM

To Michelle Pelletier <mpelletier@memun.org>

Cc Marcus Ballou <mballou@memun.org>

Please find attached the May edition of THE RMS EXPRESS. The RMS EXPRESS is a publication of MMA Risk Management Services, designed to alert you to upcoming trainings, grants opportunities, coverage updates and general topics of importance. The RMS Express provides a quick window into the topics of today, and if you would like further information on any of the topics presented, all that you need to do is open the attached PDF and select the corresponding link and it will take you directly to the full articles and tools that are being presented. We hope that you find this tool helpful, and we welcome your suggestions and comments. For further information, to add members to the distribution or to send comments/suggestions, please contact me at mballou@memun.org.



LEGISLATIVE BULLETIN

A publication of the Maine Municipal Association • Vol. XLVII No. 19 • MAY 30, 2025

Preemption of Home Rule is Community Theft

Pierre-Joseph Proudhon made a meme worthy controversial statement in his “What Is Property?” query, arguing that private property is a form of theft because it allows individuals to exploit the labor and resources of others without contributing directly. He believed that the ability to profit from property without working or contributing to society was a form of exploitation and theft. Critics, such as the private property rights theorists, argue that private property is essential for economic freedom and individual autonomy.

This legislative session, however, it is easy to apply both the proponents’ and opponents’ arguments to Proudhon’s claim to the actions of the Legislature, who through the consistent erosion of the constitutional provisions of home rule, eagerly embrace exploiting the labor and resources of municipal government without contributing directly to the work, needs, or challenges in any way for the benefit of enabling feelings of accomplishment. More problematic is their willingness to do so claiming property rights over community rights and voices, largely via offmic discussions.

What follows is a smattering of the work proposed to be bestowed upon municipal officials by the Housing and Economic Development Committee this week as they pivoted to language reviews, reconsiderations and public performances for the benefit of social media posts. To characterize the committee’s recent activity as a convergence of municipal preemption and private equity influence, framed by an urgency to address housing challenges, would be a polite understatement.

Growth Management. The final work session on the competing bills seeking to amend the Growth Management Act—LD 1751 and LD 1940—revealed the influence of those shaping both the committee’s direction and the future of policy governing growth management, state oversight, and local community development. The amended versions of the two bills reflect starkly different origins: one developed in collaboration with planning practitioners, the other advanced by proponents of a uniform planning approach,

already possible, that overlooks the contextual factors and historical evolution of local governance and shoves a single approach toward planning onto all communities.

The committee’s approach to this work session appeared to reflect a predetermined outcome, masked by a carefully staged public performance. Committee chairs restricted participation to only the co-sponsors of LD 1940, repeatedly denying requests to hear from the Maine Office of Community Affairs and the Maine Association of Planners—despite their clear relevance in distinguishing the key differences between the two bills.

In a particularly telling moment, the sponsor of LD 1751, who was attending a medical appointment, joined remotely and requested that a knowledgeable individual present in the room be allowed to speak on her behalf regarding the amended language. That request was also denied.

The committee then moved swiftly to vote both bills—LD 1751 and LD 1940—out of committee as “ought to pass as amended,” despite the fact that the two bills were in clear conflict. The only motion for reconsideration came on LD 1751, with Representatives Malon (Biddeford), Yusef

(continued on page 2)

Home Rule Isn’t Child’s Play

As described in the May 16 edition of the *Legislative Bulletin*, LD 1482, *An Act to Increase Access to Child Care for Maine Families*, sponsored by Speaker Fecteau (Biddeford), requires municipalities to allow childcare facilities within areas zoned for residential uses, despite several communities having already passed ordinances prohibiting such potentially incompatible land uses.

Since the Department of Health and Human Services oversees the licensing of childcare facilities, the bill was referred to the Health and Human Services (HHS) Committee, as opposed to Housing and Economic Development, which is the committee that traditionally vets land-use

(continued on page 3)

(Portland), and Julia (Waterville) reversing their positions to support LD 1940 (co-sponsored by the committee chairs) and to oppose LD 1751.

Building Family Housing. The cherry on the pro-nonresident-developer cupcake this week was the discourse during the final work session on LD 1829, *An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Use Decisions*, sponsored by Speaker Fecteau (Biddeford) and now named, *An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density*. While amended to remove the provision that sought to conflate the roles of two branches of government by establishing a statewide board to hear appeals of local planning board decisions on housing developments, the unanimously passed bill is a significant mandate on municipal government and a slap in the face to the work that

communities just accomplished.

Because it was unanimously passed, LD 1829 will go on the consent calendar unless the mandate preamble is applied. Putting the problematic and significant preemptions aside, both the committee and the sponsor seemed to diminish the impact of needing to adopt ordinances all over again, because making additional adjustments would result in a mere “update,” suggesting that costs would be discounted although the process used to amend and “update” ordinances are the same.

More egregiously, the sponsor and supporters—including former legislators who provided text message testimony to the same committee through the sponsor—sought amendments to municipal ordinances, required to be amended under the recently enacted provisions from the notorious LD 2003, also sponsored by Speaker Fecteau, that they did not like. To add insult to injury, the text message testimony was provided after denying members of the public an opportunity to provide

information on the two bills discussed just previously. The amended version of the bill is truly nothing more than a value judgement on communities that certain representatives do not live in supported by those who desire to interrupt the protections the adopted ordinances provide.

While the list is not exhaustive, the amended version of LD 1829 introduces extensive municipal preemptions and requirements, including but not limited to: (1) barring municipalities from applying National Fire Protection Association standards to accessory dwelling units (ADUs), even though single-family homes remain subject to them; (2) including units attached to multi-unit structures, shifting from a definition based on expansion to one of reclassification; (3) requiring municipalities to permit additional floors on affordable dwellings, regardless of whether local fire departments have the equipment to reach those floors; (4) mandating subdivisions of up to four units per lot (served by water and sewer) without review, exempting the first two units from lot coverage calculations, and capping minimum lot sizes and setbacks in growth areas; (5) mandating training for planning boards while simultaneously removing their authority to review certain development proposals; (6) prohibiting municipalities from requiring ADUs to be on owner-occupied properties—compromising a key safeguard against short-term rental conversions and second-home dominance and restricting local ability to regulate rental durations for ADUs; and (7) requiring needed ordinance amendments to be completed by July 1, 2027.

Despite the public hearing testimony from the State Fire Marshal highlighting a viable collective path to

To Quote Mariah Carey...“It’s Time!”

With the Legislature’s focus on a June 18 adjournment date, bills are quickly moving through the engrossment and enactment processes. As a result, this will be the last *Legislative Bulletin* of the 2025 session. While we understand this is tremendously upsetting news, please do not fret. We will continue to post an updated LD List on the website every Friday until the end of the session, detailing all bills of municipal interest with their latest dispositions.

Additionally, over the next several weeks MMA staff will be communicating with town and city leaders via

action alerts providing updates on key initiatives of municipal importance. These email alerts will also include a word or two encouraging municipal officials to reach out to House and Senate members to inform them of how their decisions impact the communities they represent. Your ongoing conversations with state leaders are a vital part of MMA’s advocacy efforts.

Thank you for your ongoing support. Please look to the July edition of the *Maine Town & City* for a comprehensive recap of the session, including a summary of all recently enacted legislation.

(continued on page 3)

Preemption of Home Rule is Community Theftcont'd

adoption of a Maine residential sprinkler standard that balances cost and safety, enabling general contractors to install systems that protect residents and firefighters alike, the committee failed to meaningfully address fire safety concerns. Whether by omission or indifference, the result undermines both public safety and the operational capacity of local fire services.

It is important to note that mandates enacted without adherence to constitutional requirements—specifically, the failure to fund 90% of the actual cost or to override that funding requirement with a two-thirds vote of both legislative chambers—are, by definition, voluntary for municipalities to implement. Despite this, municipal officials often feel compelled to comply with such mandates, even when the Legislature has not met its legal

or fiscal obligations.

If mutual respect between state and local government cannot be demonstrated this session, municipalities may need to reevaluate their automatic acceptance of newly enacted laws following adjournment. Compliance should not be assumed when the process itself lacks transparency and funding.

Municipal officials are strongly encouraged to meet directly with their local legislators—face-to-face—if they have concerns about the bills discussed in this article or to make phone calls. Written testimony and emails are too often overlooked, while public comment is frequently minimized. It is time to raise the volume and increase the pressure. A clear, united response from local leaders may be the only way to cut through the fog of disengagement and restore accountability.

Home Rule Isn't Child's Play.....cont'd

bills. During a work session held last Thursday, the HHS committee voted unanimously in support of an amended version of LD 1482.

Sadly, the amendments to the bill do not address municipal concerns regarding the unintended consequences that result when land use and zoning is determined by a one-size-fits all state statute, rather than via ordinances developed and adopted by the community's residents, which are at times informed by a state certified comprehensive plan. Also falling by the wayside were concerns that the bill's preemption of home rule authority could increase the costs of providing municipal services, including managing the public relations issues that can occur when incompatible land uses are authorized to collocate. Adding fuel

to the fire, while a preliminary fiscal impact statement provides \$30,000 for department system upgrades, no allowance is made for technical or financial assistance to municipalities that will now be required to amend comprehensive plans and land use ordinances.

With a unanimous committee report, it is unlikely that a floor debate will occur, and this bill will be enacted under the hammer.

However, municipal officials who are troubled by the growing number of proposals seeking to erode local decision-making authority should contact members of the House and Senate to ensure the municipal perspective on this issue is understood by all legislators and not only those serving on committees of jurisdiction.

RG Is Moving On...

It is with mixed emotions that the advocacy team announces that Rebecca Graham, Senior Legislative Advocate, will end her eight-year career with MMA on June 25 to join the Maine State Police as Director of Policy, FOAA and Legislative Affairs. The advocacy team, as well as the greater MMA family, will miss her sense of humor, dedication to the association and members, hard work, and highly entertaining and informative contributions to the *Legislative Bulletin*.

While she may be leaving MMA, Rebecca's municipal roots run deep, as she will continue to serve on the Edgecomb Planning Board. Please join us in wishing RG the best of luck with her new adventure.

LEGISLATIVE BULLETIN

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

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

Legislative Bulletin

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

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

Layout: Sue Bourdon, Advocacy & Communications



**MAINE MUNICIPAL
ASSOCIATION SINCE 1936**

60 Community Drive
Augusta, ME 04330

Presorted
First-Class Mail
US Postage
PAID
Snowman Group



POTHLES & POLITICS

“Potholes & Politics: Local Maine Issues from A to Z”

is a podcast about municipalities in Maine and the people and policies that bring local government to your doorstep.

Check out our episodes:

MMA:

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

Spotify:

<https://open.spotify.com/show/1LR5eRGG1gS2gu5NRoCUS1>

Apple Podcasts:

<https://podcasts.apple.com/us/podcast/potholes-politics-local-maine-issues-from-a-to-z/id1634403397>

Environmental Exposures

While we all look forward to working and playing outdoors, it also brings some unwelcome aspects including ticks, hazardous plants and our new friend the brown-tail moth. As spring arrives, the insects will be hatching and plants will be growing, but with some simple steps we can enjoy the outdoors.



Some simple precautions will help you avoid contact with insects and insect borne illness:

- Avoid walking through wooded and brushy areas with tall grass and leaf litter.
- Dress Appropriately: Wear light-colored long pants tucked into socks or boots.
- Use bug and tick repellents. When using repellents always follow product directions.
- Consider using products that contain permethrin to treat clothing and gear. Do not apply permethrin directly to your skin.

Avoiding Exposures to Hazardous Plants

- Familiarize yourself to the area and what flora you might encounter.
- Never touch plants and then touch your mouth, nose, eyes or any open wounds.
- Dormant plants can still cause a rash.
- If in doubt avoid contact.



This issue:

- Environmental Exposures
- In Your Inbox WCSIP
- Self Ergonomics Tool



**MAINE MUNICIPAL ASSOCIATION
RISK MANAGEMENT SERVICES**

In Your Inbox

MMA Risk Management Services invites you to participate in the **Workers' Compensation Safety Incentive Program**. The Workers' Compensation Safety Incentive Program (WCSIP) is an exclusive cost saving tool for MMA Workers' Compensation Fund Members. Enrollment in WCSIP has increased to 140 participants, and the annual total credit savings for those participants was \$1,936,648 in 2025. If you have not joined this program and realized savings for your entity, now is the time. We encourage you to review this program and see how simple it is to participate and how fast you can start saving money for your community. All that you need to do to join WCSIP is to send us:

1. **The Acknowledgment on or before July 1, 2025.**
2. **The Resolve is due on or before August 1, 2025.**
3. **The Verification for Tier Assignment form will due to us on or before September 1, 2025**
4. **Look forward to the savings to come!**

Each qualifying member may receive an incentive credit up to 10%. The program is tiered into three levels based on documented performance which provide associated credits of:

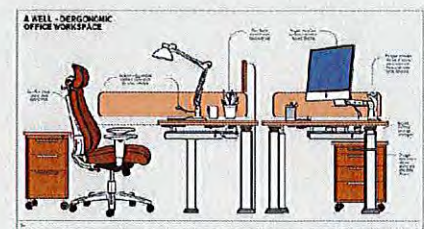
Tier I.....	5%
Tier II.....	7.5%
Tier III.....	10%

The goals of this program are to provide financial rewards for safety while reducing the incidence of injury and illness throughout the operations and improving overall safety in the work environment. To download the forms or to obtain complete program details please select the following link: [Save with WCSIP!](#)

New **NEOGOV** Ergonomic Assessment Tool

MMA's Online University now has a new tool in the proverbial toolbox which you may find useful – an Office Ergonomic Self-Assessment Program. The Ergonomic Self-Assessment helps the user determine if their chair, keyboard, mouse and monitor are a good fit or if they need to make some adjustments and changes to their set up.

Users should be able to move through the interactive program in less than half an hour as the program both informs and prompts users in the best way to adjust their workstation. Upon completion a report is generated listing out areas which may need to be corrected.



Loss Control Consultant Jason Johnson has used the program several times.

"I really like this program as it covers all of the bases in an easy-to-understand manner," says Johnson. "I could see Members using this program as a pre-screening tool to see if their employees have any potential problems and then following up with a face-to-face assessment if needed."

To use the Office Ergonomic Self-Assessment tool, log on to NeoGov- On Line University, access the course catalog, search for "Office Ergonomics. - Self Assessment" and enroll.

Marcus



**MAINE MUNICIPAL ASSOCIATION
RISK MANAGEMENT SERVICES**

Marcus J. Ballou
Member Services Supervisor
Maine Municipal Association
Risk Management Services
PO Box 9109
60 Community Drive
Augusta, ME 04332
(207) 626-5583 x 2244
FAX (207) 624-0130
www.memun.org

This e-mail message is intended only for the use of the individual or entity identified in the alias address of this message and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution of this e-mail message is strictly prohibited. If you have received this e-mail message in error, please notify the sender immediately by reply e-mail and delete this message from your system. Thank you.



Please consider the environment before printing this email.

SMRCC June Newsletter

From Gabe <gabe@rcmaine.org>
via mailchimpapp.net

Date Wed 6/4/2025 4:47 PM

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

[View this email in your browser](#)



Southern & Midcoast
Resilience Coordinator Collaborative
June Newsletter



Hello Friends,

As summer approaches, we're excited to share this month's SMRCC newsletter and updated **Lists** with you.

On **May 2, 2025**, we hosted our first SMRCC **quarterly gathering for communities and service providers** across the region. A big thank you to everyone who joined us! If you weren't able to attend, you can catch up by reviewing the **meeting notes and shared resources** [HERE](#).

Looking ahead, we're building out a **series of learning opportunities** based on your recent **survey** responses and working to confirm a date for our **next regional gathering**. You'll find more information about both below.

As always, don't hesitate to reach out for assistance with project development and grant support. **Contact your County-specific CRP Regional Coordinator.** *We are here to help!*

Thanks for all you do to build community and climate resilience!

Upcoming Talks, Events, Workshops & More!

Grid Resilience Webinar: Municipal Role in Grid Planning
Thursday, June 26 | 10:00 AM –11:30 AM

GPCOG (Greater Portland Council of Governments) and **Southern & Midcoast Resilience Coordinator Collaborative (SMRCC)** invite municipal staff, elected officials, and resilience committee members to an engaging webinar on the critical role municipalities play in Maine's grid resilience.

Learn how local governments can influence regional grid planning to support a more reliable, sustainable energy future. The session will feature experts from the **Acadia Center** and other leading planning organizations, and will highlight key strategies, common challenges, and real opportunities for municipal leadership in grid planning.

Register for Municipal Role in Grid Planning

Learning Opportunities List

Click to see a curated list of upcoming workshops, talks, events and webinars in our region and across the state.

Local Leads the Way to Introduce New Climate Action Toolkit

Local Leads the Way, a monthly Zoom gathering hosted by **A Climate to Thrive (ACTT)**, supports Maine communities in advancing inclusive, solutions-focused climate action. At the group's next session, ACTT will unveil its new Community-Driven Climate Action Toolkit—a resource designed to help communities take meaningful steps toward local climate resilience. Learn more on the **Local Leads the Way webpage**.

CRP Announces Expanded List of Eligible Community Actions

The CRP (Community Resilience Partnership) has released an updated **List of Community Actions** aligned with the **Maine Won't Wait 2024** recommendations. The List covers all no-match **Community Action Grant** activities that communities may apply for and includes new actions related to: materials management (waste reduction and diversion); land use strategies that reduce emissions and build resilience, additional community resilience measures, and more. A total of 96 actions are now eligible for Community Action Grant funding. **DOWNLOAD** the updated list.

Greater Portland Council of Governments



Community Resilience Partnership

Working to help Maine communities reduce emissions and prepare for the effects of climate change.

New Round of Community Action and Service Provider Grants Now Open

Communities enrolled in the Community Resilience Partnership (or those that will be enrolled by the time of submission) are eligible to apply for **Community Action Grants**—offering up to \$75,000 for individual communities and up to \$175,000 for regional collaborations. Funding supports projects that reduce emissions, improve energy efficiency, and strengthen local resilience. No local match is required for projects selected from the CRP's **List of Community Actions**. **Applications are due August 29.**

Service Provider Grants are available to organizations that support communities in advancing local climate action. Eligible applicants include regional planning organizations, councils of governments, county governments, academic institutions, cooperative extension programs, nonprofit organizations, and for-profit enterprises. Two tracks are available:

- **Track 1:** Assist communities with enrollment in the Community Resilience Partnership and identification of priority climate and energy projects.
- **Track 2:** Support communities in conducting vulnerability assessments to understand climate risks and define resilience priorities.

Applicants may request up to \$10,000 per community, with additional funds available for small or high-vulnerability communities. A 15% cost share is required (in-kind contributions allowed).

Applications are due August 1.

Informational webinars for both grant programs will be held on **June 12 beginning at 10:00 AM.**

Waste Diversion Grants

The **Maine Solid Waste Diversion Grant Program** provides grants to both public and private entities for project initiatives, program improvements, and activities that support the diversion of solid waste from disposal. Projects can include activities such as diversion education, food composting or donation programs, and recycling workshops. Communities enrolled in the **CRP** may want to consider a Waste Diversion Program project that leverages a Community Action Grant Proposal from the CRP's **List of Community Projects** that aligns with action E12 – "Develop and implement targets, plans, and actions for waste diversion). **Proposals are due June 13.** Download the full Request for Proposals **HERE**.

Three Sources of Funding for Conservation Projects

The **Maine Natural Resource Conservation Program (MNRCP)** provides grants for projects that restore, enhance, and protect high priority aquatic resources throughout Maine. MNRCP can provide funding for land acquisition, closing costs, restoration site selection, project design, construction, monitoring, and long-term management. **Letters of Intent are due June 26.** Learn more **HERE**.

Land for Maine's Future (LMF) Public Access to Maine Waters Fund helps municipalities, nonprofits, and land trusts purchase access rights on small parcels of land to create or enhance access points to lakes, ponds, rivers, and coastal waters. Projects can support facilities for trailered boats or small, hand-launched craft (canoes, kayaks), and that provide bank fishing, swimming, clamming, worming, or other water contact opportunities. Access is primarily intended for general public use. Learn more **HERE**.

The Maine Outdoor Heritage Fund (MOHF) provides grants to nonprofit organizations, municipalities, and educational institutions for projects that support conservation of wildlife and fisheries habitat, the acquisition and management of public lands, and natural resources education. To apply, applicants must first **submit a Summary Application Form by July 15. Full proposals are due August 20, and final proposals are due September 1.** Learn more **HERE**.

Check out our list of current grants for your climate project. Contact us to discuss funding opportunities.

[View our list of current grants](#)

In mid-May, Governor Mills announced a leadership change at the **Governor's Office of Policy, Innovation and the Future** (GOPIF) – the office responsible for the CRP (**Community Resilience Partnership**). Hannah Pingree stepped down from her 6+ years of service as GOPIF's Director. **Sarah Curran** was appointed the new Director. We're grateful to Hannah for her leadership—during her time at GOPIF, including helping to establish the CRP and the **Maine Climate Council**, as well as moving important bipartisan legislation forward on climate, housing, and emergency planning. We're excited to see Sarah Curran step into the role of Director. Sarah has been a key contributor to GOPIF's climate planning and community programs since its start in 2021, and we're looking forward to what's ahead for CRP communities under her leadership. Read more **HERE**.



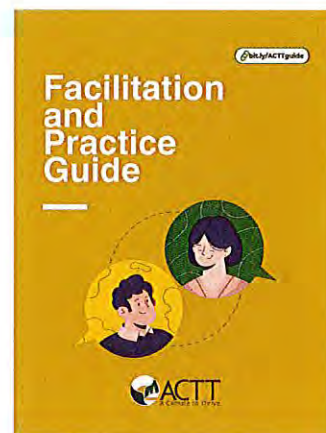
June Reading: *A Plan for Infrastructure Resilience*

The **Infrastructure Rebuilding and Resilience Commission** has finalized Maine's first Plan for Infrastructure Resilience. The final plan builds off of the Commission's November 2024 Interim Report and lays out steps for moving adaptation and mitigation resilience projects forward in the face of storms and climate-related impacts. Download the Final Report **HERE**.

MORE June Reading:

Facilitation and Practice Guide

A Climate to Thrive's Facilitation and Practice Guide includes steps for facilitators to conduct effective and efficient community engagement while practicing mindfulness. The guide is aimed to support community-driven climate action groups seeking to strengthen their engagement skills. Download the Guide **HERE**.



Get Support Directly **From Your CRP Regional Coordinator**

Looking for feedback on your project ideas? Need some help finding the right grant and writing your grant applications? Want to connect with other communities and technical assistance

providers? ***Reach out to connect via zoom, phone, or in-person. We are here to help!***



York and Southern Oxford County communities contact:

[Melanie Nash](#), *Sustainability and Resilience Planner*

[Southern Maine Planning and Development Commission \(SMPDC\)](#)

Cumberland County communities contact:

[Gretchen Anderson](#), *Sustainability Program Coordinator*

[Sara Mills-Knapp](#), *Director of Sustainability*

[Greater Portland Council of Governments \(GPCOG\)](#)

Lincoln County communities contact:

[Laura Graziano](#), *Community Resilience Planner*

[Lincoln County Regional Planning Commission \(LCRPC\)](#)

Sagadahoc, Knox, and Southern Waldo County communities contact:

[Meg Rasmussen](#), *Sustainability Program Director*

[Midcoast Council of Governments \(MCOG\)](#)

For general inquiries about support offered through the Community Resilience Partnership (CRP) Southern & Midcoast Regional Coordinator Collaborative (SMRCC), contact [Gabe McPhail](#).

Subscribe to this Newsletter

Share

Copyright (C) 2025 SMRCC. All rights reserved.

You are receiving this email because you have asked to be on our mailing list and/or you are a community in Southern or Midcoast Maine who has enrolled or is enrolling in the Community Resilience Partnership.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)



BATH HERITAGE DAYS

BE A FRIEND - SHOW YOUR SPIRIT

THE SPIRIT OF BATH - CELEBRATE WHO WE ARE!

Support Bath Heritage Days as a Friend-Level Sponsor

2025 Parade & Festival Theme: The Spirit of Bath – Celebrate Who We Are!

Pledge to be a FRIEND of Maine's most cherished summer tradition—Bath Heritage Days and Independence Day Parade. This year's theme, "**The Spirit of Bath – Celebrate Who We Are,**" is a tribute to the people, stories, and traditions that make our midcoast community so special.

From shipbuilders and artists to educators, small business owners, and the generations of families who call this place home, Bath's spirit is truly worth celebrating. **As a Friend-Level Sponsor, your support keeps this volunteer-driven event robust, inclusive, gate-fee-free, and full of local pride.**

Friend-Level Sponsorship – \$350

As a Friend of Bath Heritage Days, you'll receive:

- Recognition on our website and social media
- Recognition on the Waterfront Stage Screen between free music events
- A social media share of your choice during the summer season (*business sponsors only*)
- The satisfaction of supporting a beloved community tradition that brings joy to thousands

Your FRIEND-ship matters! Whether you're a long-time resident, a local business or group, or someone who simply loves the Bath area, show your community spirit with a tax-deductible donation, and celebrate the "Spirit of Bath" with us at this year's festival.

Warm regards,

Main Street Bath

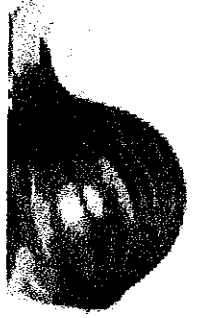
TELL US HOW YOU'D LIKE US TO REPRESENT YOUR NAME OR GROUP:

CONTACT NAME AND EMAIL:

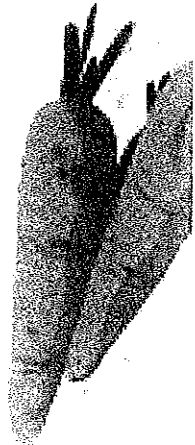
Donate online at visitbath.com/donate or send a check made payable to Main Street Bath to 15 Commercial Street, Bath, ME 04530. For questions, call 207-442-7291.



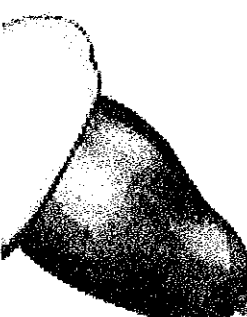
GLEANING
at the Town Office



Fresh fruits & vegetables
from local farms &
Georgetown gardens

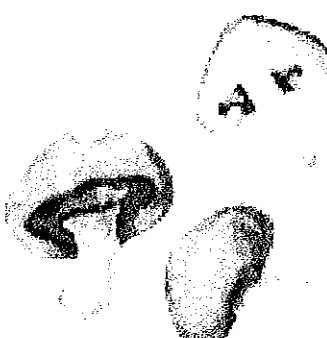


Wednesdays
2:30-3:00
June 11-October



ALL ARE WELCOME

Bring your own bag



ABATEMENT REQUEST

BURGESS, THOMAS

34 HIDDEN COVE ROAD (11R-023-C)

LAND: 162,900 BLDG: 206,200

Summary: Mr. Burgess is requesting an abatement to the building (\$106,000) and land (\$100,000) values of his parcel at 34 Hidden Cove Road (11R-023). Mr. Burgess cites several reasons for this request, noting the quality of the land, restrictions on future land use from SICO, and provides many pictures disputing the quality of the building relative to our Town assessment.

Here is a breakdown in assessment for 11R-023-C:

- 4 Acre Homesite (67,500 per acre, North End Road)
 - 10% Access Reduction
- 4 Acres Rear Land 1 (1,800 per acre)
- Site Improvement (13,500)

Comparisons: The Town Administrator compared this property to like properties. They are:

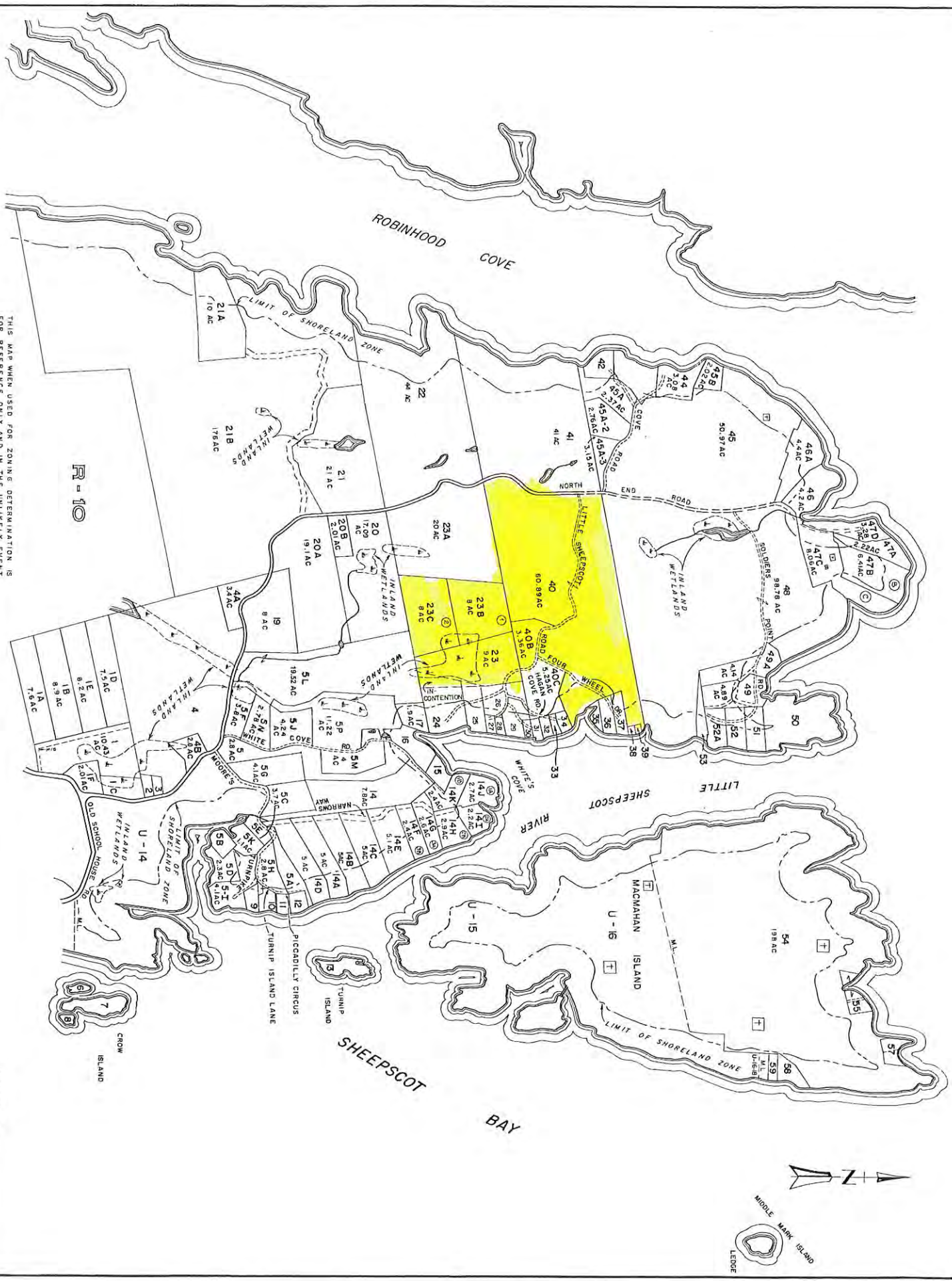
- NO STREET ADDRESS (11R-023) **LAND: 118,600 BLDG: 0**
 - 4 Acres Homesite 67,500 per acre, North End Road
 - 2 Acres Rear Land 1 (1,800 per acre)
 - 3 Acres Wasteland (90 per acre)
- 23 Hidden Cove Road (11R-023-B) **LAND: 148,900 BLDG: 185,600**
 - 4 Acre Homesite (67,500 per acre, North End Road)
 - 4 Acres Rear Land 1 (1,800 per acre)
 - Site Improvement (13,500)
 - Heat & Basement Reductions
- 71 Little Sheepscot Road (11R-040-B) **LAND: 161,500 BLDG: 350,700**
 - 3.36 Acres Homesite (67,500 per acre, North End Road)
 - Site Improvement (13,500)
 - Basement Reduction
- 70 Little Sheepscot (11R-040) **LAND: 810,700 BLDG: 242,600**
 - 1 Acre Homesite (363,000 per acre, Little Sheepscot)
 - 1 Acre Rear Land 1 (5,610 per acre)
 - 10 Acres Rear Land 2 (2,750 per acre)
 - 48.89 Acres Rear Land 3 (660 per acre)

NOTE: This property is to show that while on the same map (and same part of the map) that valuations could be significantly higher.

Recommendation: In comparing the several properties, I can see consistency in the assessments. However, based on the unique circumstances outlined by Mr. Burgess, I encourage forwarding this abatement application on to our Assessing Agent for a site visit and further review.

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 56



Georgetown
Name: BURGESS, THOMAS E

Valuation Report

06/09/2025

Page 1

Account: 435 Card: 1 of 1

Map/Lot: 11R-023-C
Location: 34 HIDDEN COVE ROAD

Neighborhood 48 No.End Rd.

Sale Data

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

Sale Date 05/25/2023
Sale Price 450,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 CALMES, DOROTHY S, TRUST
Reference 2 B2475P118

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	67,500.00	139,567	90%	Access	125,610
4.00	Acres-Rear Land 1	1,800.00	12,960	100%		12,960
1.00	# -SITE IMPROVEMENT	13,500.00	24,300	100%		24,300
Total Acres 8.00		20,358.75 Per Acre	Land Total			162,870

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,026 Sqft	Grade C 100	Base	250,672
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	100% None	Heat	9,142
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,880
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
2005	0	TYPICAL	TYPICAL	Average	Typical	273,278
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
OTHER.....		None		86%	85%	100%
						199,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	80	D 100	1.267	Fair	75%	100%	100%	950
Wood Deck	2005	636	C 100	7.556	Ava.	86%	85%	100%	5.523
1,539 SFLA		129.80 = \$/SFLA (4)							
Outbuilding Total									6,473

Acpt Land	162,900	Accepted Bldg	206,200	Total	369,100
-----------	---------	---------------	---------	-------	---------

Georgetown
Name: SHEEPSCOT ISLAND ASSOCIATION

Valuation Report

06/09/2025

Page 1

Account: 1189 Card: 1 of 1

Map/Lot:

11R-023

Location:

Neighborhood 48 No.End Rd.

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

Reference 1 B1297P0111

Reference 2

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)	67,500.00	139,567	80%	Access	111,653
2.00	Acres-Rear Land 1	1,800.00	6,480	100%		6,480
3.00	Acres-Wasteland	90.00	486	100%		486
Total Acres 9.00		13,179.89 Per Acre	Land Total			118,619
Accpt Land		118,600	Accepted Bldg	0	Total	118,600

Georgetown

Valuation Report

06/09/2025

Name: PINNEY, FRANCES B

Page 1

MCKINNEY, DAVID R.

Map/Lot:

11R-023-B

Account: 1087 Card: 1 of 1

Location:

23 HIDDEN COVE ROAD

Neighborhood 48 No.End Rd.

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

Reference 1 B1437P0208
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	67,500.00	139,567 80%	Access	111,653
4.00	Acres-Rear Land 1	1,800.00	12,960 100%		12,960
1.00	# -SITE IMPROVEMENT	13,500.00	24,300 100%		24,300
Total Acres 8.00		18,614.13 Per Acre	Land Total		148,913

Dwelling Description

Replacement Cost New

Conventional	Two Story	240 Sqft	Grade C 100	Base	134,577
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-2,614
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,880
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
2005	0	TYPICAL	TYPICAL	Average	Typical	139,804
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	120,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
1S AD/GAR.....	2005	528	C 100	73.181	Ava.	86%	100%	100%	62,936
Wood Deck	2005	240	C 100	2.851	Ava.	86%	100%	100%	2,452
1,008 SFLA		181.71 = \$/SFLA (4)							
Outbuilding Total									65,388

Acpt Land

148,900

Accepted Bldg

185,600

Total

334,500

Georgetown
 Name: PEARL, KEVIN D
 PEARL, CAROL A

Valuation Report

06/09/2025

Page 1

Account: 1463 Card: 1 of 1

Map/Lot: 11R-040-B
 Location: 71 LITTLE SHEEPSCOT ROAD

Neighborhood 48 No.End Rd.

Zoning/Use RURAL
 Topography Rolling
 Utilities Site ImproveSite Improve
 Street Semi-Improved

Reference 1 B2566P070
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
3.36	Acres-Homesite (Fract)	67,500.00	137,155 100%		137,155
1.00	# -SITE IMPROVEMENT	13,500.00	24,300 100%		24,300
Total Acres 3.36		48,052.08 Per Acre	Land Total		161,455

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade B 100	Base	287,746
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	100% None	Heat	10,219
Rooms	7	HEARTH	ONE HEARTH	HEARTH	2,028
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	25,344
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,703
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	323,634
Functional Obsolescence						Value(Rcnld)
None						271,853

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Percent Good	Econ	Value Rcnld
1 Storv/BASEMENT	2002	336	B 100	46.835	Ava.	84%	100%	100%	39.341
1.50 ST GARAGE..	2002	576	B 100	40.875	Ava.	84%	100%	100%	34.335
Wood Deck	2002	240	B 100	3.649	Ava.	84%	100%	100%	3.065
Open Frame Porch	2002	45	B 100	2.534	Ava.	84%	100%	100%	2.129
1,680 SFLA		185.23 = \$/SFLA (4)				Outbuilding Total			78,870

Acpt Land

161,500 Accepted Bldg

350,700 Total

512,200

Georgetown
Name: POLITO, DAVID
HERMAN, EMILY M

Valuation Report

06/09/2025

Page 1

Account: 244 Card: 1 of 2

Map/Lot: 11R-040
Location: 70 LITTLE SHEEPSCOT RD

Neighborhood 47 L.Sheepscot R

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

Reference 1 B2566P0070
Reference 2 SPLIT TO FORM 11R-040-B

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 25

Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence
1.00	Acres-Homesite (Fract)	363,000	653,400	100%	Value
1.00	Acres-Rear Land 1	5,610.00	10,098	100%	10,098
10.00	Acres-Rear Land 2	2,750.00	49,500	100%	49,500
48.89	REAR -Rear 3	660.00	58,081	100%	58,081
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%	39,600
Total Acres 60.89		13,313.83 Per Acre	Land Total		810,679

Dwelling Description				Replacement Cost New	
Conventional	One Story	600 Sqft	Grade C 95	Base	126,027
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	-12,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,104
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,505
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	31,225
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built 1975	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical		142,674
Functional Obsolescence None	Economic Obsolescence None	Phys. % 68%	Func. % 100%	Econ. % 100%		Value(Rcnld)	97,018

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
ONE STORY FRAME	1989	1020	C 95	89.215	Ava.	68%	100%	100%	60.666
Open Frame Parch	1975	120	C 95	4.702	Ava.	68%	100%	100%	3.197
Frame Garage	1998	1300	C 95	48.906	Ava.	68%	100%	100%	33.256
2.00 ST BARN....	1975	484	C 95	32.143	Ava.	68%	60%	100%	13.114
Frame Shed	1975	592	C 95	11.136	Ava.	68%	100%	100%	7.572
1.50 ST BARN....	1975	600	D 100	28.829	Ava.	70%	60%	100%	12.108
Frame Shed	1975	600	D 100	9.504	Ava.	70%	100%	100%	6.653
Frame Shed	1975	364	C 100	7.207	Ava.	70%	100%	100%	5.045
Frame Shed	1975	256	D 100	4.055	Fair	59%	100%	100%	2.392
Frame Shed	1975	144	D 100	2.281	Ava.	70%	100%	100%	1.597
1,620 SFLA		97.34 = \$/SFLA (4)					Outbuilding Total		145,600

Acpt Land 810,700 Accepted Bldg 242,600 Total 1,053,300

Georgetown
Name: POLITO, DAVID
HERMAN, EMILY M

Valuation Report

06/09/2025

Page 2

Account: 244 Card: 2 of 2

Map/Lot:
Location:

11R-040
FOUR-WHEEL DRIVE

Neighborhood 47 L.Sheepscot R

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

Reference 1 B2566P0070
Reference 2 SPLIT TO FORM 11R-040-B

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 25

Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld
Wood Deck	2008	48	C 100	570 Avd.	88%	100%	100%	502
PIER.....	2008	468	C 100	39.046 Avd.	88%	100%	100%	34.360
RAMP	2008	78	C 100	7.821 Avd.	88%	100%	100%	6.882
1,620 SFLA		97.34	= \$/SFLA (4)		Outbuilding Total			41,744
Accpt Land		0	Accepted Bldg		41,700	Total		41,700

Georgetown
Name: POLITO, DAVID
HERMAN, EMILY M
Account: 244

Valuation Report

06/09/2025

Page 3

Map/Lot:

11R-040

Location:

FOUR-WHEEL DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	810,700	242,600	1,053,300	810,700	242,600	1,053,300
2	0	41,700	41,700	0	41,700	41,700
TOTAL	810,700	284,300	1,095,000	810,700	284,300	1,095,000

ABATEMENT REQUESTS

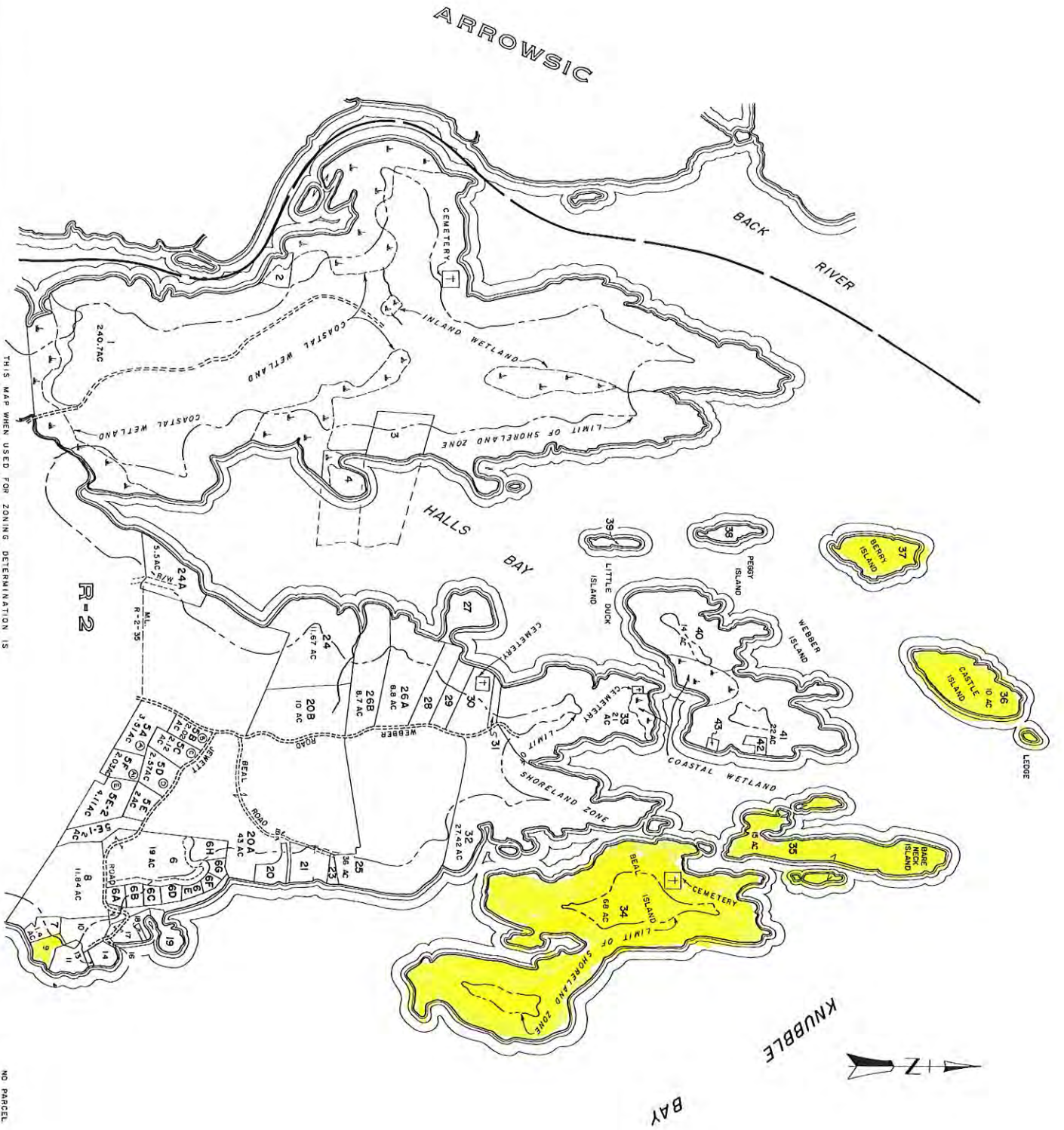
.....
APPALACHIAN MOUNTAIN CLUB

JEWETT ROAD (01R-009) & BEAL ISLAND (01R-034)
.....

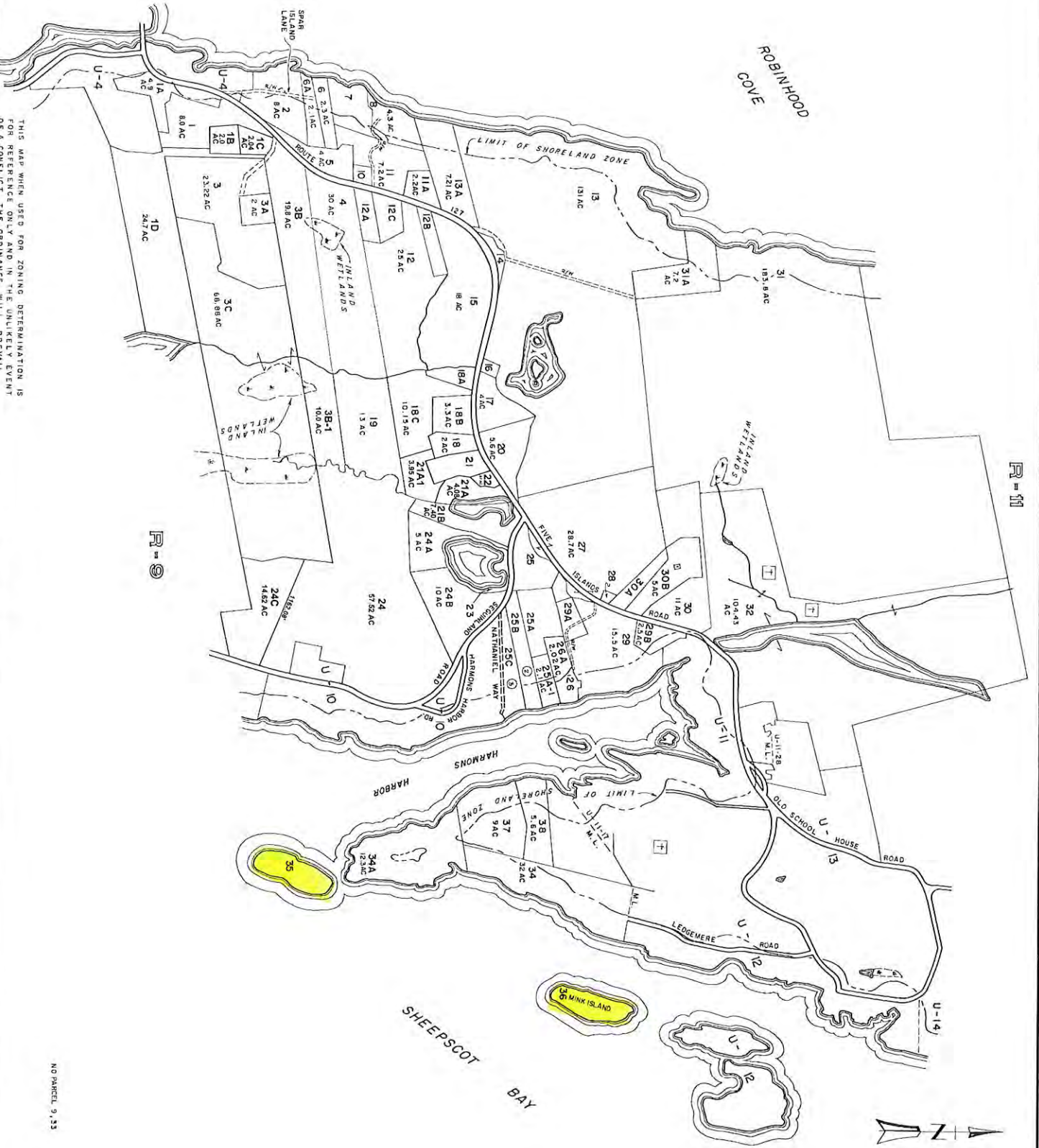
Summary: The Appalachian Mountain club has designated Francis “Frank” Polito as their Spokesperson for these two abatements - one for their “mainland” property on Jewett Road and one for Beal Island. Relative to the property on Jewett Road (01R-009), they are requesting a \$150,000 reduction in land valuation and a \$100,000 reduction to the building valuation, citing a multitude of factors. Regarding the Beal Island property (01R-034) , they are requesting a \$100,000 reduction to their land valuation.

Recommendation: In reviewing the abatement application and files for 01R-009, I do find several inconsistencies. For instance, this property’s condition does not reach above average. Nor does AMC have a natatorium. My recommendation is to send this abatement on to the Assessing Agent for a site visit and further review. Regarding Beal Island, I recommend the Assessing Agent also review relative to the other offshore islands for consistency.

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



NO PARCEL 12, 22, 15



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

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1979

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

PROPERTY MAP
GEORGETOWN
MAINE

SCALE IN FEET
0 500 1000

R-10

NO PARCEL 9.33

Georgetown
Name: APPALACHIAN MOUNTAIN CLUB

Valuation Report

06/09/2025

Page 1

Account: 310 Card: 1 of 1

Map/Lot: 01R-009
Location: 144 JEWETT ROAD

Neighborhood 9 Knubble

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

Reference 1 B1437P0196
Reference 2

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

Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence
1.25	Acres-Homesite (Fract)	429,000	863,346	100%	
0.40	Acres-Rear Land 1	6,710.00	4,831	100%	
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%	
Total Acres 1.65		550,167.88 Per Acre	Land Total		907,777

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	625 Sqft	Grade C 110	Base	201,043
Exterior	NOVELTY	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	-9,531
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,742
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2000	0	TYPICAL	TYPICAL	Above Average	Typical		193,254
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	168,131

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
ONE STORY FRAME	2000	384	C 110	38.891	Ava+	87%	100%	100%	33.835
Open Frame Porch	2000	64	C 110	3.006	Ava+	87%	100%	100%	2.615
Frame Shed	2000	144	C 100	2.851	Ava.	84%	100%	100%	2.395
ONE STORY FRAME	2004	160	C 110	16.204	Ava+	87%	100%	100%	14.097
Wood Deck	2004	104	C 110	1.358	Ava+	87%	100%	100%	1.181
Wood Deck	2000			--- S O U N D V A L U E ---					1.500
Wood Deck	2008	252	C 100	2.994	Ava.	88%	100%	100%	2.635
Natatorium	2008	40	C 100	3.960	Ava.	88%	100%	100%	3.485
1,638 SFLA		131.91 = \$/SFLA (4)							61,743

Acpt Land 907,800 Accepted Bldg 229,900 Total 1,137,700

Georgetown
Name: APPALACHIAN MOUNTAIN CLUB

Valuation Report

06/09/2025

Page 1

Account: 311 Card: 1 of 1

Map/Lot:
Location:

01R-034
BEAL ISLAND

Neighborhood 65 Beal Island

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Reference 1 B0368P0867
Reference 2 BEAL ISLAND, OPEN SPACE

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 33

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	171,600	308,880	100%		308,880
17.00	Acres-Homesite (Fract)	171,600	1,273,545	5%	OPEN	63,677
18.00	Acres-Rear Land 1	2,640.00	85,536	5%	OPEN	4,277
10.00	Acres-Rear Land 2	1,320.00	23,760	5%	OPEN	1,188
22.00	REAR -Rear 3	264.00	10,454	5%	OPEN	523
Total Acres 68.00		5,566.84 Per Acre	Land Total			378,545
Accpt Land		378,500	Accepted Bldg	0	Total	378,500

Georgetown
Name: EXPERIMENTAL VENTURE, LLC

Valuation Report

05/22/2025

Page 1

01R-035

Account: 338 Card: 1 of 1

Map/Lot:
Location:

BARENECK ISLAND

Neighborhood 75 BARENECK ISLAND

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street No Street

Sale Date 03/14/2025
Sale Price 1,070,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1494P0191
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 33

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	240,240	432,432	100%		432,432
1.00	Acres-Rear Land 1	3,696.00	6,653	100%		6,653
1.00	# -SITE IMPROVEMENT	23,100.00	41,580	100%		41,580
9.00	Acres-Homesite (Fract)	240,240	1,297,296	53%	OPEN	687,567
4.00	Acres-Rear Land 1	3,696.00	26,611	80%	OPEN	21,289
Total Acres 15.00		79,301.40 Per Acre	Land Total			1,189,521

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	693 Sqft	Grade B 100	Base	274,152
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	878
					0
					0
Foundation	Concrete	Basement	None	Basement	-14,051
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-12,297
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	2,028
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	1			Fireplace	12,672
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	278,588
Functional Obsolescence		Economic Obsolescence		Phys. %	Econ. %	Value(Rcnld)
None		None		76%	100%	211,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
ONE STORY FRAME	1989	867	B 100	102.176	Ava.	76%	100%	100%	77.654
Open Frame Porch	1989	264	B 100	13.634	Ava.	76%	100%	100%	10.362
Wood Deck	1989	160	B 100	2.433	Ava.	76%	100%	100%	1.849
Frame Shed	1989	173	C 100	3.425	Ava.	78%	100%	100%	2.672
Frame Shed	1989	320	C 100	6.336	Ava.	78%	100%	100%	4.942
FLOAT.....	1989	400	C 100	9.900	Ava.	78%	100%	100%	7.722
RAMP	1989	102	C 100	9.009	Ava.	78%	100%	100%	7.027
WHARF.....	1989	96	C 100	9.583	Ava.	78%	100%	100%	7.475
CAMP OR CABIN...	1989	288	D 100	15.967	Ava.	78%	100%	100%	12.454
Wood Deck	1989	96	D 100	913	Ava.	78%	100%	100%	712
2,080 SFLA		139.13 = \$/SFLA (4)				Outbuilding Total			132,869

Accept Land

1,189,500

Accepted Bldg

344,600

Total

1,534,100

Georgetown
Name: CHEWONKI FOUNDATION

Valuation Report

05/22/2025

Page 1

Account: 474 Card: 1 of 1

Map/Lot:
Location:

01R-036
CASTLE ISLAND

Neighborhood 66 Hall Island

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Reference 1 B0795P0068
Reference 2 OPEN SPACE

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 33

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.75	Acres-Homesite (Fract)	85,800.00	370,334	5%	OPEN	18,517	
4.25	Acres-Rear Land 1	1,320.00	10,098	5%	OPEN	505	
Total Acres 10.00		1,902.20 Per Acre	Land Total			19,022	
Accpt Land		19,000	Accepted Bldg	0	Total	19,000	

Georgetown
Name: CHEWONKI FOUNDATION

Valuation Report

05/22/2025

Page 1

Account: 475 Card: 1 of 1

Map/Lot:
Location:

01R-037
BERRY ISLAND

Neighborhood 66 Hall Island

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Reference 1 B0795P0068
Reference 2 OPEN SPACE

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 33

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	85,800.00	182,736	5%	OPEN	9,137
4.00	Acres-Rear Land 1	1,320.00	9,504	5%	OPEN	475
Total Acres 5.40		1,780.00 Per Acre	Land Total			9,612

Dwelling Description				Replacement Cost New	
Primitive Camp	One Story	120 Sqft	Grade D 100	Base	28,940
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	-2,186
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-760
Rooms	1	HEARTH	ONE HEARTH	HEARTH	1,267
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-9,504
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-190
Unfin. Living Area	NONE			Unfinished	0

Unim. Living Area			Dwelling Condition			Uniminished		0
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1962	0	OLD TYPE	Old Type	Average	Typical	17,567		
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None		67%	100%	100%	11,770

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1962	90	D 100	855	Ava.	573
120 SFLA		98.08 = \$/SFLA (4)				573
Outbuilding Total						573

Acpt Land 9,600 Accepted Bldg 12,300 Total 21,900

Georgetown
Name: NATURE CONSERVANCY

Valuation Report

05/22/2025

Page 1

Account: 38 Card: 1 of 1

Map/Lot:
Location:

10R-035
WOOD ISLAND

Neighborhood 1 Prime Frontage

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

Reference 1 B0685P0034
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	715,000	1,820,093	10%	Access	182,009
Total Acres 2.00		91,004.50 Per Acre			Land Total	182,009
Acpt Land		182,000	Accepted Bldg	0	Total	182,000

Georgetown
Name: ISLAND HOME CLUB

Valuation Report

05/22/2025

Page 1

Account: 793 Card: 1 of 1

Map/Lot:
Location:

10R-036
MINK ISLAND

Neighborhood 1 Prime Frontage

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

Reference 1 B0469P0250
Reference 2 OPEN SPACE

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	715,000	2,475,594	10%	Size/Shape	0
3.70	Acres-Homesite (Fract)	1,320.00	9,504	55%	OPEN	136,157
Total Acres 3.70		36,799.19 Per Acre	Land Total		136,157	
Accpt Land		136,200	Accepted Bldg	0	Total	136,200

ABATEMENT REQUEST

KATHERINE CARPETENER (POA and Co-Conservator for Janice Carpenter, Personal Representative for the Estate of Sam and Minna Pachowsky)

2 BAYBERRY LANE (09U-001)

LAND: 1,361,200 BLDG: 136,400

Summary: Ms. Carpenter is filing this abatement on behalf of her mother, Janice. The Carpenters are seeking a land reduction of \$536,200 and a building reduction of \$31,400. She cites a series of factors, noting significant building degradation. Ms. Carpenter also cites land degradation following the January 2024 storms. The Carpenter application also flags future concern on this parcel's proximity to flooding.

Initial Findings:

- This property is a part of the "Prime Frontage" neighborhood.
- The property is categorized as "average" in condition.
- The property currently has a reduction for its basement.
- Structure was built in 1970.

Further, **here is a breakdown in assessment for 09U-001:**

- 1.05 Acre Homesite (715,000 per acre, Prime Frontage)
- Site Improvement (22,000)
- **Reductions to note:**
 - There is a further \$14,256 reduction for her basement.

Comparisons: The Town Administrator compared this property to like properties. They are:

- 4 Bayberry Lane (09U-002) **LAND: 1,342,200 BLDG: 480,600**
 - 1.04 Acres Homesite (715,000 per acre, Prime Frontage)
 - Site Improvement (22,000)
 - Heat & Basement Reductions
 - Built in 1973.
- 6 Bayberry Lane (09U-003) **LAND: 1,168,400 BLDG: 22,600**
 - 0.69 acres Homesite (715,000 per acre, Prime Frontage)
 - Site Improvement (22,000)
 - Note: 25% Reduction due to restrictions
 - Heat & Basement Reductions
 - Built in... "Old"
- 811 Indian Point Road (09U-009) **LAND: 3,119,300 BDLG: 647,500**

- 5.5 Acres Homesite (715,000 acre, Prime Frontage)
- 3.1 Acres Rear Land 1 (11,000 per acre)
- Site Improvement (22,500)
- Built in 1927. Condition – Good.
- Basement Reduction
- 192 Loop Road (08U-006) **LAND: 1,220,200 BLDG: 160,000**
 - 0.77 Acres Homesite (715,000 per acre, Prime Frontage)
 - Site Improvement (15,000)

Recommendation: Based on comparisons of data for similar properties, I do find consistency in valuations. However, the degradation of the building and reported land damages warrant a site visit and final determination from the Assessor. Therefore, I recommend the Board forward this abatement on to Bill Van Tuinen for further review.

Account: 1036 Card: 1 of 1

Map/Lot:
Location:

09U-001
2 BAYBERRY LANE

Neighborhood 1 Prime Frontage

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

Reference 1 B1098P0264
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence
1.05	Acres-Homesite (Fract)	715,000	1,318,783	100%	1,318,783
0.14	Acres-Rear Land 1	11,000.00	2,772	100%	2,772
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%	39,600
Total Acres 1.19		1,143,827.73 Per Acre	Land Total		1,361,155

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	198,000
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-14,256
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	7,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	200,772
1970	0	TYPICAL	TYPICAL	Average		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	134,517	

Outbuildings/Additions/Improvements				Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1970	128	C 100	1.521	Ava.	67%	100%	100%
Wood Deck	1970	112	C 100	1.331	Ava.	67%	100%	100%
1,200 SFLA		112.10 = \$/SFLA (4)						
Outbuilding Total								1,911

Acpt Land 1,361,200 Accepted Bldg 136,400 Total 1,497,600

Account: 655 Card: 1 of 1

Map/Lot:
Location:

09U-002
4 BAYBERRY LANE

Neighborhood 1 Prime Frontage

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

Reference 1 B1786P0059
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	715,000	1,312,488	100%		1,312,488
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	75%	Restrictio	29,700
Total Acres 1.04		1,290,565.38 Per Acre			Land Total	1,342,188

Dwelling Description				Replacement Cost New	
Conventional	Two Story	926 Sqft	Grade B 110	Base	378,834
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	-29,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Electric	Cooling	100% None	Heat	-15,489
Rooms	8				
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	50,181
Attic	None			Attic	0
FirePlaces	1			Fireplace	13,939
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1973	2013	TYPICAL	TYPICAL	Above Average	Typical		397,777
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	298,333

Outbuildings/Additions/Improvements							Value
Description	Year	Units	Grade	RCN	Cond	Phv	Rcnld
ONE STORY FRAME	1973	360	B 110	46.669	Ava+	75%	35.002
Open Frame Porch	1973	212	B 110	12.100	Ava+	75%	9.075
Wood Deck	2002	564	B 110	9.435	Ava+	75%	7.076
TWO STORY FRAME	2012	660	B 110	146.278	Ava+	75%	109.708
ONE STORY FRAME	2012	220	B 110	28.518	Ava+	75%	21.388
3,752 SFLA		123.78 = \$/SFLA (4)					
Outbuilding Total							182,249

Acpt Land 1,342,200 Accepted Bldg 480,600 Total 1,822,800

Georgetown
Name: GARDINER FAMILY HOMESTEAD

Valuation Report

05/27/2025

Page 1

Account: 654 Card: 1 of 1

Map/Lot:
Location:

09U-003
6 BAYBERRY LANE

Neighborhood 1 Prime Frontage

Zoning/Use SL
Topography Rolling
Utilities Site ImprovePublic Sewer
Street Gravel

Reference 1 B1784P0109
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	715,000	1,138,672	100%		1,138,672
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	75%	Restrictio	29,700
Total Acres 0.69		1,693,292.75 Per Acre		Land Total		1,168,372

Dwelling Description				Replacement Cost New	
Seasonal Home	One Story	284 Sqft	Grade D 100	Base	70,738
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	-5,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,799
Rooms	0				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-3,168
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-450
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built Old	Renovated 0	Kitchens Obsolete	Baths Obsolete	Condition Average	Layout Inadeq.		60,148
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
SMALL SIZE.....		None		67%	54%	100%	21,762

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Rcnld
Open Frame Porch	1	36	D 100	1.299	Ava.	67%	100%	100%	870
284 SFLA		76.63 = \$/SFLA (4)							
						Outbuilding Total			870

Accpt Land 1,168,400 Accepted Bldg 22,600 Total 1,191,000

Georgetown
Name: COX GEORGETOWN CO

Valuation Report

05/27/2025

Page 1

Account: 112 Card: 1 of 1 Map/Lot: 09U-009
Location: 811 INDIAN POINT ROAD

Neighborhood 1 Prime Frontage

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

Reference 1 B1327P0215
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.50	Acres-Homesite (Fract)	715,000	3,018,283	100%		3,018,283
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
3.10	Acres-Rear Land 1	11,000.00	61,380	100%		61,380
Total Acres 8.60		362,705.00 Per Acre	Land Total			3,119,263

Dwelling Description				Replacement Cost New	
Conventional	Two Story	2,015 Sqft	Grade B 100	Base	587,271
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-40,855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	30,641
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	20,275
Attic	None			Attic	0
FirePlaces	2			Fireplace	21,542
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	618,874
1927	1991	TYPICAL	TYPICAL	Good		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	482,722	

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 & 1/2 STORY FR	1991	579	B 100	124.730	Good	78%	100%	100%	97.289
ONE STORY FRAME	1991	121	B 100	14.258	Good	78%	100%	100%	11.121
Open Frame Porch	1991	410	B 100	21.036	Good	78%	100%	100%	16.408
Frame Garage	1968	528	C 100	20.909	Fair	55%	100%	100%	11.500
Frame Shed	1968	80	D 100	1.267	Fair	55%	100%	100%	697
Unfin Basement	1991	300	C 100	4.752	Ava.	79%	100%	100%	3.754
ONE STORY FRAME	1960	544	D 100	40.069	Ava-	60%	100%	100%	24.041
6,143 SFLA		100.14 = \$/SFLA (4)				Outbuilding Total			164,810

Acpt Land 3,119,300 Accepted Bldg 647,500 Total 3,766,800

Georgetown
Name: SOULE, DAVID B JR, ET AL
MOOSEWOOD LLC

Valuation Report

05/27/2025

Page 1

Account: 1212 Card: 1 of 1

Map/Lot:
Location:

08U-006
192 LOOP ROAD

Neighborhood 1 Prime Frontage

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

Reference 1 B2843P067
Reference 2 LOTS 6 & 7

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 21

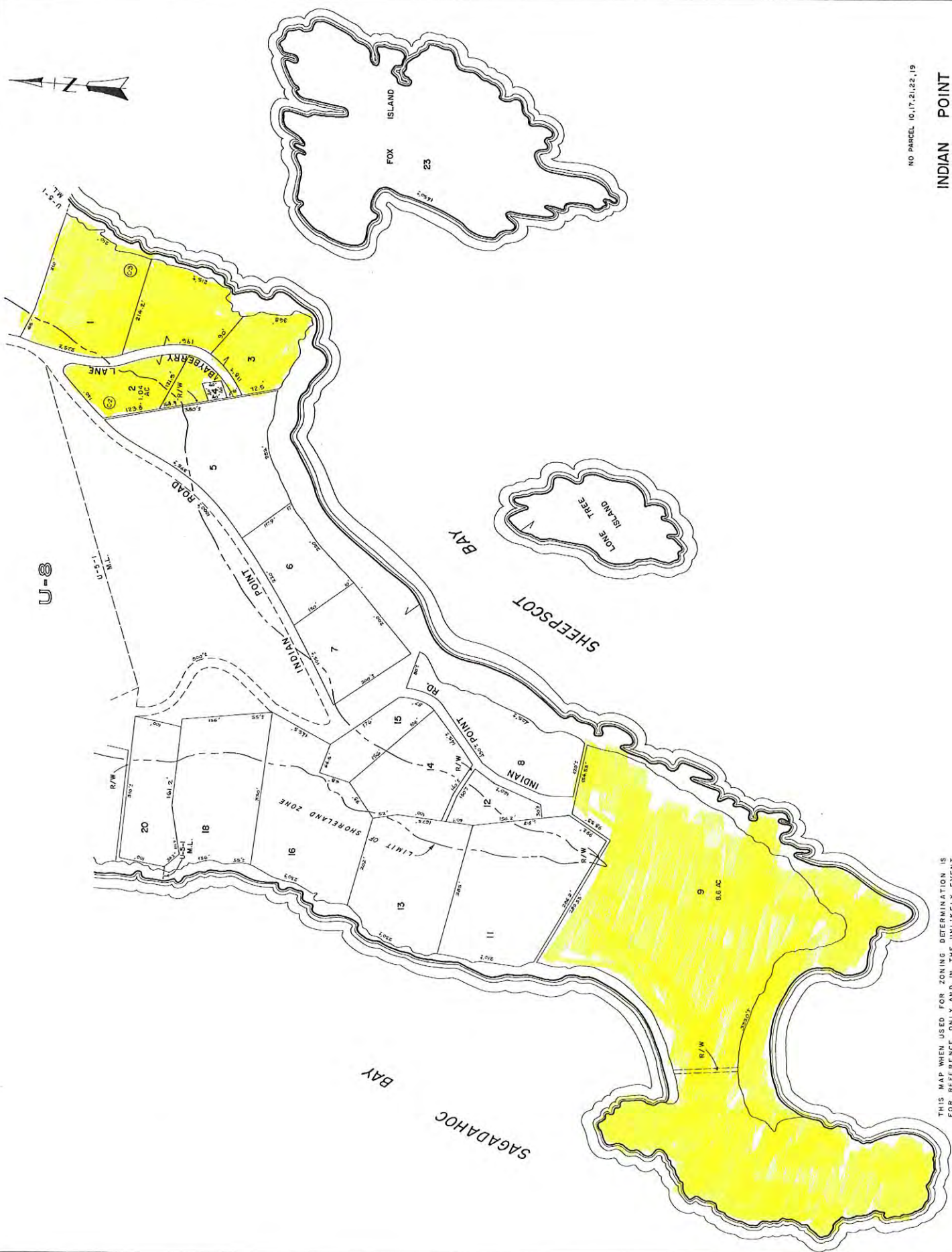
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	715,000	1,180,648	100%		1,180,648
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 0.77		1,584,737.66 Per Acre		Land Total		1,220,248

Dwelling Description				Replacement Cost New	
Seasonal Home	One & 3/4 Story	420 Sqft	Grade C 100	Base	152,628
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,821
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,900
Insulation	None			Insulation	-1,455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	TYPICAL	TYPICAL	Average	Typical		145,689
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	97,612

Outbuildings/Additions/Improvements							Value
Description	Year	Units	Grade	RCN	Cond	Phy	Rcnld
Encl Frame Porch	1950	84	C 100	7.682	Ava.	67%	5.147
Encl Frame Porch	1950	300	C 100	26.928	Ava.	67%	18.042
ONE STORY FRAME	1950	216	C 100	19.887	Ava.	67%	13.324
ONE STORY FRAME	1950	420	C 100	38.669	Ava.	67%	25.908
1,371 SFLA		99.81 = \$/SFLA (4)		Outbuilding Total			62,421

Acpt Land 1,220,200 Accepted Bldg 160,000 Total 1,380,200



NO PARCEL 10,17,21,22,19

INDIAN POINT

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

LEGEND
ADJACENT SHEET NO. 12
COMMON OWNERSHIP OR 1
DEVELOPMENT LOT NO. 2
SCALED DIMENSION 1/4"

PROPERTY MAP
GEORGETOWN
MAINE

SCALE IN FEET
0 100 200

U-9

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

U-8



INDIAN POINT

NO PARCEL 2,4,9,7,13

SCALE IN FEET

0 100 200

U-8

U-7

U-9

PROPERTY MAP

GEORGETOWN

MAINE

LEGEND

12

ADJACENT SHEET NO.

COMMON OWNERSHIP

DEVELOPMENT LOT NO.

SCALED DIMENSION

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

PREPARED BY PHOTOGAMMETRIC METHODS BY

JOHN E. O'DONNELL & ASSOCIATES

AUBURN, MAINE

1974