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## Town of Georgetown Maine Comprehensive Plan

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# **Town of Georgetown Maine 2019 Comprehensive Plan**



**June 2019**



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## **Process of Developing the Updated Comprehensive Plan**

At the June 2017 Georgetown Town Meeting, the Town voted to proceed with updating the 1993 Comprehensive Plan and to engage a consultant to help facilitate that process. The Board of Selectmen appointed a Comprehensive Planning Committee (CPC) of seven regular and five alternate members. The Committee commenced meeting in September 2017 and continued to meet, usually twice a month, until April 2019. Most meetings included guests who provided significant public input.

The CPC established two subcommittees; Age-Friendly and Marine Resources. These subcommittees focused on aging in place issues and marine resource challenges that had surfaced during the preliminary work of the Comprehensive Plan Exploratory Committee. These two subcommittees worked in parallel with the CPC. The Marine Resources subcommittee's work was assisted by Dr. Joshua Stoll and Marina Cucuzza of the University of Maine under a memorandum of understanding between the Maine Coastal Community Resilience Project and the Comprehensive Planning Committee.

One of the first orders of business was to draft and distribute a request for proposal (RFP) for a consultant. After receiving two proposal responses and conducting interviews, the CPC recommended, and the Board of Selectmen agreed to contract with William Najpauer of the Midcoast Economic Development District (MCEDD) as consultant. Mr. Najpauer has years of experience in developing comprehensive plans with Midcoast communities.

The Committee also commenced its review and analysis of the thirteen topic areas that the State recommends be included in a Comprehensive Plan. In December 2017, a working group drawn from the Committee and other interested community members began designing a survey to gather data from the community that would ensure that the Plan reflected the opinions and preferences of the Georgetown community. The working group studied community surveys used with Georgetown's previous Comprehensive Plans for questions that might usefully be repeated and solicited input on survey content from the Marine Resources subcommittee, the Age-Friendly subcommittee, the 3 Bridged Islands Broadband Task Force, and the CPC. The CPC approved a final version of the survey in early June 2018.

The survey, referred to hereafter as the 2018 Community Survey, was first distributed on June 14th at the Town Meeting. 295 responses were received between June and early September and this data gathering was completed on September 7<sup>th</sup>. An overview of survey responses was presented at a public meeting on September 20<sup>th</sup> to provide a forum for community feedback. The CPC and the two subcommittees considered all survey feedback while researching issues and developing draft sections.

### **The Inventory**

The "inventory" is a description of existing conditions in the Town, analysis of issues and implications and projection of future trends, where applicable. Between June and the end of 2018, the CPC developed and reviewed drafts for each topic area in the

inventory. Inventory section drafts and survey data were shared with Town committees and organizations including the Board of Selectmen, Planning Board, Conservation Commission, Shellfish Conservation Committee, Recreation Committee, School Committee, Town Owned Property Management Board (TOPMB), Georgetown Working League (GWL), Georgetown Historical Society and Georgetown Volunteer Fire Department (GVFD). Every Comprehensive Plan meeting was open to town committees, town organizations and the public and a healthy cross-section of residents participated throughout the process.

## **Goals and Action Items**

Beginning in November 2018, the CPC began to review issues and potential goals and action items for each of the topic areas. The Committee turned first to writing the Vision Statement, focusing on the issues that surfaced in discussions of the inventories and findings from the survey, and looking to the 1993 Comprehensive Plan Vision Statement as a model. Continuing its focus on the issues, the Committee drafted proposed goals and action items and then shared them with those Town committees and organizations that would likely assume responsibility for enacting specific actions. Drafts of the inventory and consolidated goals and action items were posted to the Town website in early March 2019. A public meeting was held in mid-March to obtain additional feedback and respond to questions from Town residents. The final draft of the plan, reflecting input from that meeting and from Town committees, was presented to the Board of Selectmen on April 23<sup>rd</sup>.

The goals and action items form the core of the updated Comprehensive Plan that the Board of Selectmen agreed to place on the Town Meeting Warrant at its meeting on April 30<sup>th</sup>. Following that meeting, the complete Plan was posted to the Town Website and copies were made available at the Town Office. One May 8<sup>th</sup> the Plan was on the agenda for a hearing that included proposed Town ordinances. On June 15<sup>th</sup> the Town voted to approve the Plan.

## **1993 Plan Summary - Background**

Georgetown adopted its first Comprehensive Plan in 1982. Six years later the Board of Selectmen asked for volunteers to review and update that plan. Within weeks of the volunteers beginning their assignment, the State of Maine adopted the Maine Growth Management Act, requiring all towns to develop a comprehensive plan. Although the State had not finalized all the details of the new Act, Georgetown decided to proceed with the review process it had already begun.

At the 1989 Town Meeting, the first phase of the plan was approved. In 1990, the Board of Selectmen appointed a Comprehensive Planning Committee to develop and recommend a plan that would address Georgetown's unique needs, while meeting the State's requirements to cover certain broad topic areas and adhere to specified timelines. Those writing the plan proceeded to gather information through surveys, follow up calls, input from community groups and from plans of Maine towns similar to

Georgetown. The Committee also gathered data from Town records, as well as governmental and private agencies.

Throughout the process, the Committee was aware that it had to balance issues that appeared to be in opposition to each other; notably, how to preserve what Georgetown held dear without creating community distress at the prospect of growth and change. To further complicate the planning process, the Town was simultaneously revising its Shoreland Zoning Ordinance to comply with State law. Specifically, the plan had to craft a proposal in the Land Use recommendations that provided the Town flexibility in interpreting the intent of the law while keeping the interest of shoreland zone landowners in mind.

After five years of industrious Committee work, the Board of Selectmen endorsed the Plan and it was approved and adopted at the 1993 Town Meeting.

## **Other Georgetown Planning Activities**

The **2015 Climate Change Adaptation Report**, a project of the Georgetown Conservation Commission, was designed to begin an ongoing conversation about adapting to a changing climate in Georgetown and to start making the island community resilient to what is unfolding. The Report focused on low-cost, no-cost, and “no regrets” steps that could be initiated and implemented.

The Report offered 48 specific recommendations in ten key areas likely to be affected by climate change: Infrastructure and Roads, Water Supply, Fisheries, Private Property, Public Property, Ecology, Recreation, Emergency Preparedness, Cultural/Historical Assets and Human Health.

Since the release of the Report, several of the recommendations have been acted upon by volunteers and the Conservation Commission. The results have kept the conversation going by promoting awareness, education and preparedness in a changing climate. The *2015 Climate Change Adaptation Report* was updated in 2018 and this update appears in the appendix of the updated Comprehensive Plan.

A team of eight Arrowsic, Georgetown, and Southport residents are behind the **3 Bridged Islands** Broadband Initiative. This task force has put together a plan to bring true, high-speed broadband to every resident on each of the three islands. They have completed preliminary studies and obtained engineering, production and operating cost estimates from multiple companies. They have also initiated action to establish a joint private-public organization to handle fund raising and administrative functions.

The **Age-Friendly Georgetown** subcommittee applied for and was accepted into the AARP Age Friendly Network, partnering with more than 50 Maine communities to gain access to grant funding and a wealth of resources. Other areas that Age-Friendly Georgetown worked on included free transportation provided by local volunteer drivers, assistance with home repair and weatherization using Habitat for Humanity/7 Rivers Maine and Bath Housing Authority programs, improved house identification numbers in partnership with the Working League and GVFD, modifications to an existing walking trail to make it more accessible for those with limited mobility, conducting a

Drug Take-Back program for unused prescription drugs, creation of a website to provide a listing of resources for seniors, activities in the school to improve the connection between young and older Georgetown town residents . The subcommittee also conducted a survey to learn what is important to Georgetown residents for safe aging-in-place.

## **Major Risks to Georgetown's Future**

During the course of the Comprehensive Plan's development, many issues have been identified. A few of these present significant risks to Georgetown's future, particularly the objective of "keeping Georgetown as it is." Goals and action items specific to these risks are addressed in the relevant topic areas.

- Overdevelopment, especially large-scale commercial development
- Continued decline in "young" (child through retirement age) residents and families
- Viability of Georgetown Central School
- Substandard broadband/internet service
- Issues associated with an aging population.
- Declining fisheries and clam flats; access to the shore and threats to the working waterfront
- Climate change and sea level rise
- Potential financial pressures on the Town budget

## **Vision Statement**

As we look 10-15 years into Georgetown's future, we see a Georgetown that retains its rural character and community spirit while addressing challenges to its economic, cultural, natural and marine resources. To remain a community that enhances the quality of life for all its citizens, we aspire to:

- Protect our water, natural, marine and historical resources;
- Continue policies designed to maintain our unique municipal and community assets and facilities, including strategies that keep them viable and vibrant;
- Maintain a balanced residential, social and economic development of the Town that encourages a full range of age groups;
- Manage marine resources while improving and securing access to the shorefront and cultivating a thriving, adaptive and resilient working waterfront.

## Prefatory Statement

A Comprehensive Plan is primarily a tool to aid in planning the future of a town or city. An actionable comprehensive plan should take into account current and past trends, the history of the community, and what its residents see as important for its future. The goal of updating the 1993 Georgetown Comprehensive Plan is to identify changes that have occurred in the past 25 years, develop strategies to protect and preserve Georgetown's unique character, and bring forward recommendations that enable the Town to openly examine and plan for the future, focusing on the Town's priorities.

The Georgetown Comprehensive Planning Committee (CPC) has worked since its appointment in September of 2017 to compile a comprehensive plan that will reflect the community's vision throughout the next 10-15 years. A primary purpose of this plan is to develop guidelines for improvements within Georgetown that are consistent with the goals and guidelines of the State's *Growth Management Act* (30-A M.R.S.A. §§ 4312 - 4350). The successful adoption of a Comprehensive Plan allows municipalities several benefits. Principle benefits of adopting a Comprehensive Plan in accordance with State guidelines include the following:

- Municipalities can qualify for preferred status with many State competitive grant programs; (30-A, M.R.S.A. §4349-A.3-A)
- Municipalities gain the capacity to guide State growth-related capital investment towards locally-chosen growth areas; (30-A, M.R.S.A. §4349-A.1)
- Municipalities may enact legitimate zoning ordinances; (30-A, M.R.S.A. §4314; 30-A, M.R.S.A. §4352.2)
- Municipalities may require State agencies to comply with local zoning standards; (30-A, M.R.S.A., §4352.6)

This Plan puts forward a set of recommendations for the Board of Selectmen and other Town bodies to consider. The CPC understands that every portion of the Plan may not be implemented for a variety of reasons. As such, we recognize that it will be the responsibility of the Board of Selectmen or appointed Town committee to prioritize the Plan's recommendations while considering the Town's limited municipal capacity, especially in relation to its financial capacity, the technical capacity of its Town Boards committees and commissions that would be responsible for proposed programs, and the Town's ability to enforce its ordinances. In light of this, we recommend that an ad hoc subcommittee involving a combination of Selectmen, other Town boards and committees, volunteers and Comprehensive Planning Committee members be called upon to identify priorities.

This Plan does not change any Town ordinance or policy. For example, in the 2018 Community Survey, 61% of respondents favored creating some guidelines for future commercial development and this Plan supports that approach. However, it would be up to the Planning Board and Board of Selectmen to review the land use

recommendation and develop any changes in ordinances they determine were in the best interests of the Town. Those ordinance changes would ultimately be submitted as a warrant for approval at Town Meeting.

As a comprehensive plan needs to be reviewed periodically to ensure that it is relevant and continues to reflect the community's opinion, the CPC recommends that in five years the Board of Selectmen appoint a committee to review and evaluate any significant changes in the community, and to offer recommendations for achieving the Plan's unmet goals or making necessary modifications to it.

Finally, the Comprehensive Planning Committee wishes to underscore how important volunteers are to Georgetown. Continuing our volunteer service will be essential not only to implement aspects of this plan, but to maintain Georgetown's unique community spirit. We ask anyone who believes in the future of Georgetown to consider participating on a municipal committee or any one of several community organizations, or to run for an elected office.



# **Town of Georgetown Maine 2019 Comprehensive Plan**



## **Part One: Goals and Action Items**



## Chapter 1: Demographics

### Overview

The population of Georgetown grew from 914 to 1020 between 1990 and 2000, slightly below the rate anticipated in the 1993 plan. Since 2000, the population has only increased to 1036, and this lack of population growth is projected to continue. The most dramatic demographic difference between 1990 and 2015 is that in 1990 approximately 13% of the population was over 65, and in 2015 approximately 30% of the population was over 65, with notable declines in the population aged 20-40.

While Georgetown's retirement age population has increased, the Georgetown Central School 2018-2019 student population of 50 is 43% of what the 1993 plan projected the population to be in 2012. The school has been sustained by the Town's relatively low mill rate, but there are concerns that the School will in time become no longer viable. This is something the community does not want; undertaking the difficult task of developing strategies to attract and retain families with children is desirable.

### Demographics Georgetown Goals:

To collect and understand demographic data as it becomes available from state and federal sources in order to make prudent decisions about municipal operations, planning, infrastructure and development.

To plan for orderly growth and development throughout the community, and to respond to changes in our population.

### Action Items:

- Continue to monitor demographic changes especially when the 2020 Census Data becomes available and to make adjustments to the Comprehensive Plan policies as necessary. (1.1)
  - Timeline: when available (2021-2023)
    - Primary responsibility: Comprehensive Plan Central Committee members have volunteered to update this part of the plan
- Continue to adapt and revise the Town's municipal services to respond to changes in the population characteristics. Areas of particular interest include emergency services, education, recreation and economic development. (1.2)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen

## Chapter 2: Archaeological and Historic Resources

### Overview

The State's goal of preserving historic and archaeological resources is particularly relevant in Georgetown, given the Town's remarkable history and numerous identified historically and archaeologically significant sites.

Georgetown's history contributes to the character of this small island community. Many descendants of Georgetown's earliest settlers still live in Georgetown, and the community's appreciation of Georgetown's past is strong. Georgetown's historic nature appeals to visitors and residents alike. Preserving Georgetown's coastal village character is paramount to planning Georgetown's future.

The Georgetown Historical Society (GHS) was founded in 1975 "to explore, preserve and celebrate the history and cultural landscape of the Town of Georgetown." The Society operates a museum, library and community meeting space. It presents exhibits and community programs, publishes historical research and a bi-monthly journal, *The Tide*, which keeps readers aware of current happenings in Georgetown as well as chronicling the Town's history.

### Historic and Archaeological Resources State Goal:

To preserve the State's historic and archaeological resources.

### Georgetown Goal:

To protect and preserve the Town's historic and archaeological resources from changing climate and other environmental challenges.

### Action Item:

- Seek guidance and assistance from the Maine Historic Preservation Commission to protect or document Georgetown's most vulnerable historic and archaeological resources. (2.1)
  - Timeline: on going
  - Primary responsibility: Conservation Commission

## Chapter 3: Economic Development

### Overview

The economic base of the community includes traditional fishing and other marine-related businesses, contracting and construction businesses, and services related to seasonal residents, tourism and employment opportunities in the Mid-Coast Region. A significant percentage of the island economy depends upon seasonal business.

Self-employed residents are likely to have multiple sources of income and account for 22.3 % of the workforce. In addition to commercial fishing, self-employed occupations include services related to seasonal housing, landscaping and lawn maintenance, snowplowing, excavating and paving, tree work, carpentry, property management and rentals, and home-based entrepreneurship. Local businesses and the Town itself provide both full and part-time employment opportunities. Georgetown's coastal character and low-impact tourism has led to the establishment of several businesses that are primarily seasonal and provide resident employment. Existing tourism activities include inns, bed & breakfasts, a campground, Reid State Park, fishing and boating, restaurants, walking and hiking trails and limited access to the coast. Reid State Park brings over 125,000 visitors annually into the Town. It is unknown how much this affects local businesses, although the Park clearly is a factor in summer rentals.

In 2016, 39.3% of Georgetown's workforce was involved in management, professional, and related occupations; most of these jobs are located off the island.

The lack of high-speed internet has the potential to curb opportunities for future establishment and profitability of local businesses, as well as limiting the ability of individuals to live in Georgetown and telecommute.

Efforts to improve the local economy could be based on expanding tourism through the collaboration of local and seasonal businesses on initiatives to extend activity into the "shoulder" months before Memorial Day and after Labor Day. One such initiative might focus on, for example, leveraging the scenic and recreational appeal of conserved lands, Reid State Park and Five Islands.

### **Economy State Goal:**

Promote an economic climate that increases job opportunities and overall economic well-being.

### **Georgetown Goal:**

Foster and support an atmosphere for private businesses and employment opportunities compatible with Georgetown that provide both jobs and tax revenues, while remaining protective of our quality of life and natural resources.

## Goals and Action Items

### Action Items:

- Continue to support and enhance the health of the existing local economy. (3.1)
  - Timeline: ongoing
    - Primary Responsibility: Board of Selectmen or Board designee
- Address infrastructure deficiencies including parking, traffic plans and enhanced internet service to the entire island. (3.2)
  - Timeline: ongoing
    - Primary Responsibility: Board of Selectmen or Board designee
- Support the maintenance, development and revitalization of Georgetown landings and harbors for fishing, transportation, and recreation. (3.3)
  - Timeline: ongoing
    - Primary Responsibility: Board of Selectmen or Board designee
- Evaluate options for developing an acquisition plan for a Town Landing in perpetuity. (3.4)
  - Timeline: 1 – 3 years.
    - Primary Responsibility: Board of Selectmen or Board designee

### **Chapter 4: Marine Resources**

Coastal communities in Maine face pressure from compounding ecological and economic threats. Changing ocean conditions, declines in key fisheries, the loss of working waterfront infrastructure, and shrinking access to the shore are among the many stressors that threaten the resilience of coastal fishing communities and the livelihoods of thousands of fishermen throughout the state. Like those of many coastal communities in Maine, Georgetown's marine resources face an uncertain future. Planning plays a critical role in addressing local marine resource challenges that prepare the community to respond to these stressors.

Lobster is the most economically important species in Georgetown and while the recent lobster catch in our area has been stable, predicted declines leave our commercial fishermen facing an uncertain future. In the U.S. North Atlantic, fisheries data show that at least 85 percent of nearly 70 federally tracked species have shifted north or to deeper waters offshore, or both, in recent years when compared to the norm over the past half-century. The most dramatic of species shifts have occurred in the last 10 or 15 years. The lobster population has shifted north from Long Island, Rhode Island, Massachusetts and New Hampshire, migrating at a reported rate of 4.5 miles per year. Casco Bay has already begun to experience a decline. While Georgetown has benefitted from this northern shift of lobsters, our area may soon experience declines such as those that have devastated the southern New England lobster grounds. Local fishermen report catching southern species never before seen in our northern waters. In addition to species shifts, our commercial lobster fishermen face additional challenges including overfishing, decreased herring quotas recently imposed by the New England Fishery Management Council, bait shortages, and the prospect of more expensive trap wire as a result of federal government sanctions against steel producing countries. In addition to the above, in the 2018 Survey of Georgetown Commercial Fishermen conducted by the University of Maine (see appendices p. 149), fishermen voiced support for new trap limits and a call for the State to address commercial license holders who no longer fish.

The clam harvest in Maine reflects a similar pattern of decline that is felt locally. Wild-harvest shell-fishermen in Maine have become increasingly vulnerable in recent years as their primary resource, the soft-shell clam, has experienced dramatic declines due to increased predation from the invasive European green crab and milky ribbon worms. This is a major concern in areas like Georgetown, where soft-shell clams are one of only two species that comprise 99% of the Town's commercial landings.

#### **Recent and Ongoing Initiatives**

Oysters have become a viable economic aquafarming success in Robinhood Cove. Georgetown Aquaculture has received a 20-year, 14.2-acre lease in Robinhood Cove (see appendices map p. 170) to provide present and future cooperative space for resident independent farmers. In the coming years, it is foreseeable that local aquafarming could include quahogs, scallops and kelp.

## Goals and Action Items

A project in the Heal Eddy clam flat was unsuccessful in seeding and protecting juvenile clams to create a commercially viable recovery at current market prices. The site continues to be monitored to better understand the biological and financial implications of clam farming and, as a hands-on classroom for Georgetown Central School students to learn about clams, clam harvesting and intertidal ecology.

The Shellfish Conservation Committee, in cooperation with Manomet and the University of Maine, has received funds from the Maine Shellfish Restoration and Resilience Project to reintroduce the northern quahog, a hard-shell clam that can outgrow crab predators and may be less susceptible to predation by milky ribbon worms.

Efforts are being made locally and statewide to determine whether the invasive European green crab can be an economically viable resource.

Because Georgetown is ideally suited for fishing, digging, aquafarming and other marine-based activities, history suggests that the economic future of our marine industries will adapt and diversify to take advantage of new opportunities. As a respondent to the University of Maine Marine Survey stated, "it's always something."

### **Marine Resources State Goal:**

To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

### **Georgetown Goal 1:**

While improving the ecological integrity and diversity of marine habitats, expand the marine economy to include sustainable harvest of multiple species.

#### **Action Items:**

- Encourage property owners who have overboard discharge systems to replace them where possible and educate other shoreland property owners on the importance of properly maintaining their in-ground systems. (4.1.1)
  - Timeline: 1 – 5 years
  - Primary Responsibility: Conservation Commission
- Educate and engage the community and School in marine resource issues and emerging sectors. (4.1.2)
  - Timeline: 1 – 5 years
  - Primary Responsibility: Shellfish Conservation Committee

### **Georgetown Goal 2:**

Protect our marine resource industry, ports, and harbors from incompatible development, including the cumulative effect on coastal resources. Promote existing access to the shore for commercial fishermen and property taxpayers of Georgetown.

## Goals and Action Items

### Action Items:

- Develop a recommendation for the succession of the Shellfish warden to ensure continuity in municipal shellfish enforcement. (4.2.1)
  - Timeline: ongoing
    - Primary Responsibility: Shellfish Conservation Committee
- Proactively search for and recommend a landing that promotes use by commercial fisherman and recreational access for residents and their guests. (4.2.2)
  - Timeline: 1 – 5 years
    - Primary Responsibility: Town-Owned Property Management Board (TOPMB)
- Benchmark user fees, facilities and services of neighboring town harbors and landings as a basis for planning and recommending future policy and ordinances. (4.2.3)
  - Timeline: ongoing
    - Lead: Primary Responsibility: TOPMB

### Georgetown Goal 3:

Promote the maintenance, development and revitalization of Georgetown landings and harbors for fishing, transportation, and recreation.

### Action Items:

- Authorize and support the necessary levels of enforcement for waterfront facility use. (4.3.1)
  - Timeline: ongoing:
    - Primary Responsibility: Board of Selectmen
- Improve support facilities for marine resource use, such as parking, storage, etc. (4.3.2)
  - Timeline: ongoing
    - Primary Responsibility: TOPMB
- Investigate and promote dialog with shorefront owners and conservation groups to create public and/or commercial water access. (4.3.3)
  - Timeline:
    - Primary Responsibility: TOPMB and Conservation Commission

### Georgetown Goal 4:

Encourage and support the development of marine related programs with State, municipal, non-profit and research institutions.

### Action Item

- Explore and support youth mentorship programs. (4.4.1)
  - Timeline: 1 – 5 years
    - Primary Responsibility: Shellfish Conservation Committee

## **Chapter 5: Natural Resources, Water Resources, Agriculture and Forestry**

### **Overview**

Georgetown has many critical natural resources, including wetlands, wildlife and fisheries habitats, sand dunes, shorelands, scenic vistas, and unique natural areas. It also has much conserved land to protect and enhance these resources. Georgetown's 1993 Comprehensive Plan noted that 320 of 364 of those responding to a community questionnaire then thought it was important for the Town to have open space conserved for the benefit of residents and future generations. Since then, over 1,200 acres has been placed in preserves and over 1,300 acres in open space (almost half of the latter is privately owned and not open to the public). Georgetown residents continue to value the Town's natural resources. In the 2018 Community Survey, seventy-eight percent (78%) of those responding thought "maintaining the rural character of the Town" was "extremely" important," while seventy-three percent (73%) stated "conserved spaces for public access" were "extremely" important.

Currently, over 35% of Georgetown 11,891 acres is protected in parks and preserves, and in open space land. Natural resources are also protected by local shoreland zoning consistent with State guidelines, and by other land use ordinances consistent with applicable State law regarding critical natural resources. The 1993 Plan focused on concerns related to construction, forestry and road construction, and their relation to soil erosion. The Plan charged the Conservation Commission with keeping updated information about wetlands, and plants and animals of concern. This task has been and continues to be done.

In Georgetown, residents get their water almost exclusively from the ground, using wells located on their property. Some collect rainwater in cisterns. The quantity of groundwater is limited because bedrock fractures, the aquifer material in Georgetown, hold much less water than soil. The sole source of water to the aquifers underlying Georgetown is precipitation, but only 10% to 15% of the precipitation that falls on the ground surface recharges them. Water quality is generally good in Georgetown, although some wells require pretreatment for iron or salt. Occasionally, wells are contaminated with coliform bacteria. Radon is found in some Georgetown wells at levels above the maximum exposure guidelines established by the Maine Center for Disease Control.

Currently, Georgetown's 1,036 +/- residents and the estimated 1,157-1,578 additional people who are in Georgetown in the summer have an adequate potable water supply because an annual average of 45 inches of precipitation recharges the island's aquifers at a rate greater than demand. Bedrock, lack of topsoil around the island, and low population density make future centralized municipal water delivery or wastewater treatment systems unlikely. Introducing common water supply systems (common wells)



## Goals and Action Items

and a municipal water department or water manager to would be fiscally impractical given Georgetown's topography and its projected population size.

Future development in Georgetown is dependent upon the availability of potable water due to the character of the island's geology and aquifers. The capacity of Georgetown's aquifers is limited, and development density will continue to need appropriate monitoring and planning. Another variable impacting the water supply is sea level rise and salt water intrusion into Georgetown's aquifers.

Residences, public buildings, and businesses have individual septic systems (septic tank and leach field). There are currently 57 overboard discharge permits in Georgetown. Siting septic systems is challenging on Georgetown Island because of limited topsoil on the island.

Georgetown currently has only 15 acres of designated farmland. Roadside stands sell locally grown flowers and produce, and there are at least two privately owned community gardens. In 2018, Georgetown passed its Food Sovereignty Ordinance.

Between 2011 and 2014, an average of 46 acres per year of timber has been harvested, a modest increase over previous years.

### **Natural Resources State Goal:**

To protect the Town's critical natural resources including, without limitation, wetlands, wildlife, fisheries habitat, shorelands, scenic vistas, and unique natural areas.

### **Water Resources State Goal:**

To protect the quality of all our water resources including lakes, aquifers, great ponds, estuaries, rivers, streams, and coastal areas.

### **Georgetown Goal 1:**

To protect and manage Georgetown's natural resources, landscapes, and ecologically important habitats, and to encourage the resilience of our natural resources to changing climate and other environmental challenges.

### **Action Items:**

- Encourage the preservation of important wetlands, and salt water marsh systems/uplands that support Gulf of Maine fisheries and serve as shoreland buffers to our island. (5.1.1)
  - Timeline: ongoing
    - Primary Responsibility: State, federal, and regional conservancy groups; supported by: Conservation Commission, Board of Selectmen
- Continue to keep an inventory of the Town's natural resources, monitor the health of those natural resources, and keep the Town advised. (5.1.2)
  - Timeline: ongoing
    - Primary Responsibility: Conservation Commission

## Goals and Action Items

- Develop and maintain collaborative relationships with local conservation groups in managing preserved lands, protecting natural resources and where possible, advocating for low-impact water access from preserved shore properties (5.1.3)
  - Timeline: ongoing
  - Primary Responsibility: Conservation Commission

### **Georgetown Goal 2:**

To direct residential, commercial, and industrial development in a manner that minimizes the impact of development on Georgetown's natural resources and environment. (*Aspects of this goal are addressed in the General Recommendations and the recommendation for a Site Review process for commercial development in the Future Land Use chapter.*)

#### **Action items:**

- Encourage the gradual elimination of overboard discharge systems through community education. (5.2.1)
  - Timeline: ongoing
  - Primary Responsibility: Conservation Commission; supported by Shellfish Conservation Committee
- Continue to enforce the monitoring and maintenance of in-ground systems within the shoreland zone. (5.2.2)
  - Timeline: ongoing
  - Primary Responsibility: Code Enforcement Officer (CEO); supported by Shellfish Conservation Committee
- Determine resources required and organize as necessary to periodically review Georgetown's general ground water and wastewater capacity for changes that may affect development or minimum lot size. (5.2.2)
  - Timeline: 2-5 years
  - Primary Responsibility: Conservation Commission

### **Georgetown Goal 3:**

To preserve the health (quality and quantity) of all of Georgetown's water resources including lakes, aquifers, great ponds, estuaries, rivers, streams, and coastal areas.

#### **Action Items:**

- Continue to support testing the coastal and shoreland waters around Georgetown for water quality by regional groups, the Shellfish Warden and the Chair of the Shellfish Conservation Committee. (5.3.1)
  - Timeline: ongoing
  - Primary Responsibility: regional conservation groups; supported by: Conservation Commission; the Shellfish Warden
- Continue to enforce Town, State, and federal regulations for storage and disposal of universal waste, and to provide information about hazardous waste collection days in Bath and Brunswick for items not permitted at the transfer station. (5.3.2)

## Goals and Action Items

- Timeline: ongoing
  - Primary Responsibility: Transfer Station staff supported by Solid Waste Committee and Board of Selectmen
- Seek outside funding and/or research support to study issues relating to water quality and quantity, and to the effects of climate change on Georgetown's water supplies. (5.3.3)
  - Timeline: ongoing
    - Primary Responsibility: Conservation Commission; supported by Board of Selectmen
- Continue to enforce Town, state, and federal erosion control regulations along roads, in construction areas, and on private and public property. (5.3.4)
  - Timeline: ongoing
    - Primary Responsibility: Road Commissioner and CEO

### **Agricultural and Forest Resources State Goal and Georgetown Goal:**

To safeguard the State's agricultural and forest resources from development which threatens those resources.

Georgetown currently has only 15 acres of agriculture land. Much of Georgetown lacks the topsoil and level terrain necessary for most traditional agricultural uses. We anticipate agricultural use to remain low, threats to forest resources to remain limited and forests to remain not vulnerable to development.

As noted in the overview, much of the land in Georgetown is and will be continued to be held in conservation, thus ensuring the Town's resources will be safeguarded.

### **Chapter 6: Recreation**

#### **Overview**

The Georgetown Recreation Committee has traditionally organized a schedule of recreational activities for children and adults. In recent years the Georgetown Community Center, which operates as a non-profit, has been hosting and co-hosting an increasing number of recreational activities and programs. It has been and continues to be the Recreation Committee's goal to provide quality programming for residents with minimal to no cost to the individual.

The State's focus of this section is on outdoor recreational activities. Since 1993, the addition of conserved lands under the stewardship of The Nature Conservancy and Kennebec Estuary Land Trust (KELT) have added many miles of hiking trails to those at Reid State Park and The Josephine Newman Sanctuary. There are also two Town-owned properties with trails that are maintained for public use by the Conservation Commission (Round the Cove Trail and the Ipcar Preserve). The Conservation Commission provides a map of conserved lands and trails at trail heads. Hunting is a traditional recreational activity in Georgetown and is permitted on a number of the conserved lands in the Town.

Reid State Park is a major attraction for both visitors and residents. In addition to its beaches and the above-mentioned trails, the Park provides water access to kayakers and fishermen.

Judging by the number of moorings and the findings of the 2018 Community Survey, recreational boating is likely the most popular recreational activity on the Island. Access to the water is limited so the continuation of the agreement to lease Todd's Landing is essential for recreational boating.

Although the Bath Recreation Department continues to be used by the youth of Georgetown, coordination with the Georgetown community seems to have declined over time and participation in its programs is dependent upon individual initiative.

#### **Recent and Ongoing Initiatives**

A citizen group has initiated discussions aimed at addressing the high occurrence of tick-borne diseases on this island. The presence of deer ticks in Georgetown has impacted hiking and other recreational activities. This issue is primarily a health issue. It is further referenced in the Natural Resources Inventory and in the Regional section.

In response to the recent infestation of the browntail moth, the Conservation Commission has joined a group of the Conservation Commissions of the surrounding five towns most affected by the infestation as they seek more effective controls and will continue to monitor the problem and share educational information.

#### **Recreation State Goal:**

To promote and protect the availability of outdoor recreation opportunities for all citizens including access to surface waters.

## Goals and Action Items

### **Georgetown Goal:**

To promote a variety of recreational opportunities for all Georgetown residents.

### **Action Items:**

- Explore utilizing the School gym after hours and create additional recreational sites and activities within Georgetown for children. Survey school age children and their families for ideas and suggestions. Whenever feasible, partner with other municipalities and recreational organizations. (6.1)
  - Timeline: 0-2 years
    - Primary responsibility: Recreation Committee or Recreation Committee designee
- Continue to cooperate with other municipalities and other recreational organizations and groups to expand recreational activity opportunities to Georgetown residents. (6.2)
  - Timeline: 0-2 years, then ongoing
    - Primary responsibility: Recreation Committee
- Continue to explore the possibility of adapting walking paths to make them suitable for use by elders and people with limited mobility. (6.3)
  - Timeline: ongoing
    - Primary responsibility: Age-Friendly Georgetown\*
- Collaborate with the Department of Inland Fisheries and Wildlife and the Maine Center for Disease Control, hunters, and residents / land owners to establish and monitor tick population, deer herd size and disease rates. (6.4)
  - Timeline: ongoing
    - Current stakeholder working group of citizens or one established by the Town

\* Age-Friendly Georgetown is the name members of the Age-Friendly sub-committee have used on their website and in connection with their activities designed to make Georgetown an age-friendly community. As the Age-Friendly sub-committee per- se will no longer exist upon the completion of the Comprehensive Plan, the responsibilities assigned to that group in the Plan refer to it as Age-Friendly Georgetown.

## Chapter 7: Transportation

### Overview

Georgetown is an island connected to the mainland by two bridges. State-supported Route 127 is the single thoroughfare to and from the mainland, and provides the primary access to schools, shopping, services, businesses, recreation and attractions both on and off the island. The Town maintains about 25 miles of its roads and contracts the Road Commissioner on a three-year basis to perform maintenance. Town roads are generally serviceable. Route 127 currently maintains a “degraded priority status” with Maine Department of Transportation (DOT) due in part to island geographic reality and in part to not having a State approved long-range Corridor Management Plan. During the summer months, traffic to the State-supported facility, Reid State Park, confirms growth in seasonal and tourist well beyond the year-round/season resident population (2,193-2,614). The maintenance and safety of Route 127 and all Town roads are vital to Georgetown's safety, access/egress, and livelihood.

Provided the trends of slow population growth, limited economic development and a rising median age continue, the updated 1993 Comprehensive Plan allows Georgetown to address transportation issues most important to the Town. For example, there are limited public or community transportation resources available to Georgetown; community-based options could certainly benefit the changing needs of our aging resident population. Known hazards such as pedestrian and cyclist safety on Route 127 and specific locations where studies have demonstrated hazards are most likely to occur (such as increased flooding due to sea level rise) can be addressed and become part of the prioritization of Town maintained roads.

**Recent and Ongoing Initiatives:** At the 2018 Town Meeting, a three-year term was put in place for the Road Commissioner. Starting July 1, 2019, the Road Commissioner will develop a three-year plan for Board of Selectmen approval. It is recommended that the plan be reviewed annually.

Each year since Fall 2015, a group of civil and environmental engineering seniors from the University of New Hampshire, under the guidance of a member of Conservation Commission, has been assessing culvert condition and capacity as directed by the Road Commissioner.

### Georgetown Goals:

To maintain an efficient and safe local transportation system in partnership with Maine DOT;

To adequately fund transportation and traffic safety improvements to make the roadways more suitable for non-vehicular traffic;

To work in cooperation with the State and neighboring communities on transportation issues to provide more convenient and cost-effective options for those who are not able to drive on their own.

## Goals and Action Items

### Action Items:

- In addition to planning ahead for short-term and medium-term repair, maintenance and other projects, develop a capital improvement plan with a longer-term (10 year) horizon to support the Board of Selectmen's allocation of adequate funds to maintain Georgetown's roads. (7.1)
  - Timeline: ongoing
    - Primary responsibility: Road Commissioner
- Pursue grant funds to address transportation improvements including culvert, stormwater infrastructure, road flooding and corridor management. The Board of Selectmen and Road Commissioner together can determine the most effective way to pursue funds. (7.2)
  - Timeline: 2 years
    - Primary responsibility: Board of Selectmen and Road Commissioner
- Continue to review and update the Town's existing road construction requirements to make sure road design, construction and stormwater standards meet current engineering standards. (7.3)
  - Timeline: ongoing
    - Primary responsibility: Road Commissioner; supported by Conservation Commission
- Continue to monitor the frequency and extent of tidal flooding on the Town's roads in order to anticipate the potential need for and cost of mitigation. (7.4)
  - Timeline: ongoing
    - Primary responsibility: Road Commissioner; supported by Conservation Commission.
- In partnership with the Maine Department of Transportation (MDOT), develop a Corridor Management Plan for Georgetown's portion of Route 127 to address traffic, road maintenance, access, environmental issues, and safety concerns including the deployment of appropriate signage to make walking and bicycling safer along Route 127. Historic preservation considerations should also be taken into account. (7.5)
  - Timeline: 2-5 years
    - Primary responsibility: Road Commissioner and Board of Selectmen designee
- Support expansion of the Volunteer Transportation Network (VTN) and continue to explore public transportation opportunities with regional and state organizations to meet the needs of some of our citizens without private transportation. (7.6)
  - Timeline: 1 year.
    - Age-Friendly Georgetown

## **Chapter 8: Municipal Services and Public Facilities**

### **Overview**

The Town provides a limited number of municipal services, which is reflective of the capacity of a small island community. The well-being of both year-round and seasonal residents is considered, as well as that of tourists and visitors who travel to Georgetown. Georgetown services include municipal government, education, public protection, emergency response, including emergency health, services, senior services, and regional services.

The Town of Georgetown governs with a three-member Board of Selectmen /Town Meeting format. Town Officials include the Town Clerk and Treasurer, both of whom perform multiple functions. Several additional part-time positions are employed to oversee the various subsets of Town governance. (For a complete list of Town officials, boards, committees and commissions see the Inventory Section.)

- Citizen involvement plays an important role in municipal operations, with volunteers serving on 12 municipal boards/committees/commissions.
- The school population continues to decrease, nevertheless the Georgetown Central School is widely recognized as a valuable community resource. The facility is used year-round for many non-school events.
- The Five Islands Wharf is a community resource that supports four critical functions/constituents: commercial fishermen, recreational boaters, an access point to seasonal island communities and a scenic take-out restaurant.
- The Georgetown Volunteer Fire Department (GVFD) provides community funded ambulance and fire services.
- The Georgetown Community Center, a 501(c)(3) organization, provides a range of valuable services, some of which the Town would typically oversee.
- Other important Town groups include the Georgetown Historical Society, the Georgetown Working League and the Georgetown Island Education Foundation.

### **Recent and Ongoing Initiatives**

The 3 Bridged Islands Broadband Task Force of community volunteers is working with volunteer residents of Arrowsic and Southport to bring high-speed internet to Georgetown.

Age-Friendly Georgetown anticipates it will continue its work. As a result of its efforts and the support of the Board of Selectmen, Georgetown has been accepted into the AARP Network of Age-Friendly Communities.

The Board of Selectmen is working with the GFVD to make sure funding is available to meet their equipment, vehicle and training needs. A discussion between the Board of Selectmen and the Fire Department has been initiated to look at ways to address future



## Goals and Action Items

staffing needs. The GVFD depends upon resident volunteers who are aging along with the rest of Georgetown. Volunteer staffing of a younger and larger corps of first responders is desirable.

### **Georgetown Goals:**

To provide municipal services in a cost effective and efficient manner;

To develop and operate municipal services to meet current demands, and to identify innovative strategies to improve services.

### **Action Items:**

*Note: some items relating to Municipal Services are addressed in the Fiscal Capacity Section.*

- Develop long range plans for the Georgetown Central School, its students, teachers, administrators and support staff in light of a forecast for the continued decline in resident student population. (8.1)
  - Timeline: ongoing
    - Primary responsibility: School Committee
- Develop contingency plans for the School portion of the Town facility should space become underutilized. (8.2)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen or Board designee
- Develop clear and effective enforcement procedures for Town ordinances including duties and responsibilities, penalties and legal remedies. Resources for staff training and certification, as applicable, should be budgeted for. (8.3)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen
- Develop policies and procedures for new Town owned properties and formulate questions that should be considered prior to the Town's taking ownership. (8.4)
  - Timeline: ongoing
    - Primary responsibility: TOPMB
- Designate an individual or group to determine the best way to design a calendar of major events for the upcoming year and recommend an on-line version that would update on a regular basis. (8.5)
  - Timeline: 0-2 years, then ongoing
    - Primary responsibility: Board of Selectmen designee
- Continue to operate the Transfer Station efficiently and seek ways to improve recycling, reduce waste and reduce costs. Although the transfer station is not suitable for composting, home and private composting should be encouraged. (8.6)
  - Timeline: ongoing
    - Primary responsibility: Solid Waste Committee

## Goals and Action Items

- Continue to provide financial and other support to Town Committees and Commissions and recognize the critical function and dedication volunteers contribute to the community. (8.7)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen
- Explore regional affiliations to provide community services that prove cost effective and that provide a level of service equal or better than currently offered. (8.8)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen or Board designee
- Ascertain the best way for the Age-Friendly Georgetown to be organized for the continuation of its work. (8.9)
  - Timeline: ongoing
    - Primary responsibility: Age-Friendly Georgetown

## **Chapter 9: Fiscal Capacity**

### **Overview**

As noted in the 1993 Plan, Georgetown's town related expenses are relatively stable. The school budget was identified as a major variable in 1993 and has continued to be the biggest variable; the combined school and county taxes represent 72% of tax expenditures in 2018.

A major reason that the mill rate in Georgetown remains low compared to most Maine communities is due to increases in new housing that contribute to the tax base, particularly along the coastline.

Since 1993, Georgetown has added 2500 acres of conserved, open space and tree - growth land. Preserving open space was a stated goal of the 1993 Plan. The importance of open spaces was confirmed in the 2018 Community Survey, as the residents continue to place high value on the Town's rural character and natural landscapes. However, a fiscal consequence of increased legally conserved land has been the increase in land that is either taxed at a reduced valuation or not taxed at all.

Georgetown has a tradition of being a relatively debt-free town. The CPC has consciously developed many action items would have a limited or no effect on the Town budget. At the same time, the CPC recognizes that responsibility to implement any action item that does require funding is entrusted in the Board of Selectmen and that the Board will need to view the costs of any new services in the context of the costs of existing services. The CPC anticipates that costs associated with all municipal services are likely to increase over time, and that an increase to the mill rate or additional user fees may need to be assessed to fund existing programs and services, as well as any new programs or services.

### **Fiscal Capacity State Goal:**

To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### **Georgetown Goals:**

To anticipate and plan for major capital improvements for public facilities and services with a Capital Expenditure Plan that is updated on an annual basis. Long-term improvements will be evaluated on a less consistent, long-term basis;

To seek the most cost effective and prudent strategies to finance public facilities and services;

To evaluate new and existing municipal services with respect to available funds and the need of those services.

## Goals and Action Items

### Action Items:

- Pursue grant funds whenever these funds are both appropriate for Town needs, and feasible for financing new projects and existing programs. Grants of special interest to the Town may include Community Development Block Grant Fund, Land for Maine's Future Funds, State and Federal recreation and trail funds, culvert replacement grants, grants to replace overboard discharge systems and malfunctioning subsurface waste water systems, water quality improvement grants, MDOT grants for road and pedestrian improvements, funding to manage and maintain the Town's municipal forests and open spaces, grants to promote aquaculture and marine related activities including water access, and grants related to internet and communications improvements. (9.1)
  - Timeline: ongoing
    - Primary responsibility: Committees and organizations that use the grant
- Develop a rolling plan (3 – 5 years) to fund foreseeable increases in municipal expenditures such as: salary and benefits for Town employees, GVFD staffing, operations and future services to meet the needs of an aging population, and the potential effects of sea level rise and weather-related damage to Town roads and Town properties. (9.2)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen with the support of the TOPMB and the Road Commissioner
- Continue to ensure that capital items are planned for and financed as per the Capital Expenditure Plan that provides for the Town's Reserve Funds. This includes items such as emergency vehicles, maintenance and improvements of Town-owned buildings and structures, technology-related upgrades, roadway maintenance and construction, and recreational infrastructure. (9.3)
  - Timeline: ongoing
    - Primary responsibility: Board of Selectmen; FAC
- Formalize a Capital Improvement Plan for the Five Islands Wharf. (9.4)
  - Timeline: 1 – 3 years
    - Primary Responsibility: Town Owned Property Management Board (TOPMB) and Financial Advisory Committee
- Identify and encourage individuals in the community to continue their support of projects, organizations, and volunteer positions that are important to Georgetown's future. (9.5)
  - Timeline: ongoing
    - Primary responsibility: relevant committees and organizations
- Explore uses for underutilized Town owned property, including divesting itself of said property if no way to utilize it is developed. (9.6)
  - Timeline: 2 years
    - Primary responsibility: TOPMB; Board of Selectmen
- Encourage non-profits to consider making voluntary payments in lieu of taxes when they acquire or are given property for conservation. (9.7)
  - Timeline: ongoing
    - Primary responsibility: Conservation Commission; Board of Selectmen

### Chapter 10: Housing

#### Overview

By most measures, Georgetown real estate costs, including rentals, are the highest in Sagadahoc County. Consequently, finding housing that is affordable is a pressing issue for moderate as well as low income families. Since 2000, the median cost of housing in Georgetown is estimated to have increased 78%, while the median household income has increased only 38%. One factor reducing the total cost of housing in Georgetown is that its mill rate is consistently the lowest in Sagadahoc County.

Georgetown's housing situation has much in common with that of other coastal communities in Maine. Much of its housing is in the Shoreland zone and is priced higher than housing not in the shoreland zone. Construction of housing occupied seasonally has generally outpaced construction of housing occupied throughout the year. Short term, seasonal rentals have become an increasingly important aspect of the rental market. The growth of Airbnb and other vacation rental properties has the potential to affect potable water supply and subsurface waste systems not designed to handle increased demands. There are few year-round rentals.

Responses in the 2018 Community Survey showed limited support for affordable housing in the two questions focused on housing; however, the term "affordable housing" carries a negative connotation to some and this may have skewed the responses. The lack of affordable housing was a contributing factor identified by only 20% of survey respondents as a factor in the decline in young families that has led to constant decline in the Georgetown Central School population.

On the other hand, the 2018 Community Survey also included open-ended questions and many respondents identified lack of affordable housing as an issue. Local businesses managers identified lack of qualified seasonal workers as a major issue and cited housing costs and availability as contributing to the lack of seasonal workers. Discussions with the Fire Department identified lack of new, young volunteers as a major issue and again cited housing as a contributing factor. It is also clear, given the aging demographics, that affordable housing for seniors will become an increasing issue for those who wish to remain in Georgetown.

Based on these inputs from the community, we have looked for ways for Georgetown to incorporate affordable housing fully supported by the community, taking into account constraints on building relating to the limits of potable water and the challenges to waste-water disposal posed by the prevalence of ledge on the island. Although the current two-acre minimum lot size and the need to put in both well and septic add significantly to the cost of new home construction, there is virtually no community support for any change in this minimum. Likewise, there is little support at this time for "Cluster" housing as an alternative method of subdivision development.

#### Housing State Goal:

Encourage and promote affordable, decent housing opportunities for all citizens.

## Goals and Action Items

### **Georgetown Goals:**

Encourage a variety of housing options for our residents, including young, elderly and seasonal workers, so they can remain in Georgetown either through new construction, home improvements, affordable rents or flexible living arrangements;

Engage with local, regional, and state housing groups and organizations to provide a variety of services and opportunities in the community.

### **Action Items:**

- Explore amending the Building Ordinance to remove obstacles to home-sharing/multi-family use or to the construction of accessory/"mother-in-law" dwelling units. (10.1)
  - Timeline: ongoing
    - Primary responsibility: Planning Board
- Cooperate with regional and local organizations to support and explore ways to identify and address the housing needs of senior residents, including but not limited to aging in place options, housing repair and weatherization to improve safety and reduce heating costs, the suitability of the subsurface waste water system, as well as potable water supply. This can be through organizations such as Habitat for Humanity or through local volunteer actions, including converting seasonal housing to year-round occupancy. (10.3)
  - Timeline: ongoing
    - Primary responsibility: Age-Friendly Georgetown
- Continue to update the existing Subdivision Ordinance as needed, using the model subdivision ordinance distributed by the State of Maine as a guide, emphasizing performance standards dealing with stormwater, erosion control, water quality, subsurface waste-water systems and environmental features. (10.4)
  - Timeline: ongoing
    - Primary responsibility: Planning Board

## Chapter 11: Future Land Use Plan

*The Proposed Land Use Map appears in the Map Appendix which also includes the Beginning with Habitat Map and several maps detailing conserved and open space land.*

### Purpose

The proposed land use plan presents how the community wants the Town to grow and look over the next 10 to 15 years by establishing a plan for future land development. The existing Shoreland Zoning Ordinance and map, as well as the existing Subdivision Ordinance, provide the framework for implementing the proposed plan. The proposed plan builds upon the existing land use ordinances; the recommendations have been shaped by views expressed in the 2018 Community Survey, by the public, by members of the Planning Board and of the Comprehensive Planning Committee.

A site review process for all new commercial development outside the shoreland zone will establish performance standards for future commercial use. These standards provide safeguards so that the proposed commercial activity is site-appropriate and gives specific consideration for potable water supply, stormwater and waste water treatment, and traffic.

### Projected Growth

Population growth estimates through 2030 indicate only modest increases in the year-round population. In 2010 the resident population was 1042. Georgetown has a significant seasonal population with slightly over 50% (523 units) seasonal housing stock. Between 2007 and 2017, new housing starts average 6 units per year. The average of new housing starts between 1970 and 2010 was 12 units per year. If new housing starts averaged 10 units per year for the next decade, that development would account for 50 acres per year or 500 acres based upon a lot size of 5 acres per start. Starts based on the minimum lot size of two acres would account for 200 acres over the next decade.

Ample undeveloped land exists on the Island for new housing (see Existing Land Use section p. 129) but due to ledge, desire for privacy and inadequate soils for subsurface waste water disposal, actual lot sizes are anticipated to exceed the two-acre minimum.

### Constraints on Land Use

The following are the most significant constraints on land development in Georgetown:

- Extensive ledge outcroppings, shallow soils and wetlands occur throughout Georgetown and restrict the suitability of large areas for intensive development.
- The Town does not have a public year-round water supply and the Island's topography is unsuitable for a public supply. Public sewer is unavailable and difficult to construct given the island's topography and rural character.
- Potable water supply on the Island has limitations and is stressed during dry periods, especially during high demand months in the most densely developed areas.
- Potential for salt water intrusion may limit development near coastal waters.

## Goals and Action Items

- The two-acre minimum lot size exists to help mitigate pollution from septic systems and to protect the potable water supply.
- Pollution into aquifers from septic systems, and other hazardous material sources is a potential threat to water quality.
- Coastal properties are prized for single family homes and most areas have already been extensively developed.
- Traditional village areas such as Five Islands and Bay Point are densely populated, have the highest concentration of overboard discharge systems and lack sites for new development.
- 37.5% of the Island's total area is conserved in parks and preserves and in open space land, part of the Maine's Tree Growth Tax Program, designated as agricultural land or working waterfront land, or is Town-owned.

### **How the Community Would Like to Develop**

The following are some of the most commonly expressed views about how people would like to see the Town develop over the next 10 to 15 years. The proposed land use plan attempts to address these preferences in a manner that continues to respect the environment and to ensure adequate potable water supply.

- The existing rural character of the Town should be preserved.
- Marine resources including fishing, boating and recreation are very important for our future.
- Development density and scale, and scope of tourist activities should follow current patterns.
- New regulations and ordinances should be designed to work with the Town's present and anticipated staffing capacity.
- Provisions to allow new business opportunities that remain protective of quality of life and natural resources should be considered.
- Water quality protection, especially for potable water and coastal waters, is a priority.

### **State Goal:**

Encourage orderly growth and development in specific areas of the community, protect rural character and small-town atmosphere, making efficient use of services, and preventing development sprawl.

### **Georgetown Goals:**

Safeguard the Town's natural, agricultural, water, archeological, historic, forest and marine resources from development which threatens those resources while permitting new business opportunities that remain protective of these resources.

Safeguard the Town's marine resource industry, ports, and harbors and promote access to the shore for commercial fisherman and the public. *(Note: action items relating to this Goal are in the Marine Resources Section.)*



## Goals and Action Items

### **General Recommendations:**

The following are general recommendations which pertain to land use issues and land use ordinances. Many of the recommendations relate to matters that are ongoing and are a continuance of work in which the Planning Board and the Code Enforcement Officer (CEO) are already engaged.

- Performance standards should continue to be updated and/or added to existing ordinances to protect the Island's water resources, potable water supply, and marine activities. These should address stormwater quality and quantity treatment (including consideration of the use of Low Impact Stormwater Design practice), erosion control, placement/use of hazardous materials; the protection of water bodies should continue to be updated and/or added to existing ordinances to protect the Island's water resources, potable water supply, and marine activities. Standards should continue to be compatible with State standards and based upon applicable best management practices. Provisions to allow alternative designs should be considered.
- Training opportunities for municipal boards should be offered to keep members current on legal and other land use issues. Adequate funds should be budgeted.
- The Planning Board should continue to enforce sections of the Maine subdivision statute (30-A-MRSA 4401-4407) and of Maine's Shoreland Zoning statute (38 MRSA 435-449) to address the impact of proposed development on historic sites, and to protect archaeological and historic resources.
- The *Beginning with Habitat Maps* should be made available on the Town website and Town office and become a familiar resource for identifying constraints on proposed development. The maps are useful for proposed subdivision development and areas in the shoreland zone or near water bodies.

### **Land Use Ordinance Recommendations:**

Shoreland Zoning Ordinance:

The existing Shoreland Zoning Map is adequate and is available on the Town website. This map will be used to illustrate Georgetown's proposed land use map.

The Town updated the Shoreland Zoning Ordinance in 2018 and will continue to as necessary, and as the State of Maine makes revisions to the Model Shoreland Zoning Ordinance. The Town should maintain its zoning districts as is: Resource Protection, Limited Residential, and General Development.

The General Development district should be expanded as necessary to accommodate new areas identified for commercial water dependent uses. (wharfs/water access etc.).

## Goals and Action Items

### Floodplain Management:

Georgetown participates in the National Flood insurance program and has adopted a Floodplain Management ordinance and related maps. The Ordinance was revised in 2015 and is in compliance with the State Flood Plan Management Program.

### Subdivision Ordinance:

The Subdivision Ordinance contains adequate application submission and review standards but only minimal performance standards addressing stormwater, erosion control, water protection, traffic and roads. The Subdivision Ordinance should be updated to include contemporary standards. The State Model Subdivision Ordinance can be used as a guide for revision.

### Stream Protection:

The Subdivision Ordinance has been amended include the protection of tributary streams.

### Minimum Lot Size:

The existing minimum Lot Size Ordinance has been widely accepted by the Town and should continue as is. The ordinance should be considered for revision in response to new hydrologic studies and the projected negative impacts of sea level rise.

### Holding Tank Ordinance:

The Existing Holding Tank Ordinance should continue as is and be revised in response to changes in applicable State laws or changes in the State Subsurface Waste Water Rules.

### Building Permit Ordinance:

In addition to proposed standards for site review that are outlined below, environmental performance standards specific to erosion and stormwater control should be included to address protections for potable water and mitigation of waterbody pollution, including coastal waters.

### **Proposed Land Use Map**

The attached proposed land use map shows existing shoreland zoning districts with the remaining land area designated as rural. The shoreland zoning districts as currently described in the Shoreland Zoning Ordinance shall remain intact and compliant with State guidelines. All areas not designated in a shoreland district shall be considered in a rural area.

### **Growth and Rural Areas:**

#### **Site Review option**

The land use districts identified in Georgetown as shown on the proposed land use map are based upon the Shoreland Zoning Act and include Limited Residential, General

## Goals and Action Items

Development and Resource Protection which are currently in the Shoreland Zone. The majority of the land remaining is considered Rural. A significant amount of development has historically occurred along the coast. Future expansion in these areas is curtailed by a limited potable water supply and the environmental and topographical challenges to constructing a subsurface waste water disposal system. Consequently, Georgetown's traditional villages (Five Islands, Bay Point, Robinhood- Riggs Cove, Marrtown and Kennebec Point) have little room for expansion.

Typically, existing villages, neighborhoods and commercial clusters are selected for future growth areas. As noted above, Georgetown lacks this option. Absent water or wastewater treatment systems, the Town has to take a different approach.

The land most suitable for new housing and commercial activity are in the portions identified as rural. However, within the rural areas, a limited number of sites are suitable for new construction and are likely to be confined to low density development. The citizens of Georgetown acknowledge this reality and prefer that future development remain modest.

The existing ordinances are adequate to guide new residential development; however, the Town does not have satisfactory ordinances in place to address large scale commercial projects. The strategy described below is designed to be used in the unlikely situation a high impact non-residential use is proposed in Georgetown. High impact non-residential uses include activities that require high water usage, condominiums and hotels, industrial and manufacturing facilities, use and storage of hazardous materials, or creation of significant amount of waste materials.

The Town currently does not differentiate residential and commercial development standards. The updated Comprehensive Plan recommends a site review process to guide new non-residential development onto sites that conform to specific performance standards. This recommendation strikes a balance between future development and the Town's capacity to preserve its cultural, natural and marine resources.

The proposed site review process will apply to all commercial, industrial and non-residential development, including forms of intensive agriculture dealing with animals and manure storage in the designated rural area. A site review standard will need to be adopted and included as an amendment to the existing Building Permit Ordinance. The Planning Board will review and decide on all eligible site review applications. Non-Commercial activities such as residential housing would not be subject to site review. All activities currently subject to the Subdivision Ordinance will not be subject to site review.

The site review process includes the following

- Traffic access standards for local roads
- Stormwater standards
- Erosion control standards

## Goals and Action Items

- Hydrologic standards to address potable water supply and impacts upon neighboring properties and wells
- Subsurface waste water system standards to review impacts upon neighboring properties and wells
- Landscape buffer requirements
- Hazardous material standards
- Development density standards
- Impact on significant historic and archaeological sites

Rural areas are eligible to be developed under the site review standards and will be approved if they conform to the applicable ordinance. The Town may elect to limit the density/size of developments or the number of developments which occur in the rural areas. Due to the modest projected population growth and existing environmental limitations, the Town does not anticipate a significant amount of development in the next 10-15 years. The objectives of the proposed site review process are to address the possibility of future non-residential growth, manage anticipated and unanticipated land use, and protect the community from out of character commercial development.

## **Chapter 12: Regional Connections**

### **Purpose**

The regional connections section of the plan will identify Georgetown's relationships with the state, county, municipalities, quasi-municipal organizations and other public and private groups and organizations such as cultural, social, educational, public service, or economic entities.

### **Federal and State Government**

The Town interacts with federal, state, and regional governments and agencies in a variety of ways in the everyday course of performing its municipal operations. These interactions involve statutory requirements, grants, programs, transportation, and services. A state relationship dealing with shell fishing and water quality is worthy of special attention because it involves an ongoing relationship between the Town, the Department of Marine Resources (DMR), and the Department of Environmental Protection. The DMR is a regular participant in the Town's Shellfish Conservation Committee.

### **County Government**

Sagadahoc County provides a number of services which are used by the Town and these include:

- Two Bridges Regional Jail
- Emergency Management
- Membership in the Mid Coast Economic Development District
- Board of Health, including Georgetown's Health Officer
- The Sagadahoc County Sheriff provides law enforcement and E-911 dispatching.

### **Other Regional Affiliations**

#### **Law Enforcement Services**

The State Game Warden is responsible for the enforcement of fisheries and wildlife laws,

#### **Fire Department**

The Georgetown Fire Department has mutual aid arrangements with neighboring departments, including ambulance and rescue services.

#### **Recreation**

Recreational and cultural opportunities available in the neighboring communities of Bath and Brunswick serve all age groups.

The residents of Georgetown are eligible to participate in activities sponsored by the Bath Recreation Department.

The Bath Area Family YMCA provides a wide range of services and activities that are available to Georgetown residents.

## Goals and Action Items

### **Economics**

Georgetown is a member of the Midcoast Economic Development District (MCEDD), which provides guidance and assistance to businesses and communities to stimulate the regional economy and spur job creation. MCEDD can assist communities seeking assistance with economic development, planning or grant administration and more.

The Southern Midcoast Chamber of Commerce is affiliated with some businesses in Georgetown.

The Island Institute, which works to sustain Maine's Island Communities, has supported the 3 Bridged Islands Broadband endeavor and should continue to be a valuable resource to the Town.

### **Household Hazardous Waste Collection**

Georgetown participates with Bath and Brunswick for household hazardous waste collection.

### **Education**

Georgetown is a member of Alternative Organizational School District (AOS) 98.

In 2019, Georgetown students attend the following schools:

- Bath Middle School
- Woolwich Central School
- Brunswick Junior High School
- Morse High School
- Brunswick High School
- Maine School of Science and Mathematics
- Lincoln Academy
- The Elementary School at Chewonki

In addition, The Midcoast Senior College provides a wide variety of educational opportunities for persons 50 years of age or older. The University of Maine at Augusta and Southern Maine Community College have satellite campuses in Brunswick.

### **Conservation**

The Georgetown Conservation Commission belongs to a four-town regional conservation commission consortium which wrote and published a conservation guide two years ago and with whom Georgetown is looking into the browntail moth infestation. The Conservation Commission belongs to the Maine State Association of Conservation Commissions (MEASCC) and attends their programs.

### **Kennebec Estuary Land Trust (KELT), The Nature Conservancy, and The Maine Audubon Society**

These land trust organizations work in partnership with Georgetown and the Conservation Commission on several nature preserves. KELT sponsors a variety of projects including water quality testing and land conservation. KELT currently has three

## Goals and Action Items

public access preserves in Georgetown and is working with Conservation Commission and Age-Friendly Georgetown teams to enhance a portion of an existing trail to be accessible to those with limited mobility. The Nature Conservancy has four preserves available for the use and enjoyment of Georgetown residents and others. Maine Audubon Society owns and operates the Josephine Newman Sanctuary, a 119-acre preserve.

### **Property Owned by the State**

Reid State Park is managed by The Maine Bureau of Lands and Parks. The Schoener-Robinhood Cove Preserve is owned by the University of Maine.

### **Library**

Georgetown residents are eligible to use the Patten Free Library in Bath. A number of Georgetown residents serve on the library's Board of Directors and as Corporators.

### **Transportation**

Due to its limited size and island nature, most major public transportation opportunities for regional transportation, such as bus and train routes, are served in larger communities along the Route 1 corridor and are not available on the island. Airport services are located in the greater Portland area.

Georgetown has become a member of the Volunteer Transportation Network (VTN), a program operated by People Plus of Brunswick. This program matches those needing rides to medical appointments, shopping and errands, visits with family and friends, and more with local volunteer drivers.

### **High Speed Internet Committee**

The 3 Bridged Islands Broadband Task Force has been formed by citizens of Georgetown, Arrowsic, and Southport to develop a plan to install a high-speed fiber network throughout the three towns.

### **Regional Age-Friendly Communities Program**

Age-Friendly Georgetown is partnering with other area towns to investigate regional opportunities to make our towns safer and more comfortable for seniors to stay in their homes longer and thrive in their communities. The regional effort also includes Arrowsic, Bath, Phippsburg, West Bath, and Woolwich.

### **Health**

Georgetown is served by Mid Coast-Parkview Health, which includes Mid Coast Hospital, a full-service community hospital located in Brunswick that serves Maine's Mid coast region. The Hospital completed a community needs assessment in 2016.

CHANS Home Health and Hospice, a home health care agency providing in-home nursing, rehabilitation, palliative, hospice, and private duty care is also associated with Mid Coast-Parkview Health. There are also numerous regional programs providing similar care.

## Goals and Action Items

As noted in the Municipal Services Inventory, Mid Coast Hospital's MC1 program provides contracted paramedic services on an as-needed basis.

Georgetown is a member of the Sagadahoc County Board of Health through our Local Health Officer. This Board provides guidance and support on health and wellness issues and provides materials that are available to Georgetown residents in the Town Office.

### **Housing**

Georgetown is eligible for services from Bath Housing and Habitat for Humanity. Age-Friendly Georgetown has been coordinating with these two organizations in an effort to help seniors and others remain safely in their homes.

### **Human Services**

Georgetown has regional human services partnerships. In 2016-2017 they included the Bath area Food Bank, the Bath area Senior Activity Center, Midcoast Community Action, New Hope for Women, Oasis Free Clinic, SEARCH, Spectrum, and Sweetser.

### **Heroin and Opioid addiction treatment and education.**

The Mid Coast Hospital Addiction Resource Center serves Mid Coast region.

Access Health is a comprehensive community health coalition working to encourage healthy choices and prevent underage substance use in Sagadahoc County, Brunswick, and Harpswell.

### **Tick-borne diseases**

Tick-borne diseases have increased dramatically in Sagadahoc County and specifically in Georgetown during the last decade. There is a volunteer group in Georgetown working to educate the public as well as proposing preventative measures.

### **Future Opportunities**

Areas that may hold a promise of beneficial regional cooperation for the Town include:

- Creating regional solutions to address affordable housing.
- Creating regional solutions to issues relating to recycling and solid waste.
- Developing a regional partnership to address marine resource related issues such as invasive species, climate change, pollution, and resource conservation.
- Creating a regional strategy to identify water dependent sites (wharfs/water access etc.) for potential commercial marine activities ranging from shell fishing and aquaculture to traditional fishing and recreational boating.
- Creating regional solutions to improve public transportation.
- Investigating joint economic development projects and coordinating projects of mutual benefit among municipalities.
- Working with Mid Coast-Parkview Health to address health issues of immediate concern to residents.
- Joining with area communities to explore coordinated investment in renewable energy projects, especially solar farms, which are poised to expand in the coming years.





## **Town of Georgetown Maine 2019 Comprehensive Plan**



### **Part 2: Inventory**

**Inventory Table of Contents**

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## Chapter 1: Population and Demographics

### Purpose

The purpose of the demographic profile section is to identify significant facts and information about Georgetown's residents and to track changes in these areas over time. Demographic data about the Town informs the community on how to address a variety of municipal concerns including education, jobs, recreation, financial and property tax issues, housing, and transportation. Data about the Town's residents such as age, income levels, education, housing costs, and ownership, provide critical facts which can guide the Georgetown community as it plans for current and anticipated needs.

### Population

Table 1. Historical Population in Georgetown 1790 – 2016

Source: U.S. Census and Georgetown records

Year	Number of persons	Percent Change
1790	1327	
1800	1534	16%
1810	1998	30%
1820	1165	-72%
1830	1259	8%
1840	1356	8%
1850	1121	-21%
1860	1254	12%
1870	1135	-10%
1880	1080	-5%
1890	849	-27%
1900	799	-6%
1910	742	-8%
1920	429	-73%
1930	361	-19%
1940	420	16%
1950	510	21%
1960	790	55%

## Inventory

1970	464	-70%
1980	735	58%
1990	914	24%
2000	1025	12%
2010	1042	1.6%
2016	1018	-2.3%

### Population Changes and Projections

Table 2. Georgetown and Adjacent Municipalities

Source: U.S Census and Maine Department of Human Services Population Estimates

Town	1970	1980	1990	2000	2010	2016 Estimate	2020 Estimate	2030 Estimate
Georgetown	464	735	914	1025	1042	1018	1046	1042
Arrowsic	188	305	498	478	425	401	375	320
Bath	9679	10246	9805	9249	8493	8098	7687	6818
Phippsburg	1229	1527	1815	2108	2211	2258	2299	2359
West Bath	836	1309	1716	1795	1872	1897	1921	1953
Woolwich	1710	2156	2570	2813	3065	3126	3202	3325

Table 3. Components of Population Change 2010 – 2016

The 2010 Census population is 1042 persons and the 2016 American Community Survey population is 1018 persons, which indicates a decline of 24 persons. The natural change occurring over this period indicates a loss of 18 persons, which means an additional six persons moved out of the town. We have added the records for 2005-2009 to underscore the inaccuracy of the 2016 American Community Survey for the 5-9 age group.

Year	Births	Deaths	Natural change
2016	6	6	0
2015	6	10	-4
2014	7	10	-3
2013	3	12	-9

## Inventory

2012	6	9	-3
2011	6	6	0
2010	8	7	+1
2009	10	8	+2
2008	11	8	+3
2007	12	8	+4

Table 4. Selected Age and Data 1970 – 2010

Source: U.S Census

Age Distribution	1970	1980	1990	2000	2010
Under 5	34	55	69	52	56
5 – 17	113	117	142	165	138
18 - 44	129	276	374	341	251
45 – 64	121	154	197	300	385
65 & older	67	133	132	167	212
Total population	464	735	914	1025	1042

Selected Age Characteristics 2000 & 2010

Source: U.S. Census

Table 5. Age Group Comparison between the 2000 and 2010 Census

Age Category	2000 Census	2010 Census	Difference
Total population	1025	1042	+22
Under 5	52	56	+4
5 to 9 years	56	57	+1
10 to 14 years	71	44	-27
15 to 19 years	63	50	-13
20 to 24 years	43	33	-10
25 to 34 years	108	82	-26

## Inventory

35 to 44 years	160	123	-37
45 to 54 years	177	188	+11
55 to 59 years	71	93	+22
60 to 64 years	52	104	+52
65 to 74 years	105	137	+32
75 to 84 years	45	55	+10
85 years and older	17	20	+3
Median Age	42.5 years	49.6 years	+ 7.1 years

Table 6. Age Comparison between the 2010 Census and the U.S. Census 2016 American Community Survey

Age Category	2010	2016	Difference
Total population	1042	1018	-24
Male	56	482	-40
Female	57	536	+16
Under 5 years	44	48	-8
5 to 9 years	50	82	+25
10 to 14 years	33	64	+20
15 to 19 years	82	24	-26
20 to 24 years	123	0	-33
25 to 34 years	188	90	+8
35 to 44 years	93	98	-25
45 to 54 years	104	98	-90
55 to 59 years	137	101	+8
60 to 64 years	55	92	-12
65 to 74 years	20	189	+52
75 to 84 years		107	+52
85 years and over		25	+5
Median age		55.2	+5.6 years

## Inventory

- Note: Although the American Community Survey's numbers do not have the accuracy of the 2010 Census and some of the numbers, especially those for residents under 24, are questionable, it is clear that overall the population of Georgetown is aging.

Table 7. Household Type

Source: U.S. Census

Description	2000 Census	2010 Census
Total households	441	469
Average household size	2.31	2.22
Average family size	2.84	2.77
1-person household	122	140
2- person household	186	209
3- person household	54	44
4- person household	51	46
5- person household	15	20
6- person household	9	4
7- person or more household	4	6
Family households	287	298
Non-family households	154	171
Households with persons under 18 years	116	104
Households with persons 65 years and older	118	152
Total housing units	931	1044
Occupied housing units	441	469
Vacant housing units	490	575
Seasonal housing units	475	526

## Inventory

Table 8. School Enrollment 2009/2010 – 2018/2019

Source: Town of Georgetown

Grade level	2018/ 2019	2017/ 2018	2016/ 2017	2015/ 2016	2014/ 2015	2013/ 2014	2012/ 2013	2011/ 2012	2010/ 2011	2009/ 2010
Pre K	3	2	6	6	10	9	9	12	18	11
K	2	7	6	13	7	11	14	18	13	8
1	6	6	8	10	12	12	14	13	10	7
2	7	5	9	10	10	11	11	9	9	19
3	5	10	8	12	11	10	8	9	17	7
4	8	10	11	14	9	5	10	16	6	7
5	10	11	16	9	5	10	15	6	8	8
6	9	12	7	7	9	12	7	6	10	8
Total Pre K -6	50	63	71	81	73	80	88	89	91	75
7	8	10	6	11	13	4	6	8	8	8
8	8	8	11	15	4	6	7	8	7	14
9	5	10	13	5	6	5	8	7	11	3
10	6	14	3	7	6	6	8	13	4	17
11	11	3	3	6	6	7	10	14	19	4
12	3	5	6	6	5	8	4	18	6	8
Total 7 -12	41	50	42	50	40	36	43	58	55	54
Total enrollment	91	113	113	131	113	116	131	147	146	129

- Average total enrollment 2010 to 2016 was 130 students.
- Average enrollment of grades Pre-K to 6<sup>th</sup> 2010-2016 was 82 students.
- The enrollment for 2018/2019 was 50. School enrollment at the Georgetown Central School has declined every year since 2011 when it was 91.



## Inventory

Table 9. Comparison of Selected Demographic Data between 1990 and 2010

Source: U.S. Census

	1990	2010
Median Age	37.4 years	49.6 years
Population 65 years and older*	132 persons (14.4%)	212 persons (20.3%)
Population under 5 years old	142 (15.5%)	56 persons (5.4%)
Population under 18 years old	211 persons (23.10%)	194 persons (18.6%)
Average household size	2.4 persons	2.2 persons
Per capita income	\$16,777	\$33,554
Median household income	\$28,967	\$58,684
% of people below poverty rate	6 % (55 persons)	7 % (73 persons)
Total housing units	841 units	1044 units
Occupied housing units	431 units	469 units
Seasonal occupied housing units	410 units	526 units
Median house value	\$96,769	\$323,600

\* The American Community Survey in 2018 indicated 31% of the population was 65 years and older.

- Note: Median income and Housing values are not adjusted for inflation.

### Some Changes between 1990 and 2010

- Total population only increased by 125 persons
- Median age increased by 12.2 years
- Persons under five years old declined from 142 persons in 1990 to 56 persons in 2010
- Per capita income more than doubled
- Median household income more than doubled
- Total housing units increased by 203 units
- Seasonal housing units increased by 116 units
- Median housing values more than tripled

## Inventory

### Population Density

The following table compares the population density (year-round population) or the number of persons per square mile among some neighboring towns. The density is calculated by dividing the population by the total land area to determine the number of persons per square mile. In Sagadahoc County the City of Bath has the highest density while Georgetown has the lowest. Between 2000 and 2010 the population density in Bath decreased while it increased in the surrounding rural towns.

Table 10. Population Density

Source: U.S. Census

Town	Total Area Sq. Mile	Water Area Sq. Mile	Land Area Sq. Mile	2000 population Person/Sq. Mile	2010 Population Person/ Sq. Mile
Georgetown	31.85	13.11	18.74	1,020 54.53 persons sq./mile	1,042 55.60 persons sq./mile
Phippsburg	43.92	15.06	28.86	2,106 72.97 persons sq./mile	2,205 76.40 persons sq./mile
Bath	13.24	4.12	9.11	9,266 1,017 persons sq./mile	8,356 917.2 persons sq./mile
W Bath	14.98	3.17	11.81	1,798 152.24 persons sq./mile	1,870 158.3 persons sq./mile
Woolwich	41.65	6.60	35.05	2,810 80.17 persons sq./mile	3,069 87.56 persons sq./mile

### Seasonal Population

The seasonal population was determined by looking at the number of seasonal residences commonly occupied in the summer months. According to the 2010 census the Town has 526 seasonal housing units, which likely are located adjacent to the water. Based upon this information and estimated occupancy, the seasonal population between May and October can range between 1,157 and 1,578. The seasonal population likely peaks over the Fourth of July and during the month of August.

### Some Interesting Demographic Data

- The 2010 population of Georgetown identified as 98.6% white.
- The lowest population was recorded in 1930 at 361 persons.

## Inventory

- The highest population was recorded in 1810 at 1998 persons.
- Seasonal housing units account for just over 50 % of the Town's housing stock
- The median age in 2010 was 49.6 years. In the 2016 American Community Survey it was 55.4 years. If the latter number is accurate, the median age has increased 18 years since 1990.
- Average household size has decreased to 2.22 persons per household.
- The number of persons under nine years old remained stable between 2000 and 2010; however, persons between the ages of ten and nineteen years declined from 134 in 2000 to 94 in 2010.
- The American Community Survey shows an increase in the five-to-nine years-old category from 57 persons in 2010 to 87 persons in 2016. This seems highly unlikely based on school enrollment numbers and on the 47 recorded births for those years (Table 3). This survey shows the population of persons under five years old declined in this same period from 56 to 48 persons; it is difficult to verify the accuracy of these numbers, but there were only 28 births recorded. The Town records suggest that the decline in student population will continue.
- Households comprised of one or two persons make up 70% of total households.

### **Demographic Issues:**

- The population is continuing to age as the baby boomers retire. Anecdotally, many of the retirees in Georgetown are active contributors to the community, joining Town boards, local organizations and other volunteer efforts.
- If current demographic trends continue, demands for retirement housing will increase, especially for affordable units. Also, demand for affordable assisted living and nursing care, neither of which are available in Georgetown, will increase. Elders who need services might prefer to be closer to medical facilities that are not feasible for Georgetown.
- The decreasing number of children will affect educational enrollments.
- Population forecasted by the Maine Department of Human Resources shows a modest increase in population in 2030, however, data from the 2016 American Survey shows a population decline from 2010 of 24 persons. It is likely that the population will be stable considering the current trend of an aging population and a decline in young families moving into the town.

## **Chapter 2: Historic and Archaeologic Resources**

### **Purpose**

The purpose of this section is to inventory Georgetown's archaeological and historic resources. The State's goal of preserving State historic and archaeological resources is particularly relevant in Georgetown, given the Town's remarkable history and numerous identified historically and archaeologically significant sites.

Georgetown's history contributes to the character of this small island community. Many descendants of Georgetown's earliest settlers still live in Georgetown, and the community's appreciation of Georgetown's past is strong. Georgetown's historic nature appeals to visitors and residents alike. Seventy-eight per cent of respondents to the 2018 Community Survey selected "maintaining the rural character of the Town" as important to them, and many commented about the value of protecting the existing character of Georgetown. Preserving Georgetown's historic coastal village identity is a consideration in planning Georgetown's future.

### **History of Georgetown**

People lived around the Kennebec River and Sheepscot River estuaries for thousands of years before European fishermen visited Georgetown Island in the late 1500s. Fish and animal remains, cultural artifacts found at a shell midden in Five Islands, and archaeological work at other prehistoric sites along the coasts near Georgetown all indicate that groups of hunter-gatherers were in the area as long ago as the Middle Archaic Period (6,150 – 4,150 B.C.) with most Five Islands artifacts dating from the Ceramic (Woodland) Period (1,150 B.C. – 1,500 A.D.). Archaeologists can determine from discoveries at these sites what seasons of the year the sites were occupied, what these early people ate, and much about their lifestyles and cultures. Much remains unknown about the early people of Georgetown. Only one of Georgetown's 33 identified prehistoric archaeological sites has been systematically and professionally studied.

English settlers arrived on Georgetown Island in the mid-1600s, and established homesteads along the shores. Property boundaries laid out in the 1750s remain in use today, marked by old stone walls and wood roads. Incorporated in 1716, Georgetown celebrated its 300<sup>th</sup> birthday in 2016.

The Georgetown Historical Society summarizes Georgetown's history since European contact in the 1600s as follows:

"Georgetown Island was acquired by early English settlers from the Abenaki Sagamore Mowhatawormit (whom they called Robin Hood) in 1650. In the following century, the island underwent cyclical settlement and abandonment during conflicts between

## Inventory

Native Americans and Europeans on the Maine coast. Before the War of Independence, small villages grew up along the Kennebec and Back Rivers and on Robinhood Cove, supported by farming, fishing, ship building, logging, piloting ships on the Kennebec, and coastal and ocean trade. When first incorporated in 1716, Georgetown included territory on both sides of the Kennebec River from Merrymeeting Bay to the sea, encompassing the sites of present-day Georgetown, Phippsburg, Arrowsic, Bath, West Bath, and a part of Woolwich. Woolwich was the first town to separate from Georgetown, in 1759, followed by Bath (with West Bath) in 1781, Phippsburg in 1814, and Arrowsic in 1841.

From the 19<sup>th</sup> century to the present, in the villages of Marrtown, West Georgetown, Five Islands, Riggsville/Robinhood, Bay Point, and Georgetown Center, residents have made a living on the island by farming, fishing, carpentry, feldspar quarrying, lobstering, shellfish harvesting, and boatbuilding, and the island has attracted summer "rusticators," artists, and writers." (*Georgetown Historical Society*. 2018)

### **Inventory of Georgetown's Historic and Archaeological Resources**

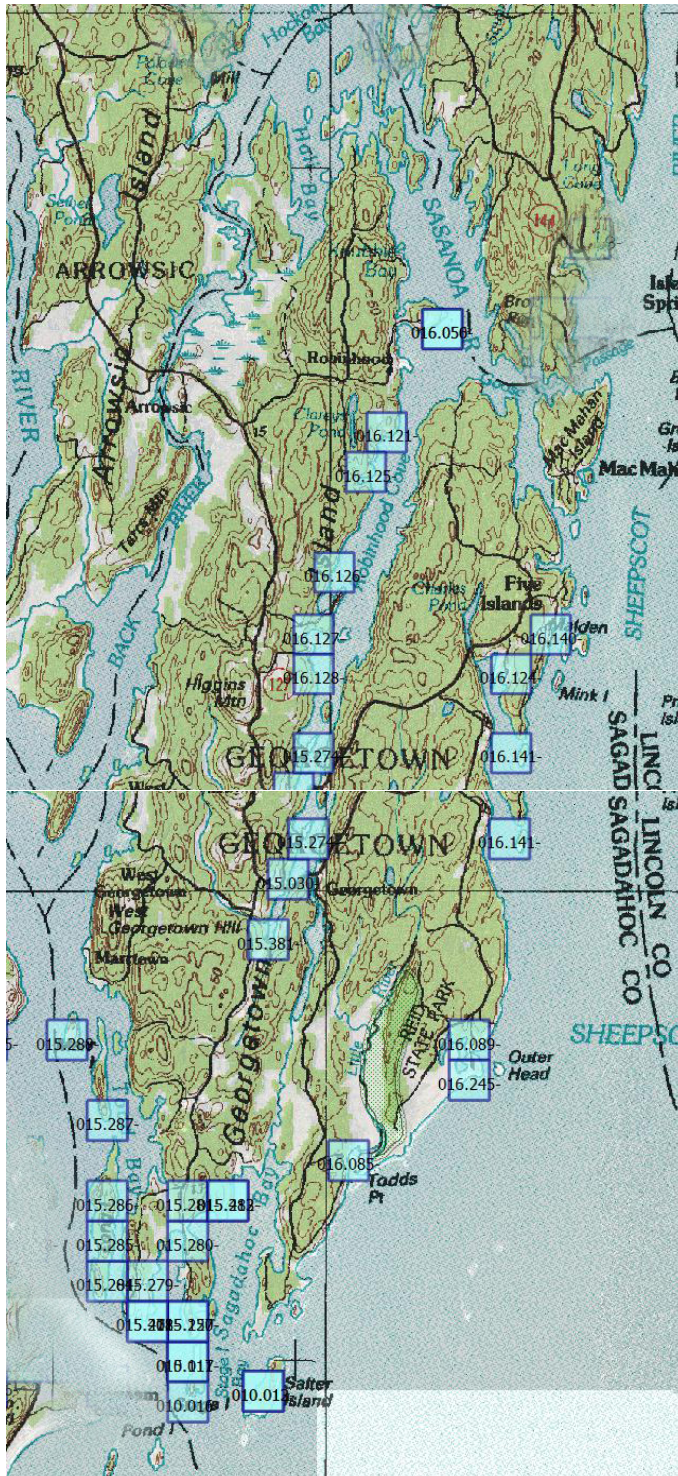
Field investigations and primary source materials reveal much about Georgetown's historic and archaeological resources. Many sites have been located and inventoried. Others remain unidentified or unlocated. Most of Georgetown's known historic and archaeological assets are located near Georgetown's coasts, reflecting Georgetown's important relationship with the surrounding waters over many centuries. These sites are increasingly vulnerable to sea level rise, storm surge, coastal erosion, and the more frequent and intense weather events associated with climate change. The Maine Historic Preservation Commission predicts that some of these vulnerable sites will disappear within 20 years.

- The Maine Historic Preservation Commission (MHPC) has identified 33 prehistoric archeological sites (primarily shell middens) in Georgetown. Almost all of these sites are located along the marine or estuarine shoreline. Most are on private land. Sites are known from the Sasanoa River, along the east and south east shores, around Robinhood Cove, Sagadahoc Bay, and the mouth of the Kennebec River. Professional archaeological survey work has been done in areas of interest on the Sasanoa River, near Five Islands, around Reid State Park, around Sagadahoc Bay, and at the mouth of the Kennebec River. In 2016, the MHPC completed archaeological testing on a small site on Town property behind the Georgetown Central School.

## Inventory

Figure 1. Prehistoric Archaeological Sites in Georgetown, shown as ½ km. square locations.

Source: Maine Historic Preservation Commission, 2018



The Maine Historic Preservation Commission has inventoried 27 historic archaeological sites (structures, shipwrecks, and cemeteries) in Georgetown. At least nine date from the earliest period of European settlement. Most are on private land.



## Inventory

Figure 2. Historic Archaeological Sites in Georgetown, shown as ½ km. square locations. Source: Maine Historic Preservation Commission. 2018.



## Inventory

Table 1. Historic Archaeological Sites in Georgetown

Source: Maine Historic Preservation Commission 2018

Site Name	Site #	Site Type	Periods of Significance	National Register Status
John Parker's Trading Post	ME 168-001	trading post	c.1650 – 1676	Undetermined
Flora D. Thompson	ME 168-002	wreck, vessel	1915	Undetermined
Stage Island #1	ME 168-003	military, fort	1677 – 1689	Eligible
Stage Island #2	ME 168-004	domestic		Undetermined
Sinbad V	ME 168-005	wreck, vessel	22-May-1928(?)	Undetermined
Catherine G. Howard	ME 168-006	wreck, schooner	21-Apr- 1906	Undetermined
Cora Green	ME 168-007	wreck, schooner	June 2, 1915.	Undetermined
Tidal Mill	ME 168-008	mill, tidal mill	18th century or earlier	Undetermined
Stage Island #3	ME 168-009	domestic	ca. 1677 - 1688	Eligible
Sagadahoc Bay #1	ME 168-010	domestic	ca.1676 - 1688	Undetermined
Sagadahoc Bay #2	ME 168-011	domestic	before 1676	Undetermined
Salter Island #1	ME 168-012	domestic	19th century	Undetermined
Mary F. Barrett	ME 168-013	wreck, schooner	Built 1901, beached 1928	Undetermined
unnamed lobster smack	ME 168-014	wreck, lobster smack	Early 1940s	Undetermined
Elizabeth Betsy	ME 168-015	wreck, schooner	January 1840	Undetermined
Sloop	ME 168-016	wreck, schooner	1784	Undetermined
St. Mary's	ME 168-017	wreck, schooner	June 1860	Undetermined
Little River Clam Co.	ME 168-018	midden, shell	Early 20th c.	Undetermined
Angie and Mary	ME 168-019	wreck, oil screw	1928-1931	Undetermined
Jake	ME 168-020	wreck, oil screw	1915-1959	Undetermined
unnamed barge	ME 168-021	wreck, barge	1923	Undetermined
Albion Oliver's Workshop	ME 168-022	workshop	after 1858 and probably to 1921	Undetermined
Marr homestead	ME 168-023	domestic	1770s to mid-1800s	Undetermined
Marr cemetery	ME 168-024	cemetery	1770s to mid-1800s	Undetermined
Index	ME 168-025	wreck, schooner	April 4, 1892	Undetermined
Richard Peterson	ME 168-026	wreck, unidentified	May 17, 1892	Undetermined
Snowball	ME 168-027	wreck, schooner	October 16, 1842	Undetermined



## Inventory

The National Register of Historic Places lists eight National Historic Register properties in Georgetown. The Maine Historic Preservation Commission (MHPC) has determined that there is a National Register eligible linear district in Georgetown Center consisting of thirteen buildings clustered along Route 127 on the east and west branches of Robinhood Cove. Additional properties in Georgetown, such as the Stone School House on Seguinland Road and a shell midden at Five Islands, have been determined by the MHPC to be eligible for listing in the National Register of Historic Places. Other sites are potentially eligible for National Historic Register status. Most are on private land.

Table 2. National Historic Register Properties (NHRP) in Georgetown

Source: Maine Historic Preservation Commission 2018

NHRP Property	Date Approved
Seguin Island Light Station	1977
Stone School House – Bay Point Road	1977
Grey Havens Inn	1985
Perkins Island Light Station	1987
Benjamin Riggs House	1988
Riggs-Zorach House	1988
Heal Family House	1994
Robinhood Free Meeting House	2016

Sixty-five small old family cemeteries have been located and inventoried in Georgetown. Most are on private land. Some remain to be located and inventoried. Further information is available from the Georgetown Historical Society, which maintains records of Georgetown's historic family cemeteries. (Brown. *The Family Cemeteries of Georgetown, Maine*. 1977, and other sources, GHS.)

The shores, marshes, and tidal flats of Georgetown Island contain remnants of ancient wharves, retaining walls, fish weirs, tidal mills and other relics of the island's long maritime history. These have not been inventoried. Most are on private land. Further information is available from the Georgetown Historical Society.

### **Laws and Statutes affecting Georgetown's Archaeological and Historic Resources:**

Maine State laws, regulations and programs (such as Site Location of Development Law, the issuance of certain Land Use Planning Commission permits, and Land for Maine's Future Board) may require that consideration be given to a development project's impact on historic properties. Other statutes and laws relating to historic and archaeological resource protection include:

- Maine Shoreland Zoning statute (38 MRSA 435-449, Section 435) which includes, as one of its goals, "to protect archaeological and historic resources"
- Maine's subdivision statute (30-A MRSA 4401-4407, section 4404(8) which recommends review of impact on "historic sites" including National Register-listed and National Register-eligible buildings and archaeological sites
- Maine's Antiquities Law (27 MRSA 371-378)

## Inventory

- Historic Preservation Easements (local, state, and federal)
- Internal Revenue Code Section 170 (h) and Department of the Treasury Regulation Section 1.170A-14 which provide for income tax and estate tax relief in some cases for donations of historic property (easements)

### **Archaeological and Historical Issues:**

- Many historic and archaeological sites in Georgetown are located along Georgetown's shores where they are particularly susceptible to sea level rise, storm surge, coastal erosion, and other effects of climate change.
- Many historic and archaeological sites in Georgetown have not been systematically and professionally identified or inventoried.
- The Maine Historic Preservation Commission (MHPC) notes that no professional surveys of Georgetown's identified historic and archaeological sites have been conducted to date. The MHPC suggests that future archaeological surveys should focus on the identification of potentially significant resources associated with the Town's maritime, agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the Town in the 17<sup>th</sup> and 18<sup>th</sup> centuries.
- No comprehensive survey of Georgetown's above-ground historic resources has been conducted to identify other properties that may be eligible for nomination to the National Register.
- No inventory of Georgetown's historic and archaeological resources has been conducted to prioritize the significance and vulnerability of known sites, based on site content, elevation above sea level, ongoing erosion, and sea level rise models.
- No plans to protect, preserve, and/or record Georgetown's most vulnerable and significant coastal sites are in place.

No systematic professional survey of the Georgetown coast has been done to locate unidentified historic and archaeological sites. Testing of individual sites, and National Register significance assessment, would be useful at most sites.

### **For More on Georgetown's Archaeological and Historic Resources:**

- Since its founding in 1975, the Georgetown Historical Society (GHS) has played a significant role in the preservation of the Town's historic heritage. Its mission is to explore, preserve, and celebrate the history and cultural landscape of Georgetown. With volunteers, it operates a research library, exhibit space, and archival storage at its headquarters building on the Bay Point Road. The GHS maintains a genealogical data base of Georgetown families, offers programs, works with area schools, libraries, and historical societies, publishes a bi-monthly newsletter, and helps individuals with research. The GHS had over 400 members in 2018.
- The Town of Georgetown Town office holds Town records including tax records, vital records, and Town Meeting minutes dating back to the 1700s.

## Inventory

- The Maine Historic Preservation Commission oversees the identification and evaluation of historic sites as well as historic buildings, objects and districts. It has information about historic and archaeological sites in Georgetown. Since the 1993 Georgetown Comprehensive Plan was approved, the Maine Historic Preservation Commission has teamed with the Georgetown Central School, the Georgetown Historical Society, and members of the Georgetown community to conduct archaeological investigations of significant pre-European sites at Five Islands and on the west branch of Robinhood Cove.
- The Patten Free Library History Room has material about Georgetown in collections that include cemetery records, old York County (of which Sagadahoc County was once part) deed records, maps, birth and death notices from the 1800s, census data, newspapers since 1824, passenger lists, periodicals, Maine vital statistics, ephemera, place histories, family histories, and more.
- The Sagadahoc County Registry of Deeds has Georgetown deeds and plot maps filed since the 1850s. The Probate Court contains records of filed Georgetown wills.
- Georgetown property deeds filed before the 1850s are held in the Lincoln County Registry of Deeds. Early Georgetown wills are filed in the Lincoln County Probate Court.

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## Chapter 3: Economic Development

### Purpose

The Economic Development section describes and inventories the Town's economic condition, listing both positive attributes and areas which limit future economic growth.

### Occupations, Industries, and Employment Characteristics

As of 2016, 39.3% of Georgetown's workforce was involved in management, professional, and related occupations. Most of these jobs are located outside of Georgetown.

Local businesses provide both full and part-time employment opportunities to some residents. Self-employed people account for 22.3 % of the workforce and span a variety of industries and occupations. The lack of high-speed internet has frustrated some current Georgetown businesses and has the potential to hinder opportunities for future business development in Georgetown.

The economic base of the community includes traditional fishing, tourist activities and professional employment opportunities in the in the Mid-Coast Region.

Reid State Park brings over 150,000 visitors into the Town. It is unknown how much this affects businesses in Georgetown, although the Park clearly is a factor in summer rentals.

Slightly over 50% of Georgetown's housing stock is seasonal housing. The Housing Inventory provides data on the number of seasonal rentals providing income for homeowners.

The coastal character of the community has led to the establishment of numerous primarily seasonal businesses that provide employment, including lawn maintenance, landscaping, plowing, tree cutting, carpentry, property management, and more. This seasonal employment is important part of the local economy.

### Activities Representative of the Georgetown Economy:

Marine Activities	Tourism
Manufacturing	Trades
Retail	Maintenance
Professionals (Home Health Care,	Cottage/Home Rentals
Attorneys, College Professors,	Municipal Employment
Teachers)	

## Inventory

Table 1. Largest Employers

Source: Reference USA 2016

Name	Labor Force
Woodex Bearing Co./ Mecos Custom Shaft Seals	29 Employees
Georgetown Pottery	25 Employees
Reid State Park	22 Employees (primarily seasonal)
Derecktor Maine LLC/Spartan Marine	20 Employees
Georgetown Central School	25 Employees
Grey Havens Inn	10 Employees

Table 2. Local Businesses exclusive of Marine Businesses (various sources).

\* indicates business is primarily seasonal in nature.

Business Name	Location	Type of Business
Alight Farm	243 Webber Road	Agriculture, Distribution
Anchor Bar and Grill	340 Robinhood Road	Restaurant*
Book Orchard Press	133 Williams Road	Publishing
Brockton Landscapes Inc.	38 Moffat Lane	Stonework, Landscaping*
Climbing Arborist	805 Five Islands Rd	Arborist
Coastal Masonry and Contracting	12 Martin Road	Masonry, contracting
Coveside Bed & Breakfast	6 Gotts Cove Lane	B&B*
Eastern Plant Specialties	320 Bay Point Road	Nursery*
Five Islands Farm	1375 Five Islands Road	Retail*
Five Islands Lobster Company	1447 Five Islands Road	Take-out Restaurant*
Freeman and Son	19 Heffron Lane	Building
Gene Reynolds and Sons Paving & Construction	144 Five Islands Road	Paving and Excavation
Georgetown Country Store	769 Five Islands Road	Retail
Georgetown Pottery	757 Five Islands Road	Wholesale/Retail Pottery
Grey Havens Inn/Blue	96 Seguinland Road	Inn/Restaurant*
Harborside General Store	13 Saddler's Cove Lane	Retail
Island Carpentry	258 Robinhood Road	Building
Kazak Technologies	44 Indian Point Road	Engineering
Ledge Island Gallery	14 Ledge Island Lane	Gallery*
Machine Shop Services	61 Henry Road	Machine Services
Maine Moss Inc.	425 Bay Point Road	Road Building/maintenance, Plowing, General Contracting
Mooring Bed & Breakfast	132 Seguinland Road	B&B*
Noah and Sons	25 West Georgetown Road	Building
Outdoor Ventures North	34 Pond Road	Photography
Plant Manager's Studio	21 Fry Place	Landscaping, Art, and Graphic Design

## Inventory

Paul W. Barabe & Son	131 Seguinland Road	Plumbing and Heating
Robinhood Free Meetinghouse	210 Robinhood Road	Restaurant/Performance Space
Sagadahoc Bay Campground	9 Molly Point Road	Camping*
Sarah's Sand Dollars	300 Marttown Road	Jewelry
Savoie and Sons	25 North End Road	Plowing
Sea Coast Vacation Rentals	37 Bay Point Road	Rental/Property Management
Seguin Tree Dwelling	Turtle Hill Drive	Glamping
Woodex Bearing Co./ Meco Custom Shaft Seals	216 Bay Point Road	Manufacturing

### Marine-Related Businesses

Georgetown continues to have a strong marine economic sector that includes shell fishing, retail marine supplies, oyster farming and small businesses serving commercial and recreational boating. Other commercial activity, such as kayak rentals, which require water access, are limited to the leased Todd's Landing, their own waterfronts, Reid State Park and Ledgewood Preserve at Five Islands where the Nature Conservancy allows water access for kayaks. Commercial activity also uses Five Islands and Robinhood. Most of these businesses are primarily seasonal in nature.

Table 3. Georgetown Marine-Related Businesses (various sources)

Back River Boat Yard	116 Back River	Boat Yard/Boat Storage
Derecktor Maine LLC (Robinhood Marina)	340 Robinhood Road	Full-service Marina, Boat Storage etc.
Eros Oysters	145 Heald Road	Aquaculture
Five I Fuel	13 Saddler's Cove Ln.	Marine Fuel
Five Islands Lobster Company	1447 Five Islands	Wholesale
Georgetown Aquaculture	PO Box 410	Aquaculture
Georgetown Is. Oyster Co.	88 Dirigo Lane	Aquaculture
Hadden Boat Company	11 Tibbetts Lane	Boat-building
Georgetown Fisherman's Coop	79 Moore's Turnpike	Wholesale
Rigg's Cove Rentals, LLC	340 Robinhood Road	Rentals
Spartan Marine	340 Robinhood Road	Retail

This inventory of marine related businesses in Georgetown illustrates the direct and indirect effect fishing, boat building and other marine activities have on the Georgetown economy. These include traditional marine-related activities such as fishing and indirect activities such as tourism and restaurants. In 2016, the economic impact from the above listed businesses was estimated to be \$8,133,000. This, in combination with the value of the fish landings listed below, totals \$12,029,764. Note that in 2016 the Georgetown fishing sector had a landing valued at \$3,896,764, but that in 2017 the numbers were dramatically lower: 515,083 pounds; \$2,061,420.

## Inventory

Table 4. 2016 Georgetown Port Landings

Source: DMR

Port	Pounds	Value	# of Contributors	# of vessels
Five Islands	430,214	\$1,681,327	66	66
Georgetown	652,914	\$2,215,437	33	33
Totals	1,083,128	\$3,896,764	99	99

- Note: the data are primarily derived from the Maine Department of Marine Resources and local sources. The information provided is still being refined by the Mid Coast Economic Development District which hopes to have a more extensive analysis of the marine economic impact completed in 2019.

Table 5. Employment in Marine Related Businesses

Source: information derived from local sources

Description	Labor force
Aquaculture	12 part-time (7 of whom are engaged in other marine activity)
Lobster Fishing	65+/- based on number of vessels; most would include sternmen, some of whom are from off-island.
Shell Fishing	3 full-time; 18 resident commercial licenses.
Marinas	35
Total	100 +/-

### Self Employment

Self-employment accounts for 22.3% of Georgetown's workforce according to the 2016 American Community Survey, a percentage that local observation suggests is low. Georgetown's thriving service industry sector includes numerous independent contractors that include plumbers, carpenters, general contractors, painters, house cleaning services, lawn maintenance and landscaping, artists, writers etc. The fisherman engaged in marine resources are all independent contractors.

### Workers who commute outside of Georgetown

The following table does not indicate the percentage of people who commute to work outside of Georgetown, except for the 3% that worked out of state and the 30.5% who work outside of Sagadahoc County. However, it is likely, given that the mean travel time to work for those living in Georgetown is 24.7 minutes and travel within Georgetown rarely takes over 10 minutes, that well over 50% of Georgetown's labor force works off-island.

Table 6. Commuting to Work

Source: 2016 American Community Survey

	Georgetown	Sagadahoc County
Workers 16 years and older	406	17,677
Car, truck or van –drove alone	286 70.4%	14,085 79.7%
Car, truck or van – carpooled	31 7.6%	1,332 9.8%
Public transportation	0	18 0.1%
Walked	11 2.7%	671 3.8%



## Inventory

Other means	18 4.4%	419 2.4%
Worked at home	60 14.8%	954 5.4%
Mean travel time to work	24.7 minutes	23.4 minutes
Worked in Sagadahoc County	267 66.5%	8,697 49.2%
Worked outside of Sagadahoc County	125 30.5 %	8,803 49.8%0
Worked out of state	14 3%	176 1%

### Economic Development Funding Opportunities

The Town does not have any local economic development incentive programs and relies on those available for the State of Maine such as the Economic Grant available from the Community Development Block Grant Program and grants and loan programs available from the Federal Rural Development Programs. Grants are unlikely to come Georgetown's way because of a relatively high median income and few community-wide projects (e.g. sewer systems). Broadband may be an exception.

### Educational Attainment

Georgetown has a higher percentage of persons with a bachelor's degree or graduate degree than does Sagadahoc County. The Town's percentage of people over 25 years of age with a bachelor's degree or higher exceeds the state and national levels. We do not have the data to quantify the percentage of residents with college degrees and higher who may be may be retired.

Table 7. Education Attainment: Percent of Population age 25 years and older

Source: 2016 American Community Survey

	High School Graduate or Higher	Bachelor's Degree or Higher
Georgetown	93.9%	43.3%
Sagadahoc County	94.5%	33.5%
Maine	91.3%	28.4%
United States	86.3%	29.3%

Table 8. Educational Attainment Details: Persons 25 years and older

Source: 2016 American Community Survey

	Georgetown	Sagadahoc County
Persons 25 years and over	800	25,868
Less than 9 <sup>th</sup> grade	2 0.3%	462 1.8%
9 <sup>th</sup> to 12 <sup>th</sup> grade	47 5.9%	968 3.7%
High School graduate	199 24.9%	7,972 30.8%
Some college, no degree	141 17.6%	5,484 21.2%
Associates Degree	65 8.1%	2,319 9%
Bachelor's Degree	190 23.8%	5,637 21.8%
Graduate or Professional Degree	156 19.5%	3,026 11.7%

## Inventory

### Labor Force Data

Table 9. Labor Force Industry

Source: 2016 American Community Survey

Industry	Georgetown	Sagadahoc County
Civilian employed population over 16 years old	412	18,081
Agriculture, fishing forestry mining	23 5.6%	465 2.6%
Construction	20 4.9%	1,030 5.7%
Manufacturing	48 11.7%	2,634 14.6%
Wholesale trade	13 3.2%	535 3%
Retail	43 10.4%	2,603 14.4%
Transportation, warehousing, utilities	4 1%	514 2.8%
Information technology	0	149 0.8%
Finance, insurance, real estate	24 5.8%	841 4.7%
Professional, scientific management, administration	22 5.3%	1,278 7.1%
Educational services, health care, social services	109 26.5%	4,413 24.4%
Arts, entertainment recreation, food services	43 10.4%	1,721 9.5%
Other services	44 10.7%	833 4.6%
Public Administration	19 4.6%	1,065 5.9%

- Note: The 2010 US Census indicated that Georgetown had a labor force of 495.

Table 10. Labor Force by Occupation

Source: 2016 American Community Survey

Occupation	Georgetown	Sagadahoc County
Management, professional, and related occupations	162 39.3%	6,817 37.7%
Service occupations	80 19.4%	3,386 18.7%
Sales and office	99 24%	3,847 21.3%
Farming, fishing, forestry *	20 4.8%	358 1.9%
Construction, extraction, maintenance	31 7.5%	1,650 9.1%
Production, transportation and material moving	20 4.9%	2,023 11.2%

- Note: This number is clearly inaccurate (see tables 3 and 4) reflecting some of the problems with the American Community Survey noted in other sections of the Inventory Section.

Table 11. Class of Worker

Source: 2016 American Community Survey

Civilian Employed population 16 years and over	412
Private wage and salary workers	262 63.6%
Government workers	58 14.1%
Self-employed in Town and not incorporated business workers	92 22.3%

- Note: of the 412 members of the labor force 204 are male and 208 are female.
- Note: the numbers on the two above tables are based on different ways of looking at employment and because of this have results that do not seem to align. Also, because some of the data is based on self-reporting, the numbers may not always reflect reality.

## Inventory

### Unemployment data

Table 12. Unemployment rate

Source: data is derived from the Local Area Unemployment Statistics (LAUS) program, a Federal-State cooperative program. Because the source is different, the number in the Civilian Labor force does not match that in the tables 9 and 11.

Year	State of Maine Civilian Labor Force	State of Maine Unemployment Rate	Sagadahoc County Civilian Labor Force	Sagadahoc County Unemployment Rate	Georgetown Civilian Labor Force	Georgetown Unemployment Rate
2018	702,678	3.0%	19,585	2.4%	468	3.2%
2017	700,099	3.3%	19,398	2.7%	462	3.0%
2016	692,154	3.8%	19,192	3.0%	457	3.8%
2015	683,369	4.4%	18,934	3.5%	449	3.5%
2014	696,298	5.6%	19,029	4.5%	451	5.3%
2013	705,417	6.6%	19,124	5.6%	450	6.2%
2012	702,636	7.5%	19,210	6.6%	459	8.5%
2011	699,281	7.9%	19,145	6.8%	452	7.5%
2010	695,182	8.1%	19,219	6.7%	452	6.9%

Table 13. Household Income

Source: 2016 American Community Survey

	Georgetown (with % of households)	Sagadahoc County (with % of households)
Total Households	437	15,613
Less than \$10,000	9 2.1%	671 4.3%
\$10,000 to \$14,999	13 3%	558 3.6%
\$15,000 to \$24,999	45 10.3%	1,850 11.8%
\$25,000 to \$34,999	48 11%	1,706 10.9%
\$35,000 to \$49,999	87 19.9%	2,230 14.3%
\$50,000 to \$74,999	61 14%	3,112 19.9%
\$75,000 to \$99,999	52 11.9%	2,291 14.7%
\$100,000 to \$149,999	65 14.9%	2,110 13.5%
\$150,000 to \$199,999	30 6.9%	663 4.2%
\$200,000 or more	27 6.2%	422 2.7%
Median Household Income	\$59,250	\$55,766
Per capita Income	\$34,593	\$31,085

- Note: The Median Household Income numbers differ from those in the Housing Inventory. This reflects different methodologies in determining these numbers.

Table 14. Percent of Population Living in Poverty

Source: 2016 American Community Survey

Georgetown	12%
Sagadahoc County	10.7%
Maine	14.1%
United States	14.8%

## Inventory

Table 15. Percent of Persons without Health Insurance

Source: 2016 American Community Survey

Georgetown	10.9%
Sagadahoc County	7.8%
Maine	12.3%
United States	12%

### Economic Issues

- The Town lacks high speed internet access which affects economic activity and availability of services to residents. New economic opportunities largely due to high speed internet access in some sectors could also make employment less geographically dependent on location.
- The difference between labor data from the 2010 census and the 2016 American Community Survey indicates that the Georgetown workforce has decreased almost 20% during that time.
- The marine sector is important for the local economy and water dependent commercial access is vital for the continued health of this sector. Warming waters in the Gulf of Maine are impacting fish species and bringing new species, including invasive species like the European green crab.
- Much of Georgetown's shoreland is privately owned and in conservation or residential development. Securing increased commercial water access would support the health of this important sector of Georgetown's economy, but a high percentage of the shoreline is rocky and inaccessible.
- Only a limited number of retail goods and services are available in Town. Services such as groceries, fuel, medical treatment are not available in town. Residents must travel to Bath or beyond for them.
- An aging population in Georgetown offers increasing challenges and opportunities for service industries that serve seniors.

## Chapter 4: Marine Resources

*The Aquaculture Farms, Conserved Area, and Shellfish Closure Areas map, the Oyster Suitability map, and the Mudflat and Salt Marsh map appear in the Map Appendix. The Marine Survey of fisheries license holders appears in Appendix 1.*

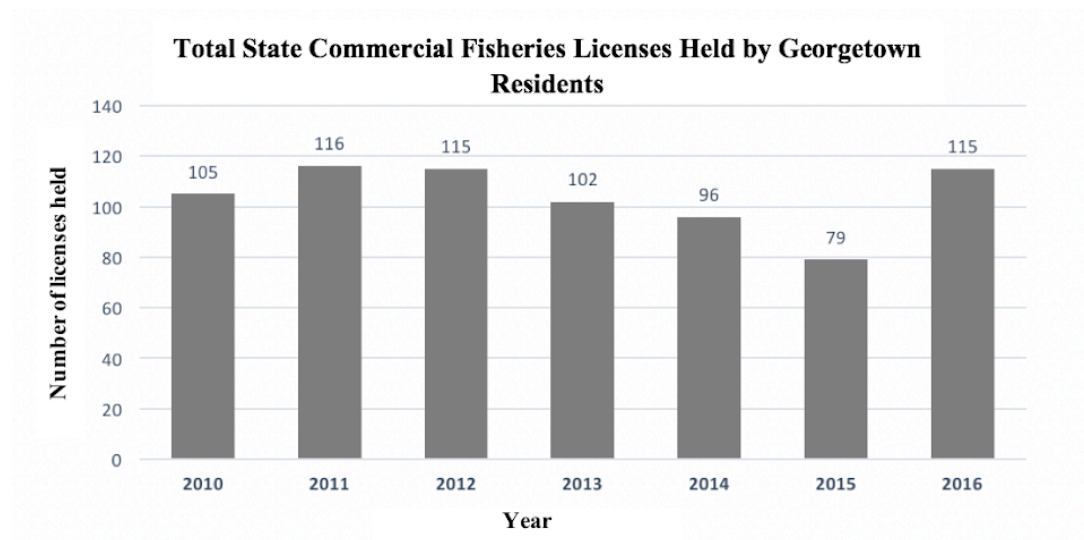
### Purpose

The purpose of this section is to identify the Town's key marine resources and assets that are integral to the identity and economy of the community. This inventory will guide the outline of strategies that will protect and improve coastal habitats, maintain and preserve the Town harbor and facilities, and assess access for commercial fishing, marine related activities, and recreation. Water quality is critical to marine resources and focused discussion is found in the Natural Resources section.

### Marine Economy

Georgetown Island comprises 18.5 square miles of land and has 82.77 miles of ocean shoreline fronting deep water, tidal water, and salt marsh. Of this extensive shoreline, only a fraction is accessible to the public. Activities based on the salt water provide economic support for over one hundred commercial harvesters, and marine activities including fishing, boat building and maintenance and seafood sales.

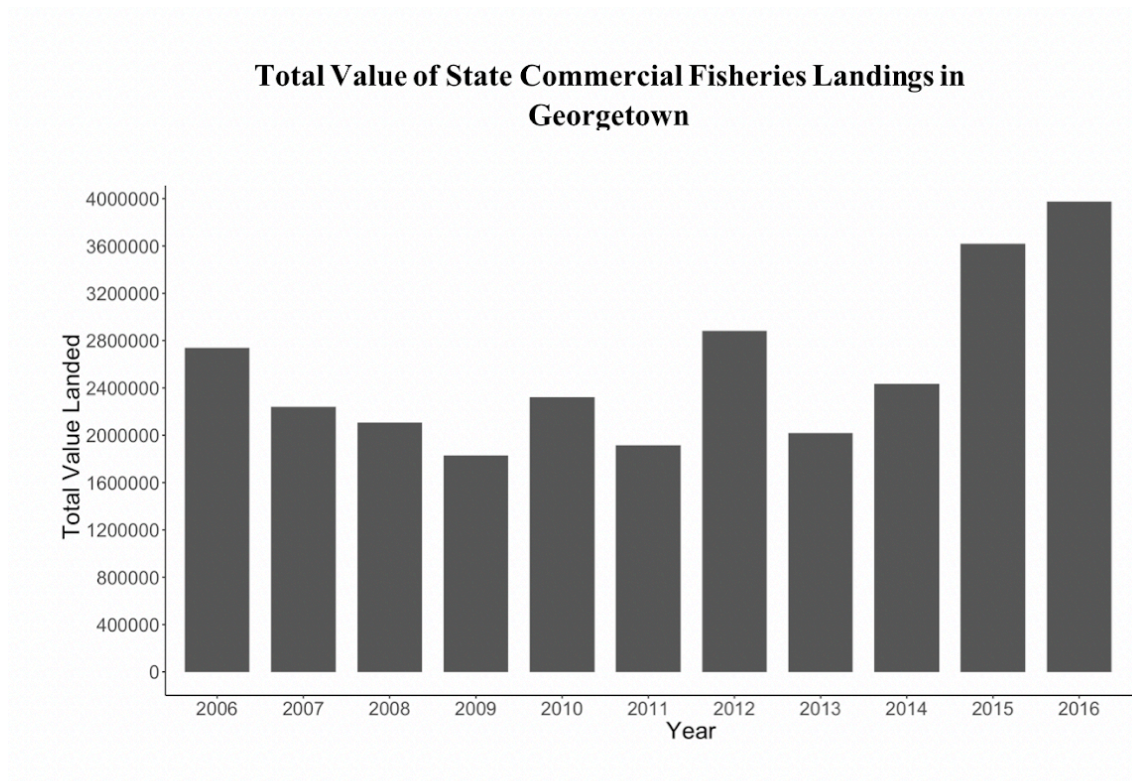
The figure below depicts the total commercial fisheries licenses held by Georgetown residents from 2010-2016 (Maine DMR, 2018). This includes all state commercial fishing licenses and all classes of lobster licenses. The decrease in licenses after 2012 is largely due to the moratorium of the commercial shrimp fishery. Decreases in 2015 are due to declining commercial fishing licenses. An increase in licenses in 2016 is due to student licenses and increased commercial shellfish licenses. As the commercial aquaculture sector grows in Georgetown, we predict an increase in the number of commercial licenses held by Georgetown residents in the coming decade.



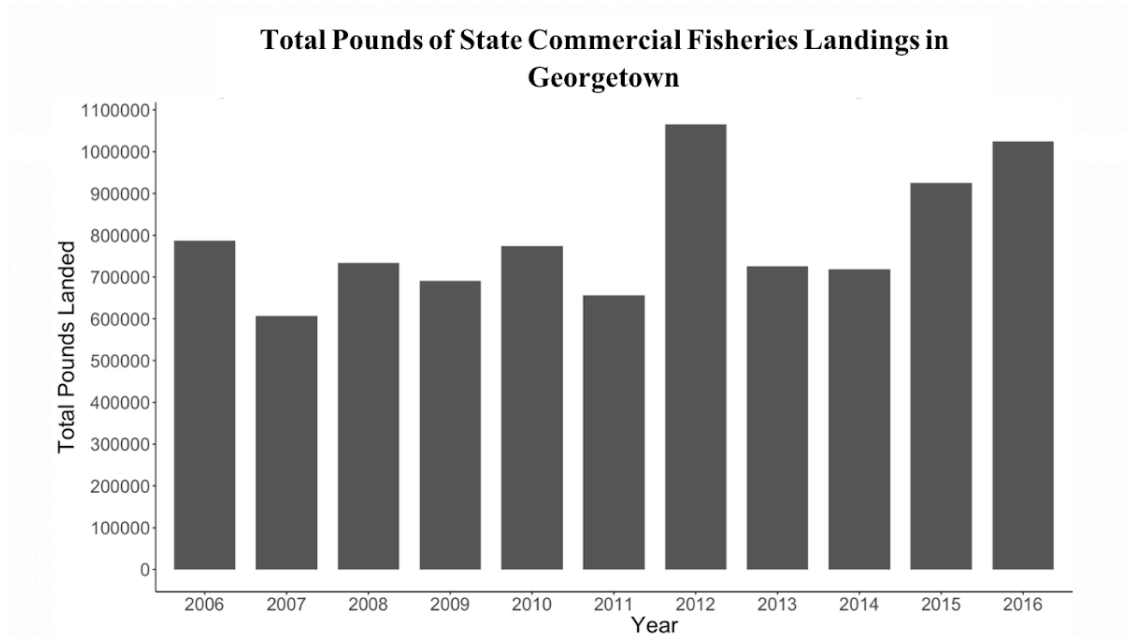
## Inventory

Over the past twenty-five years, overharvesting and climate variability has dwindled commercial fish stocks in the Gulf of Maine. For example, the urchin fishery peaked in 1996 with 33MM pounds caught and a value of \$35MM statewide. In 2016, the urchin fishery was valued at \$5MM with just 2MM pounds caught. Once the third most valuable commercial species to Georgetown, the shrimp fishery closed after the 2012 season and has not yet been reopened by the State.

The figures below depict trends in the total value and total pounds of Georgetown's commercial fisheries landings from 2006-2016 (DMR Landings, 2017). Increases in landings and value in 2015 and 2016 have largely been due to increased lobster landings. As ocean temperatures in the Gulf of Maine rise, lobster populations migrate north. Georgetown may temporarily benefit from this northern migration of lobster, however, the impact of this warming trend on commercial species in the Gulf of Maine is largely uncertain (NOAA Climate Watch). Landings information only contains state license and landings. It should be of note that a small portion of fishermen in Georgetown have federal fishing permits. Landings values represent all commercially harvested species landed in Georgetown, including those of fishermen who are not Georgetown residents. With the opening of the Five I fuel dock in 2018 and stable lobster prices, it is likely that more fishermen will fuel up and land their catch in Georgetown, thus landings may likely increase in the next decade.



## Inventory

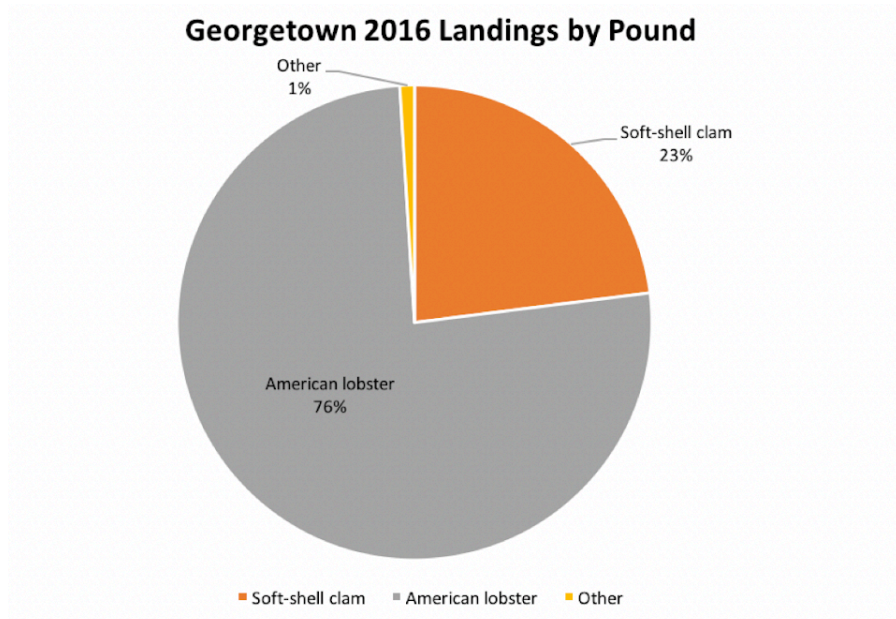


Maine's marine economy has become disproportionately dependent on the lobster harvest and Georgetown landings reflect this statewide trend. In 2016, lobster made up 76% of Georgetown's total landings as depicted below. Aquaculture is the fastest growing sector of Maine's marine economy and in 2010 the first oyster farm in Robinhood Cove was established. In 2017 and 2018, ten new farms received Limited Purchase Aquaculture leases (LPA's) from the State and those farms began selling market sized oysters in the Fall of 2018. It is projected that 300,000 oysters will be harvested from aquaculture farms in Georgetown in 2019. At \$.0.80 per oyster sold wholesale, it is projected that Georgetown's total landings may increase by \$260,000 in 2019. While oysters are the only species currently being commercially grown in Georgetown, it is possible that additional species such as scallops and quahogs, and sea crops like kelp may further diversify the marine economy, broaden fishermen's opportunities beyond lobster, and increase Georgetown's total landings.

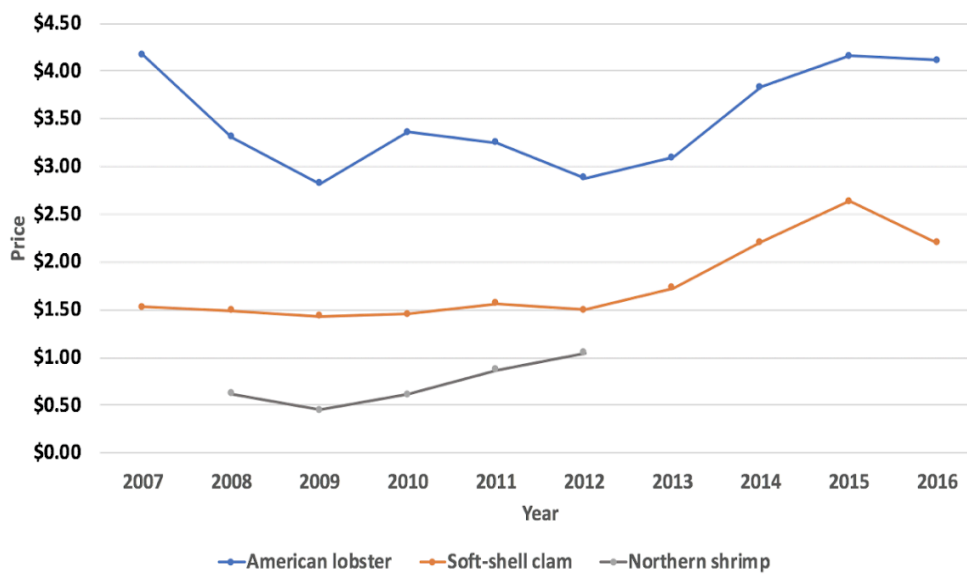
Despite projections of increases in total landings, Georgetown's marine economy faces numerous challenges in the coming years. Consistent with our community demographic, the age of our commercial fishermen is also increasing. For example, of the twenty current commercial shellfish license holders, only four are full-time and most are over 40 years old. Additionally, for every five commercial lobster licenses given up, the State will issue only one new license. In October of 2018, the New England Fishery Management Council approved quota cuts and vessel restrictions in the herring fishery escalating the prospect of a shortage of herring bait for Maine's lobster fishing fleet, price increases for bait fish and concern about the long-term availability of bait. As ocean waters warm and species migrate, Georgetown fishermen may experience

## Inventory

increased expenses to harvest and may have to target locally available, underutilized, or undervalued species to minimize their cost to harvest, or travel further offshore to fish.



Top 3 Commercial Species: Price per Pound





## Inventory

People have long been attracted to Maine for its beauty and the bounty available in the Kennebec Estuary and Casco Bay. Up and down the coast, Mainers are reliant on our marine resources to provide a marine economy and Georgetown is no different. As was identified in the 1993 Comprehensive Plan and in the 2018 Community Survey, the protection of marine resources and preservation of a marine economy are of great interest to the Town and should remain a priority in all present and future planning.

### **Five Islands Harbor and Town Wharf**

The Georgetown Waterfront and Open Space Association was organized in May 1972. Its purpose was to raise \$30,000 by public fundraising toward the \$60,000 purchase of the Howard property, composed of woodlands, a shorefront field, wharf and wharf buildings. The Association raised \$32,000. Matching funds came from the U.S.

Department of the Interior and the Maine Department of Parks and Recreation. Despite perception that the Five Islands Wharf was donated to the Town, the establishment of the Wharf is exemplary of how our community raised and secured matching funds to establish the working waterfront as we know it today. Looking forward, the community should investigate additional opportunities to preserve the marine economy and secure recreational and commercial access to the water.

Picturesque Five Islands Harbor, located on the east side of the island facing the Sheepscot River, has an area of about 100 x 500 yards usable for moorings protected by offshore islands from easterly storms and free of ice throughout the winter. The main entrance to the harbor is northward of Malden Island. Boats can also enter from the northwest following the west shore and passing inside of all islands and shoals. Crow Island Ledge, west from Crow Island and at the north entrance, is marked by a day beacon. There is also a clear channel from the east, south of Malden Island.

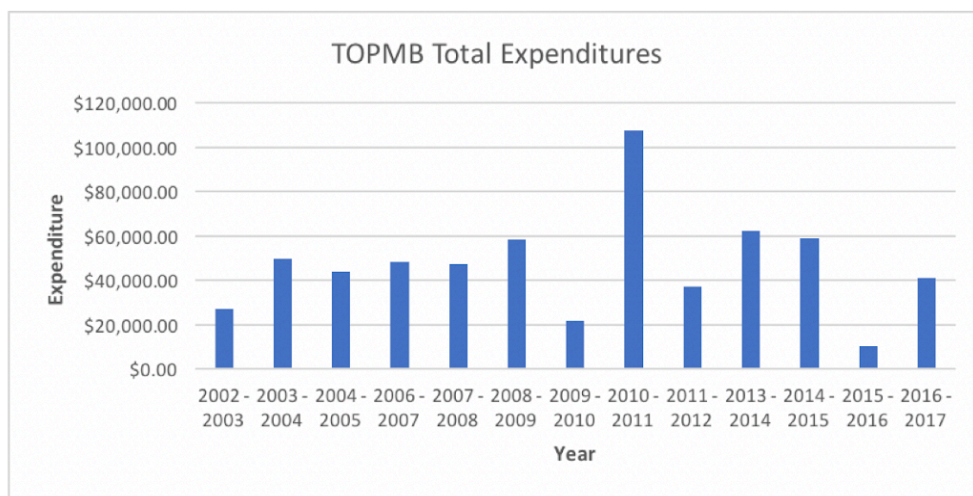
Moorings in the harbor are used for both recreational and commercial boats. The harbor is, and has been for many years, at capacity. Mooring availability is infrequent, and the wait list's oldest request dates to back to 1995.

The town-owned 700 square foot timber wharf is the hub of activity and attraction in Five Islands and is a working dock for loading and unloading of shellfish and finfish for bait and human consumption. Buildings on the wharf are leased by the Town for cold and wet storage and commercial wholesale and retail seafood sales. Five Islands Lobster Company is the current leaser and its take-out restaurant and ice cream shack have often been featured in the local and national media, drawing many tourists during the summer season.

## Inventory

On the north side of the wharf is the town-owned float which is utilized by commercial fisherman. The access provided by the wharf is estimated to be used by 90% of Georgetown's fishermen and sternmen. Recreational boaters use a float on the south side of the wharf and Malden Island residents own and maintain a private float south of the recreational float. There is no facility in Five Islands for berthing of commercial or recreational boats.

The Town-Owned Property Management Board (TOPMB) is responsible for the maintenance, repair, and oversight of the Five Islands Wharf and other properties including First Church, Old Stone Schoolhouse, and Todd's Landing. The largest part of the TOPMB's annual budget is for the maintenance and repair of the Wharf.



The Select Board and Town have maintained multiple reserve funds exclusively for preservation of the marine economy, recreation and the working waterfront. Depicted below are the reserve fund balances from the 2016 – 2017 Town Report:

Harbor Emergency Reserve Fund	\$26,549.94
Wharf Reserve Fund	\$109,824.00
Float & Water Access Reserve Fund	\$5,000.00
Parking Lot Reserve Fund	\$4,634.00
Todd's Landing Reserve Fund	\$3,150.00
Water Access Reserve Fund	\$15,000.00
Shellfish Conservation Reserve Fund	\$0.00
<b>Total</b>	<b>\$164,157.94</b>

## Inventory

In July of 2018, Five Islands Fuel/Harborside General Store opened; it supplies fuel, diesel, mooring rentals, snacks, drinks, ice, and locally harvested clams and oysters.

During the summer months Five Islands is a busy mixed-use location of commercial fishermen, tourists, island residents, and guests. Both parking lots are often full and a stream of cars is often parked along Five Islands Road. Road congestion is cause for concern for pedestrian and vehicle safety.

### **Gott's Cove**

In 1997 the Georgetown Fisherman's Coop relocated from the Five Islands Wharf to Gott's Cove and continues to lease buildings and a wharf to operate their commercial wholesale business. Membership has remained consistent through the years and resides at twenty as of 2018. The leased site affords parking, refrigerated storage, and commercial truck access, but not moorings or gear storage. Remaining on the leased site is a building that between 1998 and 2005 operated as take-out eating facility and a temporary float that attracted locals and visitors. It is uncertain if the lease holders intend to re-lease the building.

### **Robinhood Cove**

Derecktor Robinhood, formerly Robinhood Marine Center, offers extensive facilities at the north end of Robinhood Cove, including seasonal and transient slips and moorings, yacht maintenance and repairs, fuel sales, a pump-out station, winter storage, houseboat rentals, a yacht brokerage, and a restaurant. Winter storage includes inside (uninsulated), outside on land, and in-the-water as dockside water doesn't freeze due to depth and current. The marina equipment includes a 50-ton Travelift, a hydraulic boat moving trailer, a forklift and additional equipment to support the 150-yacht summertime fleet. Favorable rates have been extended to local commercial fishermen to launch and haul out. The Anchor Bar and Grill is seasonal.

Parking at the marina is limited. A fee is charged after two hours for visitors or non-customers.

### **Todd's Landing**

Located along Route 127 between the West and East branches of Robinhood Cove, Todd's Landing is Georgetown's only self-launch facility. Managed and maintained by the TOPMB, the landing, known to the Todd family as The Shipyard, is generously leased to the Town by the Todd heirs on a month-to-month basis. For generations, Todd's Landing has been crucial to the Town's marine economy and today, it is utilized for launching and hauling commercial vessels and recreational boats, the loading and unloading of building materials for island communities, access for mooring service vessels, commercial and recreational mooring access, parking and mudflat access for commercial diggers, and access to aquaculture farms located within the Cove.

The Landing location is on a busy Route 127 curve directly across Route 127 from the Josephine Newman Sanctuary and Richard's Library entrances. Nevertheless, the Landing's central location, gradual grade, and access to deep water is a lifeline for

## Inventory

commercial and recreational users. There is limited parking, especially for trailers, and traffic and pedestrian safety is a concern. The TOPMB sign posted at the launch identifies use for Town residents only; however, the reality is that Todd's Landing is used by a considerable number of non-residents. Unauthorized access at Todd's Landing is a problem. Historically there has been no Town enforcement for unauthorized use.

### **Back River**

Back River Boat Yard is situated on a fifty-acre peninsula just south of the Route 127 bridge to Arrowsic and has provided a gamut of marine services since 1975. This family owned business has shifted through the years. Today, it stores approximately seventy 16' – 28' boats, performs engine repairs, and offers 12 slips and four moorings. The surrounding property has been developed with seasonal housing, including treehouses, and year-round rentals. The yard's unique Back River location also provides limited parking and access to the Back River by canoe or kayak with permission.

### **Recreation**

Based on the 2018 Community Survey, over 75% of respondents listed access to recreational fishing and boating as "extremely" important. Unless private access is available, resident access is limited to Todd's Landing, off the wharf at Five Islands, off the beach at Reid State Park and from tidal flats, as well as from nearby islands. Swimming is permitted off the wharf, at Reid State Park, and Ledgewood Preserve. Vehicle and trailer parking at each of the above locations is limited and a vehicular and pedestrian safety concern.

Hunting for sea ducks, geese, and bay ducks is most often from small boats, rights of way, or by receiving land access with permission of the landowner. Coastal populations of sea birds suitable for hunting appear to have declined over the years and many blinds around the island have fallen into disuse (U.S. Fish and Wildlife).

### **Access to the Water**

Public access to the water may simply be defined as people's ability or right to reach the shoreline. It means different things to different people: a ramp to launch and haul a boat, a pathway to the mud flats, a place to park a vehicle for canoeing or kayaking, a parking lot to capture views or take pictures, or a simple walk on the beach. Maine has only a fraction of its coastal area in public ownership, yet the coast is crucial for marine resources industries, recreation and tourism.

The changing pattern of shoreland ownership and use has closed off many traditional accessways in Georgetown and other coastal communities. Efforts by the State and conservation groups to purchase and develop local access have not kept pace with demand nor enhanced public access, especially direct access for water-dependent industries and individuals. The controversy over public access boils down to the basic issue of private property rights vs. public access rights. The current state in Georgetown and along the coast of Maine puts greater pressure on existing accessways. In recent history, the Town has explored increasing water access at Todd's Landing and/or creating access in Harmon's Harbor; however, neither option has been successful. The

## Inventory

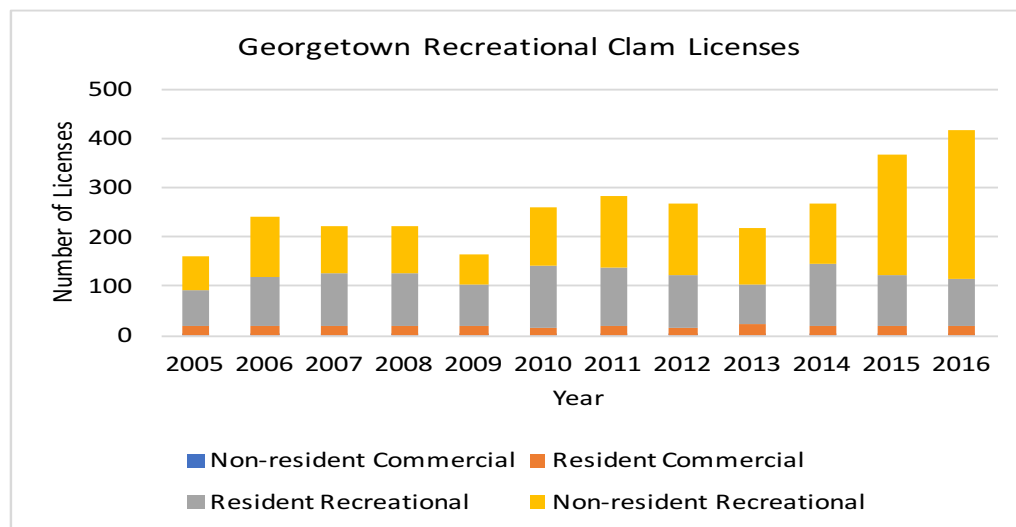
clear majority of clam diggers and wormers in Georgetown either cross private shorelands, use town-owned property, park along State and town roads or use paths and old tote roads to access the tidal flats. For clammers, multiple access points are vital to continue to work when specific flats are closed by the State.

The Josephine Newman Sanctuary, Reid State Park, Ledgewood Preserve, Loring-Conant Preserve and Schoener Preserve, as well as a few nearby islands provide pedestrian access to the shore. Only the Ledgewood Preserve provides easy access for the loading and unloading of a canoe or kayak, however parking is very limited.

Five Islands Harbor provides access for many recreational boaters and is the primary access for the majority of local commercial fishermen. Fishermen pay a user fee to utilize the Town-owned wharf to get to and from their boats and either unload their catch at the wharf or at the Coop in Gotts Cove. Space in the Harbor is limited and at capacity. Some commercial fishermen moor and provide dock space from their own property.

Many residents and property owners are also able to moor from their own property; some, who do not use moorings or dock space themselves, rent or allow others to use the access with permission. A few residents and property owners have a road or have constructed a means which allows them to launch a boat, although many of these launches are tidal. For those who do not own or have access to such a property, public launches on the Kennebec in Bath or Phippsburg, Todd's Landing or paying a fee at a commercial boatyard are their only local means to launch a boat.

Recreational activities attract thousands to our beaches and to Five Islands, dramatically increasing the population of the Town when summer residents and visitors arrive. Businesses such as stores, shops, inns, restaurants, art galleries and campgrounds are dependent upon summertime guests, many of whom come to take advantage of the marine environment. For example, recreational clamming has increased in Georgetown over the last decade, as depicted below.



## Inventory

### **Marine Resources Issues:**

- Access to waterfront and moorings
- Access to clam-flats (clams, quahogs, worms)
- Water Access (for residents, guests, visitors, commercial fishermen)
- Resource Threats including northern migration of lobster, invasive green crabs, adjacent zone trap limits
- Lack of diversification of marine economy
- Water quality is impacted by outhouses, overboard discharge, surface runoff, faulty septic and upriver discharge.

## Chapter 5: Natural and Water Resources, Agriculture and Forestry

*The Natural Resource Co-occurrence map, the Beginning with Habitat; Water Resource and Riparian Map, and High Value Plant and Animal Habitats maps, the Agricultural Resources map, the Watersheds Characterization map, the Wetlands Characterization map, the Conservation Land with Public Access map, and Different Categories of Land Cover map appear in the Map Appendix.*

### Purpose

This chapter provides a summary of the natural systems which comprise Georgetown's physical environment. It includes the inventory for water resources, agriculture and forestry.

The following areas will be discussed to determine how natural features relate to the overall health and vitality of the Town and its future development and land use patterns:

- Geology
- Topography
- Soils
- Surface and ground water
- Land cover
- Unique natural areas and wildlife habitat

A realistic assessment and appreciation of Georgetown's environmental features will allow identification of both constraints on development and areas appropriate for development. Areas appropriate for development are typically areas where negative impacts to natural resources are minimal and costs are lower for construction.

The Town's natural resources are regulated by a combination of federal, state and local laws. As different tiers of regulations often address the same feature, some resources require multiple levels of review and approval before land development may occur while other parameters are less restrictive. While state and federal laws typically govern these issues, the people of Georgetown are responsible for making sure that the environment is treated and respected in a manner they deem appropriate for the present and future of the community.

The information provided in this chapter is designed to help the community appreciate its natural resources and ensure that land use planning and development occur in such a way that future generations can enjoy the Town's natural resources.

### Watersheds

Georgetown is divided into 4 major watersheds and several smaller sub-watersheds. All of the land area within the Town eventually drains into the Gulf of Maine. The major watersheds are shown on the Water Resource and Riparian Map, March 2018 (p. 164), and are explained as such:

## Inventory

1. Kennebec River Watershed parallels the Kennebec River and drains the south western portion of the Town.
2. Back River Watershed drains the north western portion of the Town.
3. Robinhood Cove and Sasanoa River Watershed drains the central portion of the Town (north of Route 127)
4. Sheepscot Bay Watershed drains the eastern portion of the Town.

The following sub-watersheds are smaller areas that eventually convey water into one of the above listed watersheds:

- Sagadahoc Bay Watershed
- Morse Pond Watershed
- Charles Pond Watershed
- Little Sheepscot River Watershed
- Clarey's Pond Watershed
- Trafton Meadow Watershed
- The Little River Watershed

### Topography

Georgetown's terrain varies from very level, low-lying tidal marshes along the Town's numerous bays, coves and rivers to steep, rocky ledges adjacent to the shore and also further inland in the hills. Robinhood Cove and Sagadahoc Bay naturally divide the island approximately in half, with western and eastern ridges.

On the western half of Georgetown, hills reach the highest elevations in Town, rising to 259 feet on Higgins Mountain. The hills form a ridgeline running north-south near the middle of the western half of the island. Route 127 until Georgetown Center, and then Bay Point Road, generally follow the ridge for most of the western half of Georgetown. A fairly large area of low-lying tidal marsh occupies the northwestern portion of the island along the Back River.

The eastern half of Georgetown is generally lower in elevation. Only one hill reaches 200 feet in height. The hills form a north-south ridgeline on the western side of this part of the island, near Robinhood Cove and Sagadahoc Bay. Extensive areas of tidal marsh and coastal beach lie in the southern part of this half of Georgetown in and around Reid State Park.

### Soils

The Androscoggin and Sagadahoc Counties Soil Survey, issued in 1970, delineates the various soils occurring in Georgetown. The county soils mapping is a medium intensity survey. Each mapping unit, or soil, contains inclusions of other soils because the small, scattered patches of different soils make it impractical to map each unit precisely on a county-wide scale. The Survey provides a general indication of Georgetown's soils. Additional on-site soil identification is necessary for locating suitable sites for a subsurface waste water disposal system.



## Inventory

A general description of Georgetown soils is that they are shallow to bedrock soils found in the hills and ridges and in the islands and along most of the shoreline. Deep, excessively drained soils occur near the ridgelines on the western half of the island and currently host active or reclaimed sand and gravel pits in several locations. These soils do little to slow and filter water which allows pollutants to quickly leach into the ground water.

All of the wetland soils exhibit a seasonally high-water table and poor or very poor drainage. These soils generally border streams and follow drainage ways to low points, including internal low points within the island and locations at the ocean edge that do not exhibit characteristics of a coastal bluff or sandy beach. Tidal marshes comprise the most extensive wetlands in large areas in the northeast, southwest and southeast portions of the Town.

Sand deposits, coastal beach and dune land occur along the southern edges of the island. There is also a small deposit of dune land on Bay Point.

Prime farmland soils are only found in a few locations and in most cases follow the ridgeline running north-south on the western half of the island.

The 1970 Soil Survey provides a general overview of some important environmental features including:

- Hydric soils which are an indication of wetlands
- Prime farmland soils which are best suited for farming
- Woodland soils which are best suited for forestry
- Soils best suited for subsurface waste water disposal systems
- Soil drainage characteristics which impact construction

### **Surface Waters**

Rivers and Bays:

The interconnected estuaries of the Kennebec, a 160 mile-long river originating in Moosehead lake, and Sheepscot Rivers, a 66 miles long river originating in Freedom, Maine, form all but the southern boundary of Georgetown Island (the southern boundary being the Gulf of Maine).

The Kennebec River forms the western boundary of Georgetown Island and has helped to shape the character of the Town over the past three centuries. The Kennebec River is the State's second largest watershed, draining a total of 5,870 square miles. The Back River is a 16 mile waterway that runs from Wiscasset on the Sheepscot River to the Kennebec, intersecting another channel, the Sasanoa River, at Hockomock Bay. It forms the northwestern border of Georgetown from Hockomock Bay to the Kennebec. Hockomock Bay forms the Island's north border. To the east, the southern section of the Sasanoa runs until it intersects Knubble Bay, and together they form the northwestern border of Georgetown. The southern end of Knubble Bay flows past Riggs Cove and the entrance to Robinhood Cove, past Goose Rocks until it meets the Little Sheepscot River, a waterway which runs between Georgetown and MacMahan Islands; the Little Sheepscot, the Sheepscot River and Sheepscot Bay form the remainder of Town's eastern boundary. All of these waters are tidal.

## Inventory

### Ponds:

In addition to supporting island ecosystems, and providing recreational opportunities for residents (fishing, curling, swimming, ice sports, and recreational boating), Georgetown ponds help to recharge the Island's ground water and collect rain runoff. They are the water source for the Georgetown Fire Department to fight fires.

Morse Pond	Tax map R9
Charles Pond – 14 acres	Tax map R10
Clarey's Pond – 9 acres	Tax map R2
Ice Pond – 3 acres	Tax map R8
Beaver Pond	Tax map R6
Unnamed Pond	Tax map R10
Unnamed pond	Tax map R5
Trafton Meadow	Tax map R5

### Wetlands

The Wetland Characteristics Map (2018) shows all of the major wetland areas in Town. Open water wetlands and wetlands connected with a river, ponds or some streams are protected by Shoreland Zoning which prohibits development within at least 100 feet of the upland edge of the wetland. Wetland areas rated as high or moderate value for water fowl habitat are zoned as Resource Protection under Shoreland Zoning and have a 250-foot setback for any development. All other wetland areas including forested wetlands areas also are protected by both State and federal regulations which require setbacks and limit the amount of filling which can occur in a wetland. Activities proposed adjacent to a wetland also require a permit from the State in most circumstances.

Subdivisions, as per the Town's land use ordinances, require applicants to identify any wetland areas and keep development from these areas.

The maps available from *Beginning with Habitat* ([beginningwithhabitat.org](http://beginningwithhabitat.org)), which can serve as the starting point to plan a town's conservation blueprint, provide an excellent resource to check if a proposed development is near a registered wetland.

Wetland protection is important because of the many ways that wetlands contribute to the overall health of the environment including providing habitat for birds, mammals, reptiles, fish and plants. They also play a significant role in improving water quality and flood water control.

Coastal wetlands serve as the farmlands for the estuarine and nearshore marine environment, producing tons of organic matter annually. The most productive coastal wetlands produce over 10 tons per acre each year. The organic matter provides food for microorganisms and forage fish which in turn are the food for larger fish such as bluefish and striped bass. Two thirds of Georgetown's commercial fish harvest comes from species that depend upon wetlands for all or part of their life cycle. Wetlands also

## Inventory

serve as the home, nesting area and unique environment for a variety of fish, birds, animals, and plants. Other important functions include; protection from storm and flood damage by storing flood waters, slowing surface runoff rates, and reducing the action from waves; improving water quality by removing sediment and contaminants from flooding; habitat and protection for shellfish; and recreation and fishing and hunting.

Wetlands can take several different forms such as: salt marshes, open water, emergent, forested, shrub-scrub and other. The Wetlands Characterization map from *Beginning with Habitat* shows the various types of wetlands, including their most critical function. Wetlands are a critical part of the natural environment and serve numerous other natural systems and species.

Georgetown's coastal wetlands provide habitat (nesting, wading, and feeding areas) for many shorebirds and inland and tidal water fowl,

### Islands

Georgetown is an island. The Town includes a number of smaller, surrounding islands within its municipal boundaries. They are listed below.

Source: Beginning with Habitat Maps and Town Tax Records

Island Name	Map/Lot	Acres	Notes
Castle Island	R1/36	10	Chewonki Foundation
Berry Island	R1/37	5.3	Chewonki Foundtion
Bare Neck Island	R1/36	15	Private ownership
Webber Island	R1/ 40,41,43	36	Private ownership
Peggy Island	R1/38	1.7	Private ownership
Little Duck Island	R1/39	1	Private ownership
Beal Island	R1/34	68	Appalachian Mountain Club
Birch Island	R3/4	2.75	Private ownership
Spar Island	R4/7	7.1	Private ownership
Phoebe & Little Phoebe Islands	R4/36	5.1	Private ownership
Marr Island	R6/11	36	Private ownership
Perkins Island	R6/12	14	Maine Bureau of Parks and lands
Long Island	R6/52,53,54	52	Private ownership
Stage Island	R7/39	17	Private ownership
Salter Island	R7/40	43	Private ownership
Ledge Island	R9		Private ownership
Mink Island	R10//36	3.7	Private ownership
Wood Island	R10/35		Nature Conservancy
Crow Island	R11/6,7,8	2.6	Private ownership
Turnip Island	R11/13		Private ownership
MacMahan Island	R11/54 & U15 &16	198	Private ownership
Fox Island	U9/23	3.6	Private ownership
Hen & Malden Islands	U12	7.4	Private ownership
Seguin Island		64	Friends of Seguin Island Light

### Groundwater

#### Water Resources Overview

The following overview is taken in part from the 'Climate Change Adaption Report: Georgetown, Maine" (Georgetown Conservation Commission, 2015).

Islands along the coast of Maine suffer from multiple issues concerning drinking water, including inadequate quality, quantity and accessibility. The quantity of groundwater is limited by the fact that bedrock fractures, the aquifer material in Georgetown and most Maine islands, hold much less water than soil. The sole source of freshwater to the four independent aquifers underlying Georgetown is precipitation, but only 10% to 15% of the precipitation that falls on the ground's surface actually recharges them. Groundwater quality in Georgetown is generally good, though some of the wells require pretreatment for iron or salt. The latter can come from road salt used in the winter but is primarily linked to seawater intrusion and typically affects wells very near the shoreline. Occasionally, wells are contaminated with coliform bacteria from vegetation, birds, or nearby septic systems. Radon, a naturally occurring radioactive gas, is found in some Georgetown wells in levels above the recommended Maine Advisory 94,000 pCi/L but is generally not the main contributor to indoor air radon levels in most homes.

Georgetown's 1,100 year-round residents and the two to three times as many people who are here in the summer normally have an adequate potable water supply because an annual average of 48 inches of rainfall recharges the island's aquifers. This amount of rainfall has the potential to supply recharge 10 to 20 times greater than the demand. The main problem with the supply occurs when the immediate demand from an individual well exceeds the rate at which the groundwater can flow through the tiny bedrock fractures. Georgetown's capacity for future development will be determined by the ability of the precipitation to replenish the well water supply, and by the quantity and quality of groundwater available.

Climate change affects water supply and wastewater treatment. With changing climate, Georgetown can expect more frequent and severe flooding of low-lying areas due to more intense precipitation, sea-level rise, and storm surge, especially for residences near the shoreline. While more precipitation could lead to greater potential recharge, intense rainfall may runoff into the surrounding coastal water before it infiltrates into the groundwater. Rising sea water increases the potential for seawater intrusion into drinking water wells and flooding of septic systems, causing their failure. In addition, extreme precipitation events can lead to contamination of groundwater wells with coliform bacteria from intense runoff or higher groundwater tables linking septic system leachate with aquifers. Conversely, if drought becomes a problem in the Northeast, then the aquifers may not be recharged sufficiently to replace water removed by residential wells. Another concern to the existing aquifers is blasting from new development or redevelopment, which, if completed improperly or in sensitive areas, could modify the flow patterns of groundwater.

### Georgetown Hydrology

Information about Georgetown hydrology is available from the State of Maine and from work undertaken by Steven Mabee, a graduate student at the University of Massachusetts in 1988, who performed a survey of the geology and groundwater of Georgetown.

Generally north-south trending folded layers of rock form parallel ridges of bare ledge with soils, sand and glacial till lying in swales between. These north-south lineaments are profusely fractured, which allows water to accumulate in the bedrock aquifer. These are also large east-west interruptions of pegmatite deposits, large-grained crystalline rocks like mica and feldspar typical of Georgetown. These pegmatites often are associated with radioactive elements like uranium which slowly release radon into the ground water. Iron is also a frequent component of pegmatites in the form of hydrogen sulfide formed most likely by hydrolysis of iron sulfides; it is an odorous natural component of water from some wells in Georgetown.

Steven Mabee reviewed existing information and walked Georgetown observing rocks and testing wells and surface waters during the summers of 1989 and 1990. His data, maps and analysis provide valuable help in identifying areas of high and low yield and potential pollution problems. He collected data from 192 wells in 1988 and 1989, out of a total of 438 wells in his inventory. He identified eight zones in Georgetown which have the greatest potential for providing high yielding bedrock wells for future development. The high yield areas are:

1. Robinhood: This is the narrow east-west valley that lies along Robinhood Road, just before the big left turn in the road near the marina.
2. Clarey's Pond: This is the area just south of the pond.
3. Beaver Valley: Some very high yield wells are found here.
4. Trafton Meadow: The upper reaches of Trafton Meadow.
5. The area between the ponds along the east side of northern Bay Point Road.
6. Reid State Park: The deep valley along the western border of Reid State Park.
7. Sequinland Ponds: This includes the linear depression south from the ponds at the intersection of Route 127 and Seguinland road.
8. Charles Pond: This includes the pond, the area south and west of the pond and the linear valley heading northeast from the pond to the North End Road.

### Wells

Private wells are used throughout the Town and it is the responsibility of individual homeowners and businesses to drill their own wells and to have the water tested and/or treated, as necessary. Some private wells, those operated by the school, or those operated by a homeowners' association with a communal well may be considered "public". These systems are subject to State testing requirements (see public water supply section below).

Property owners are responsible for protecting their immediate well recharge areas by making sure their subsurface wastewater systems are operating properly. They can do

## Inventory

this by pumping the septic tanks on a regular basis; avoiding discharging hazardous materials (e.g., gasoline, chemicals, paints, oil) onto the ground; and eliminating high water usage appliances to maintain an adequate well water storage volume.

### Public Water Supply

The following are the public water supply wells in Georgetown as identified by the Maine Department of Health and Human Services, Drinking Water Program.

Public Water Supply #	Name/location	Type of Water Supply	Notes
Me0093813	AOS 98 Georgetown Central School	NTNC	
MER0007075	Derecktor Maine LLC	NTNC	
ME0007069	Grey Havens Inn	NC	
ME0098231	Indian Point Association	NC	5 Well sites
ME0094923	Island Home Club	NC	
ME0198209	MacMahan Island	NC	2 Well sites
ME007066	MDOC Reid State Park Griffiths Head	NC	2 Well sites
ME0107066	MDOC Reid State Park Todd Point	NC	3 Well sites
ME0022977	Robinhood Free Meeting house	NC	
ME0094644	Sagadahoc Bay Campground	NC	

Type of Water Supply: NC = Non-community, NTNC = Non-transient Non-community

### Wastewater Treatment

#### Private Subsurface Wastewater Disposal Systems

The Town relies upon the use of private subsurface wastewater disposal systems which must be designed by a soil evaluator and inspected by the local plumbing inspector. Large disposal systems are typically designed by an engineer and are approved and inspected by both the State and the local plumbing inspector. In order to obtain a permit for a subsurface waste disposal system, the existing soils must be suitable for the proposed system to work properly. Likewise, the system is inspected during installation to make sure it is constructed properly. The capacity of the soil to handle a subsurface wastewater disposal system for a particular development can be a significantly limiting factor to whether a project can be located in any given area.

The 1993 Georgetown Comprehensive Plan recommended that a minimum two-acre lot size be established in part to provide sufficient land area to handle wastewater treatment, and to make sure adequate distance can be maintained between well and treatment systems. The Town adopted this recommendation and it is part of the existing land use ordinances

#### Overboard Discharge Systems

Overboard Discharges (OBDs) are licensed and inspected by the Maine Department of Environmental Protection, and in September 2018 there were 54 systems in Georgetown, and 844 systems throughout the State. The Department of Environmental Protection Issue Profile about OBDs states that an OBD is a discharge to surface waters of domestic pollutants consisting of sanitary or wastewater from household activities

## Inventory

generated at residential or commercial locations. The OBDs provide a secondary level of wastewater treatment followed by effluent disinfection and discharge into receiving waters which are designed to work on a smaller scale than larger municipal wastewater facilities. The OBD can be a sand filter or a mechanical system which is required to be licensed by the Department of Environmental Protection (DEP) for a 5-year term. The long-term goal is for OBDs to be eliminated and replaced with an alternative system that meets Maine plumbing standards.

A grant program is available to assist property owners with the cost of replacing their OBD system if they meet certain requirements. The transfer of a property with an OBD also triggers an evaluation of whether the OBD can be replaced by a system conforming to the Maine Plumbing Rules based upon an inspection from a licensed site evaluator. Since 2010, a total of 456 OBD systems throughout the State have been replaced. The Georgetown Code Enforcement Officer reported that six OBDs in Georgetown have also been replaced in the past three years. The DEP notes Georgetown has an outstanding record in regard to compliance with OBD regulations.

### Table of Georgetown Overboard Discharge Systems

Source: Maine Department of Environmental Protection 5/2018 as amended by Town Office. This table lists 54 OBDs in Georgetown. The DEP states there are 54 licensed OBDs in Georgetown.

DEP ID	Location	Map/Lot	Waterbody
000742	20 Ledgemere Road	12U/023	Sheepscot River
000951	23 Keen Way	00U/071	Kennebec River
001643	10 Ocean Ave.	01U/052/53	Kennebec River
001660	62 Loop Road	01U/011	Sheepscot Bay
001908	9 Christopher Lane	01U/035	Kennebec River
002275	22 Ocean Avenue	01U/059	Kennebec River
002329	24 Ocean Avenue	01U/060	Kennebec River
002339	26 Ocean Avenue	01U/062	Kennebec River
002477	13 Narrows Way	11R/014-A	Sheepscot River
002702	136 Old School House Road	13U/047	Sheepscot River
002737	31 Ledgemere Road	12U/013	Sheepscot River
002849	40 Lewis Road	14U/045	Sheepscot River
002855	21 Keen Way	01U/075	Kennebec River
002909	14 Ocean Avenue	01U/055	Kennebec River
002955	29 Ocean Avenue	01U/067	Kennebec River
003212	14 Bay Cliff Drive	01R/021	Knubble Bay
003223	43 White Road	08R/021	Sheepscot Bay
003340	131 Old Schoolhouse Road	13U/040	Sheepscot River
003379	29 Pitch Pine Lane	02R/015	Back River
003392	47 White Road	08R/022	Sheepscot Bay
003441	7 Christopher Lane	01U/036	Kennebec River
003611	118 Little Sheepscot Road	11R/025	White's Cove
003738	24 Keen Way	01U/073	Kennebec River
003751	11 Indian Point Road	04U/022	Robinhood Cove
003774	46 Lewis Road	14U/050	Sheepscot River

## Inventory

004085	40 Lewis Road	14U/044	Sheepscot River
004095	10,11,14 Saddlers Cove Lane	13U/050-A	Sheepscot River
004947	340 Robinhood Road	17U/022	Robinhood Cove
005063	4 Hinckley Lane	13U/059	Sheepscot River
005108	312 West Georgetown Road	05R/026	Back River
005159	838 Five Islands Road	13U/019	Robinhood Cove
006244	23 Misty Lane	14U/029	Sheepscot Bay
006602	29 Hagen Cove Road	11R/033	Sheepscot River
006739	1 Town Landing Road	01U/044	Kennebec River
006817	418 Seguinland Road	08R/010	Sheepscot Bay
006849	4 Keen Way	01U/068	Kennebec River
006855	14 Hinckley Lane	12U/029	Sheepscot River
006911	118 Soldiers Point Road	11R/053	Little Sheepscot River
006970	4 Ocean Avenue	01U/047	Kennebec River
007003	37 First Beach Road	01U/014,15,16	Kennebec River
007150	38 First Beach Road	01U/013	Kennebec River
007228	15 Turnip Island Lane	11R/009	Sheepscot River
007246	17 Keen Way	01U/177	Kennebec River
007530	9 Town Landing Road	01U/048	Kennebec River
007636	14 Blue Heron Lane	14U/033A	Sheepscot River
007724	10 Town Landing Road	01U/041	Kennebec River
007749	22 Ledgemere Road	12U/022	Sheepscot River
007828	9 Harbor Way	11U/007	Harmon's Harbor
007829	10 Christopher Lane	01U/034	Kennebec River
008045	20 Ocean Avenue	01U/057	Kennebec River
008136	34 First Beach Road	01U/011	Kennebec River
009145	1440 Five Islands Road	13U/	Sheepscot River
009175	8 Saddler's Cove	13U/052	Sheepscot River
009178	12 Saddler's Cove lane	13U/050	Sheepscot River

- Note: The original table shows OBDs on Ocean Avenue (Bay Point) discharging into the Long Island Narrows, Kennebec River, Todd Bay, and the Sheepscot River. For purposes of clarity, this chart identifies the Kennebec River as the body of water. Long Island Narrows is a brief stretch of the Kennebec Estuary south of Todd's Bay between Long Island and Bay Point., These discharges appear to be south of the Narrows itself, but all the Kennebec River discharges are in the vicinity of Bay Point. Likewise, all the Sheepscot River discharges are in the vicinity of Five Islands.

The following table shows the total systems impacting Georgetown Waterbodies:

Impacted Waterbody	# of OBDs	Impacted Waterbody	# of OBDs
Kennebec River	23	Sheepscot River	18
Sheepscot Bay	6	Robinhood Cove	3
White's Cove	2	Back River	2
Little Sheepscot River	1	Knubble Bay	1
Harmon's Harbor	1	Total	57



## Inventory

### Important Plants, Animals and Habitats

The Beginning with Habitat Map: High Value Plant and Animal Habitats, March 2018 shows the location of the significant animal and plant habitats described below:

#### Rare, Threatened, Endangered and Special Concern Plants

Plant Name	Sites Identified	Comment
Salt Marsh False Fox Glove	4	Special Concern
Small Salt Marsh Aster	1	Threatened
Beaked Spike Rush	1	Threatened
Clammy Azalea	1	Endangered
Beach Plum	2	Endangered
Sweet Pepper Bush	1	Special Concern
Marsh Elder	1	Endangered
Lilaeopsis	1	Special Concern

#### Rare, Threatened and Endangered Animals

Animal Name	# of sites Identified	Comment
Bald Eagle	2	
Rare Animal	4	Threatened Species not identified to protect location
Salt Marsh Sparrow	1	Special Concern
Purple Sandpiper	3	Special Concern
Harlequin Duck	1	Threatened
Great Blue Heron	1	Special Concern
Salt Marsh Tiger Beetle	2	Special Concern

#### Significant, Essential and Other Animal Habitats

Source: Maine Department of Inland Wildlife and Fisheries

Habitat Name	Identified Sites	Comment
Deer Wintering Areas	Several	
Inland Fowl and Wading Bird Habitat	Several	
Tidal Waterfowl and Wading Bird Habitat	Several	
Dune Grasslands	1	
Mixed Salt Marsh	1	
Tidal Marsh Estuary	3	
Pine Pitch Woodland	8	
Salt Hay Salt Marsh	5	
Roseate Tern Nest Areas	Several	

### Waterfowl and Wetlands

Wetlands provide habitat for both inland and tidal water fowl in addition to many plants, and animals. All of the Town's wetlands and riparian areas associated with other waterbodies also play a critical role in providing habitat for a range of species. The undeveloped and forested buffers surrounding waterbodies provide shade and habitat, and filter soil, nutrients, and other stormwater runoff pollutants from affecting water quality. The continued protection of both riparian areas and waterbodies are essential for maintaining a vital and healthy environment.

### **Stream Habitat Crossings**

Culverts or bridges are used for streams to pass under roadways which allow water, fish and other marine life, to pass without being impeded. Existing culverts and bridges are often undersized or installed in a manner that does not support the existing riparian system. Culverts can stop or impede the passage of fish and other marine and riparian life throughout the stream or river system, and block access to and from breeding areas, food resources and habitat needs. The ecosystem and the long-term health of the fishery, stream system, and overall water quality are damaged unless these structures are upgraded to allow the passage of marine life. Each year since Fall 2015, a group of civil and environmental engineering seniors from the University of New Hampshire working under the guidance of Georgetown Conservation Commission member Nancy Kinner, has been evaluating culverts along roads on Georgetown. The study identifies culverts or stream crossings that are in need of modification to improve the riparian health of the stream crossing, or to better convey flows from new development and intense weather patterns. The nature of this work is described in the Transportation Section.

### **Deer Wintering Areas**

Deer are distributed throughout the Town over the majority of the year. When winter snows exceed 18 inches, they seek out areas to provide shelter from bitter winds and snow. These areas, known as deer yards or deer wintering areas, typically represent 10% to 20% of a deer's year-round range.

The location of known deer wintering areas in Georgetown are shown on the Beginning with Habitat Map titled "High Value Plant and Animal Habitats". Deer wintering areas help the deer population to survive the winter and their continued existence is essential habitat for the deer herds.

On the other hand, many people believe that the deer population in Georgetown is too high for the health of the herd. Georgetown's rates of Lyme Disease and other tick-borne illnesses for which deer are carriers are among the highest in the State of Maine and are increasing rapidly as the deer population increases.

### **Undeveloped Habitat**

The Beginning with Habitat Map titled "Undeveloped Habitat Blocks" shows areas in town that are mostly undeveloped and contain field, forest, farms, open space, wetlands and waterbodies. All road frontage and existing built-up areas such as villages are shown as developed. Some of these areas do contain structures and some residential housing.

The area shown as undeveloped habitats comprise 5,545 acres which is 46% of the Town's total land area. When other Beginning with Habitat Maps are viewed, especially the locations of wetlands, deer wintering areas and other waterbodies, it is apparent that many of these environmental features correspond with the undeveloped habitat areas.

### **Protection of Natural Resources from Development**

The following Local and State laws address natural resource protection:

1. The Mandatory Shoreland Zoning Act 9 Title 38, Section 435 through 449. Georgetown has adopted a model Shoreland Zoning Ordinance which regulates development within 250 feet of certain water bodies including ponds, rivers streams, wetlands and coastal waters.
2. The Natural Resource Protection Act (Title 38, Sections 480, and A through S). The Department of Environmental Protection regulates a variety of activities which may have a harmful effect on rivers, streams, ponds, fragile mountain areas, freshwater wetlands, significant wildlife habitat, coastal wetlands, and coastal sand dunes. Permits are required for development occurring near and within one of these areas.
3. The Endangered Species Act of 1975- MRSA Section 7753, 7754 7755-A. The Department of inland Fisheries and Wildlife regulate activities within areas designated as essential; habitat for an endangered or threatened species.

A section of the 1993 Comprehensive Plan noted that 320 of 364 responding to a questionnaire thought it important for the Town to have open space conserved for the benefit of residents and future generations. Since then over 1,200 acres have been placed in conserved lands and over 1,300 in open space. In 2018 Georgetown has over 2000 acres of parks and preserves, 1942 acres of open space and 273 acres of woodlots. A high percentage of the conserved land is forested or salt marsh.

### **Reid State Park**

Reid State Park was Maine's first State-owned Saltwater Beach. In 1946, Georgetown resident Walter E. Reid donated land to the State of Maine to be preserved forever, and a few years later Reid State Park in Maine became a reality.

In the summer months, thousands of visitors enjoy Reid State Park's long Mile and Half Mile beaches. The beaches are also essential nesting areas for endangered least terns and piping plovers and resting and feeding areas for other shorebirds. The beaches' large sand dunes are rare in the State of Maine.

From the top of Griffith Head, a rocky headland overlooking the park, visitors can view sweeping seascapes and spot the lighthouses on Seguin Island, The Cuckolds, and Hendricks Head. Visitors can also see several islands, including: Damariscove, a thriving fishing community in Colonial times; Outer Head, protected as a tern sanctuary; and Southport, where noted naturalist Rachel Carson wrote Silent Spring.

The park offers two trails popular with hikers and bicyclists. The Ski Loop Trail a loop through the northern area of Reid State Park, primarily a mixed growth forest, with one section abutting a sizeable pond and bog area. Across the road from the pond is a historic one-room school house which is rich in history. As conditions allow, this trail is groomed in the winter for cross country skiing.

## Inventory

The Little River Trail, a 1.4-mile trail, can be accessed from Todd's Point. It follows the meandering Little River, which is home to a wide array of birds that feed on the small fish and plants of this area.

### **Natural and Water Resource Issues**

- Salt-water intrusion into wells
- Effect of reduced annual rainwater on aquifer
- The number of OBD's and their impact upon shell fishing
- Protection of salt water marsh systems and surrounding upland buffers to support Gulf of Maine marine resources fish nurseries
- A recent surge of browntail moth infestations
- Many issues of coastal resiliency to climate change (more frequent and more intense weather events, generally warming weather, and coastal erosion) which include:
  - a. Aging single-stage forests and their vulnerability to increasing and more intense weather events, and to invasive insect damage brought by warming climate.
  - b. Cost of damage to Town infrastructures (roads and emergency response services) from frequent and more intense weather events.
  - c. Health issues. Maintaining a balance between a healthy Island deer population and tick-borne diseases. Sub-tropical diseases carried by mosquitoes only now reaching Maine such as West Nile and EEE.
- Need for rigorous planning, in regard to adequate groundwater and wastewater disposal capacity for future development

### **Agricultural and Forestry**

#### **Agricultural Land**

Farming and related activities do not play a significant role in the Town.

The 2016 Municipal Valuation Return Statistical Summary lists one only farm parcel consisting of 15 acres.

#### **Forestry**

An aerial photo of Georgetown shows tidal marshes, wetlands, roads, beaches, coastland, structures and vast amounts of forest lands. The landscape is dominated by forest although a very small portion as noted below is actively being harvested. The forest landscape provides privacy and screening for homes which enhances the rural character of the Town. Trees and the associated ground vegetation and duff layer of leaves and pine needles provide an ideal environment for water to slowly recharge our groundwater avoiding runoff and erosion. The forest landscape also filters stormwater runoff before it eventually flows into coastal waters.

## Inventory

### Timber Harvest Information between 1991 and 2014

Summary Timber Harvesting Table between 1991 and 2014

Source: Maine Forest Service

Year	Selection harvest acres	Shelterwood harvest acres	Clearcut harvest acres	Total harvest acres	Change of land use acres	Number of active notifications
1991-1995	207	0	0	207	0	7
1996-2000	148	1	0	149	2	11
2001-2005	66	0	0	66	3	8
2006-2010	132	0	13	145	22	18
2011-2014	184	0	0	184	4	14
Totals	737	1	13	751	31	58
Average	147	0	3	150	6	12

### Tree Growth Program

Source: 2017 Municipal Valuation Return Statistical Summary

Number of parcels: 8

Softwood Acres: 109 acres  
Mixed Wood Acres: 126 acres  
Hardwood Acres: 38 acres  
Total Acres: 273 acres

## Chapter 6: Recreation

### Purpose

The purpose of the recreation section is to identify the various kinds of recreational activities available in Georgetown.

### Importance of Recreation to Georgetown

In addition to their importance to residents, recreational activities attract thousands to our beaches and to Five Islands, tripling the population of the Town when summer residents and visitors arrive. Businesses such as stores, shops, inns, restaurants, art galleries and campgrounds are dependent upon summertime guests, many coming to take advantage of Georgetown's coastal character.

Many traditional outdoor recreational activities including hiking, fishing, hunting, clamming, cross-country skiing, swimming, boating and snow-shoeing are available in Georgetown. There are fifteen hiking trails that are accessible to the public. Tick-borne diseases have increased dramatically in Georgetown in recent years, impacting outdoor recreational activities and quality of life for the community.

The Georgetown Recreation committee has traditionally organized a schedule of recreational activities for children and adults. In recent years the Georgetown Community Center, which operates as a 501(c)(3) organization owned by the people of Georgetown, has been hosting and co-hosting an increasing number of recreational activities and programs. There are numerous other recreational activities in town; no-one actually organizes all of them or keeps track of an exclusive calendar of activities, but this inventory indicates their breadth and scope.

### Recreation Activities, Programs and Events

The following are current programs and activities sponsored by the **Georgetown Recreation Committee**, which is a Town committee.

Swimming Bath YMCA 2 <sup>nd</sup> Graders, winter	Blessing of the Fleet, July
Sea Dog Baseball Tickets	Town Picnic, August, Tennis Courts
Get to Know Your Neighbor Party, Outstanding Citizen Award, March	YMCA Day Passes
Holiday on the Har-bah, December	Game Afternoon (senior citizens and other adults)
Tennis Lessons, July/August, 6 weeks	Candidates Night, June
Sledding Party, February	4 <sup>th</sup> of July parade
Ice Fishing Derby, February	Family Night at YMCA
	Bicycle Safety Day

## Inventory

The following are events sponsored and/or hosted by **The Georgetown Community Center**. These include meetings of other community groups and organizations beyond those sponsored by the Recreation Committee.

Pot Luck Suppers monthly	Live music and dancing
Cribbage	Yoga
GWL Quilters	Book club
Community Day	Pool
Super Bowl party	

**The Georgetown Conservation Commission**, a Town committee, offers several community programs each year, coordinates Coastal Clean-up Island-wide activities each September in conjunction with International Coastal Cleanup, sponsors an annual Harvest Potluck for the Island, and works with the School on nature projects for children. They also oversee the Round the Cove Trail and the Ipcar preserve.

**The Georgetown Historical Society** operates a research library open to the public year-round, presents community programs and exhibits from May through October, works with area schools, libraries, and historical societies, and publishes bimonthly the only community newsletter in Georgetown.

**The Georgetown Working League** is an Island charitable organization over 100 years old that has a weekly quilting and sewing group, raises money for scholarships for Island students to attend college, puts on the Annual Working League Fair in August, and provides social support and connections for Island families.

**The Laura E Richards Library** has a Summer Reading Program, a Blizzard Books program, and summer activities for families and children such as their ice cream social.

**The Georgetown Island Education Foundations** sponsors a number of Bingo games throughout the year at **The Robinhood Free Meeting House**.

Camp Scholarships are sponsored by **The Georgetown Island Education Foundation**. The foundation also puts on year-round Bingo evenings. It also funds numerous school related science-oriented outdoor programs, as well as programs that enable students to engage in a variety of recreational activities ranging from boatbuilding to music lessons.

**The Robinhood Free Meeting House**, a private enterprise, has numerous musical offerings throughout the year.

**The Kennebec Estuary Land Trust** offers free year-round activities, programs, and nature walks in Georgetown for children and families, and works within the School to enhance science curriculum.

## Inventory

**Friends of Seguin Island Light Station (FOSIL)** includes moorings for public use. Camping on the Island is available for members only of FOSIL, which owns the Island. The lighthouse is a coastal landmark.

There has been a biennial **Celebration of the Arts** in summer, which alternates with biannual **Garden tours**.

The **PTF** (Parent, Teacher and Friends) of the Georgetown Central School, sponsors school related events throughout the year.

The **Georgetown Volunteer Fire Department and Auxiliary** has an Annual Plant Sale, an Auction, and spaghetti and bean suppers throughout the year.

### **Municipal Recreation Facilities**

The following is a list of municipal recreation facilities:

Town Wharf at Five Islands (note: this is a multi-use facility for Commercial Fishermen, and a seasonally popular take-out restaurant; it also has recreational floats)

Tennis Court at Five Islands with Parking Area (overseen by Recreation Committee)

Laura E Richards Library

Georgetown Central School: Playground, Baseball field, Basketball court

### **Recreational facility leased to the Town**

Todd's Landing is a boat launch on Route 127 owned by the Todd family and provides free water access for Georgetown residents.

### **Other:**

Charles Pond (Although privately owned, the pond is a "great pond" and thus is accessible to the public for a variety of recreational activities).

The First Baptist Church

### **Commercial and Private Recreation Facilities**

Sagadahoc Bay Campground

Derecktor/Robinhood Marina

Appalachian Mountain Club

Knubble Bay Camp & Beal Island

### **Public access lands with hiking trails**

Georgetown Trail List

Source: Georgetown Trail Guide Conservation Commission 2015

Location	Trail (Miles)
Flying Point	0.8
Higgins Mountain and Lichen Loop Trail	1.7
Ipcar Natural Preserve	0.75
Josephine Newman Sanctuary	2.6



## Inventory

Ledgewood Preserve (also offers access to a beach and permits launching of paddle craft)	0.4
Reid State Park Trail designated as a Ski trail in winter	2.2
Little River Trail Reid State Park	1.4
Round the Cove Trail	1.4
Schoener Robinhood Cove Preserve	0.75
Weber Kelly Preserve (also permits horseback riding)	2
Berry Woods Preserve & James & Lavina Kemp Preserve at Berry Woods	4.1
Loring Conant Preserve	1.3
Morse Pond Preserve	2
Seguin Islands trails	3
Perkins Island	0.6
Total Miles	25

### **Reid State Park**

Reid State Park (746 acres) bears the distinct honor as being Maine's first State-owned Saltwater Beach. In 2010 Reid State Park had more than 181,000 visitors making it the most visited State Park in Maine. Recreational activities include swimming, hiking, kayaking, surfing, fishing, clamming, and cross-country skiing and snowshoeing in the winter. Reid State Park has ADA accessible paths to several picnic areas and scenic sites. Out of season, some roads are closed to vehicles but kept open for foot traffic and can accommodate motorized wheelchairs. Reid has beach wheelchairs available upon request. It's hiking trails are listed above.

### **Hunting, fishing and clamming**

Hunting, fishing and clamming are traditional recreational activities in Georgetown. In 2016, 31 Combination Hunting and Fishing Licenses were issued by the town, along with 36 Hunting and Junior Hunting Licenses, 16 Fishing Licenses and numerous more specific licenses. State data indicates that in 2017 Georgetown had 154 annual license holders and 56 lifetime hunting license holders. Many of the open space properties in Georgetown allow hunting. Hunters can check the kiosks at the trailheads or contact the property owners to determine what is permitted on each property.

Also, in 2016, 96 Residential Clamming Licenses were issued, including 15 Complementary Licenses for residents over 65. There were also 304 Non-Resident Licenses issued, 295 for 7-day permits.

### **Recreational Boating and Kayaking**

Recreational Boating is important to both residents and visitors to Georgetown. The Town office estimates between 500 and 600 boat licenses were issues, and that approximately 90% of these were recreational. In 2016, Georgetown had 618 moorings, the vast majority of these for recreational boats. The range of Maine kayaking adventures available in Georgetown is extensive and kayaking is a significant activity for both residents and visitors to the island, though water access and parking access remain a challenge.

## Inventory

### Public Access to Shoreland Water

Five Islands Wharf

Todd's Landing

Ledgewood Preserve, owned by The Nature Conservancy (canoes and kayaks)

Reid State Park (canoes and kayaks)

### Commercial Access to Surface Water

Derecktor/Robinhood Marina

Back River Boat Yard

### Inventory of Municipal and Public Recreational Facilities/programs

Description	# of facilities	Notes/Location
Softball Fields	0	
Baseball Fields	1	School
Soccer Fields	0	
Football Fields	0	
Tennis Courts	1	Five Islands
Basketball Courts (outside)	2	At tennis court & school
Basketball Courts (inside)	1	School
Swimming Pools	0	
Swimming Areas (outside)	3	Reid State Park. Ledgewood Preserve, Charles Pond.
Picnic Areas/park	5	Reid State Park, Garden area, Georgetown Central School, Georgetown Community Center, two at Tennis Courts Preserve, Five Islands Wharf.
Boat launches	1	Leased
Walking /Hiking Trails	multiple	Multiple trails in Open Space areas
Handicap facilities	numerous	See below
Playgrounds with equipment	1	School

All municipal buildings are handicap accessible. So are the Georgetown Community Center, the Five Islands Wharf, the School, the Robinhood Free Meeting House, the First Baptist Church and the Georgetown Historical Society.

### Snowmobile Trail System

Although there are some snowmobile trails, The Town does not have a snowmobile trail system.

## Inventory

### Regional Recreational Opportunities

The Mid Coast region contains many private, municipal, and state recreational facilities which include the following:

- Bath Recreation sponsors numerous after school sports activities and a variety of events that are open to the people of Georgetown.
- The Patten Free Library in Bath, of which Georgetown is a member community, has numerous programs throughout the year.
- The YMCA in Bath
- Maritime Museum, Bath, which also offers boat tours
- Popham Beach, Phippsburg
- For continuing education, the Senior College (non-credit), SMCC at Brunswick Landing and UME Bath/Brunswick are nearby;
- A variety of historic sites, forts and buildings, notable in Bath and Phippsburg
- Trails located in Bath, Phippsburg, Woolwich, Brunswick and Topsham
- Two public boat launch sites on the Kennebec River in Bath and in Phippsburg at Fiddler's Reach, are relatively convenient to Georgetown and allow access to most of Georgetown's surrounding waters.
- An assortment of activities in Bath including Art Walks, performances at The Chocolate Church and Heritage Days

### Recreational Issues

- There is a need for a Community Calendar to help plan events that will not conflict with each other.
- Access to the water is limited. This is problematic as recreational boating is arguably Georgetown's most popular recreational activity.
- Increasing numbers of cyclists on Route 127 present a significant hazard.
- Parking at Todd's Landing is a concern as is parking for some events.
- Todd's Landing is the only public landing in the Town and its use is dependent upon a lease from the Todd family.
- There are limited opportunities for off-road biking, and this is becoming a very popular activity.
- There are limited walking paths for elders and the disabled. There are exploratory efforts underway to see if additional sites can be developed.
- There has been a recent surge of browntail moth infestations.
- According to data from the Maine CDC, Georgetown in 2018 easily had the highest per capita rate of tick-borne diseases in Sagadahoc County, Georgetown is #1 in Sagadahoc County for Lyme Disease for the 2013-2017 period and has one of the highest rates in the State. With a rapidly increasing deer population, this is a problem that will continue to grow.

## **Chapter 7: Transportation**

### **Purpose**

The purpose of the transportation section is to identify the existing transportation systems in Georgetown and give an overview of the ability of those systems to adequately provide for residents and visitors.

### **General**

Georgetown is an island community and Route 127 is the sole corridor to Route 1 and the mainland. Personal vehicles are the principle mode of transportation since the Town is not well served by public transportation. Residents must travel to Bath, Brunswick or Portland to obtain other transportation options.

The Town contains 32.52 miles of state and town roads, 7.86 miles of which are state roads and 24.66 miles of which are town roads. The Town does not maintain a private road inventory that indicates condition and other features. Maintenance of private roads is the responsibility of road owners and /or road associations.

### **Public Transportation**

Taxi service is available from Bath, but it is expensive. Georgetown has public transportation through Mid Coast Public Transportation and Mid Coast Connector. Both are "on demand" services which means the rider must call 2-3 days ahead. Georgetown does not have a bus line with a regular route and schedule. Mid Coast Public Transportation (MCPT) is transportation for everyone and does not have income or age requirements. MCPT fares are based on mileage, in July 2018 they were \$1.04 per mile; MCPT does give deep discounts to seniors 60+ and/or disabled individuals who are going to a medical appointment; in July of 2018 this reduced the cost to \$.44 per mile. Mid Coast Connector schedules all MaineCare rides for MaineCare recipients. There is a no cost fare, If MaineCare recipients drive themselves, they can be reimbursed for mileage. Georgetown has a long-standing neighbor helping neighbor tradition of providing rides to those unable to drive. However, the rapidly aging population strains this approach. In the 2018 Community Survey 76% of year-round residents 55 and older recognized local transportation as a key need for remaining in their house. In view of this, Age-Friendly Georgetown has partnered with People Plus to extend their Volunteer Transportation Network (VTN) to Georgetown to supplement the neighbor helping neighbor service. People Plus provides secondary liability insurance and dispatch service. Georgetown provides qualified volunteer drivers.

### **Road System**

Georgetown's road system consists of state and state aid roads, town roads and private roads. The following is a list of the state, state aid and town roads. State aid roads are roads for which the State was once responsible; the Town receives some aid from the State for maintenance, but they are currently the Town's responsibility.

## Inventory

Table 1. State and Town roads

Source: Georgetown Road Commissioner, 2018

Road Name	Road type	Total miles	Condition
Route 127 (Five Islands Road) to Seguinland Road	State	5.75	Fair
Route 127 (Seguinland Road) to Reid State Park	State	2.11	Fair
Five Islands Road from Seguinland Road intersection to Five Islands.	State Aid	1.32	Good
Old School House Road, Five Islands	Town	0.38	Fair
Bay Point Road	State Aid	3.91	Good
Browns Point Road	Town	0.18	Good
First Beach Road	Town	0.17	Good
Flying Point Road	Town	0.20	Good
Guideboard Hill Road	Town	0.20	Good
Harmons Harbor Road	Town	0.20	Good
Indian Point Road	Town	3.78	Good
Jewett Road	Town	0.37	Good
Keen Way	Town	0.20	Good
Kennebec Point Road	Town	1.08	Good
Ledgemere Road	Town	0.25	Good
Lewis Point Road	Town	0.20	Good
Little Sheepscot Road	Town	0.40	Good
Loop Road, Indian Point	Town	1.26	Good
Martown Road	Town	1.56	Good
North End Road	Town	2.20	Good
Knubble Road	Town	0.32	Good
Oak Road	Town	0.20	Good
Ocean Avenue	Town	0.40	Good
Robinhood Road	State Aid	1.60	Good
Sagadahoc Bay Road	Town	0.50	Good
Webber Road	Town	1.61	Good
West Georgetown Road	Town	1.08	Good
Williams Road	Town	0.55	Good

### Municipal Roads

The Town of Georgetown maintains all town roads and annually appropriates funds for maintenance/repair, safety improvements, and culvert and drainage improvements, road resurfacing and winter maintenance. The roadwork is the responsibility of the Road Commissioner. A significant amount of road re-paving and road maintenance occurred between 2009 and 2011. The Town financed these improvements with a loan paid off in 2017. The Town has started an on-going, maintenance plan to keep the roads in decent shape.

## Inventory

Each year since Fall 2015, a group of civil and environmental engineering seniors from the University of New Hampshire under the guidance of Conservation Commission member Nancy Kinner have been evaluating culverts along roads in Georgetown. The culverts evaluated are selected by the Road Commissioner. The students collect data on the culverts' size, materials, condition, and elevation relative to the road. The size of the watershed served by each culvert is also determined using a new map the students produced in 2018 using the latest information available from the State of Maine's GIS database. Each culvert's ability to pass the 2, 5, 25, 50 and 100-year storms is estimated. This information, along with photographs, is placed in the Road Commissioner's database to help the Town prioritize culvert maintenance and repair. As of Fall 2018, 90 culverts have been evaluated.

Funds for road maintenance and winter snow plowing are taken from revenues from excise, state and the property taxes. Snow plowing is a separate contract negotiated by the Board of Selectmen. The average annual amount expended for snow removal between 2009 and 2017 was \$190,692.

### **Private Roads**

Private roads are maintained by the property owners served by the roadway. A private road association may be used to oversee road maintenance and winter plowing. These roads are not maintained by the Town and it is the responsibility of the road association or property owners to keep the road open for emergency services. They are not required to maintain these roads to any Town standard. The Road Commissioner estimates there are 15 +/- miles of private road in Georgetown, including 2 +/- miles of paved road. The most notable private roads are those located at Indian Point, Beaver Valley, Bowman's Landing, Rotunda Hill, Flying Point and from North End Road to Gott's Cove.

### **State Roads**

State roads are maintained by the Maine State Department of Transportation and work is scheduled according to a two-year maintenance plan which is updated annually. The Town may advocate for road and other state transportation improvements and recommend work to be included in the work plan.

## Inventory

Table 2. The 2018-2019 Work Plan Projects for Georgetown and Vicinity:

Source: Maine DOT 2018-2019 Work Plan.

Year	Town	Work	Location	Description	Funding
2018	Georgetown	Paving & light capital paving	Seguinland Road	Beginning 0.14 mile north of Griffiths Head Road and extending northerly 2.11 miles	\$74,694
2018	Georgetown	Drainage maintenance	Route 127	Ditching and replace 10 culverts beginning 0.13 mile north of Bay Point Road extending northerly 1.98 miles to Seguinland Road	\$106,700
2018	Arrowsic, Georgetown, Woolwich	Paving & Light paving	Route 127	Beginning at the Woolwich town line and extending south 10.16 miles	\$359,664
2019	Arrowsic, Woolwich	Bridge Surface replacement	Route 127	Max. L. Wilder Memorial Bridge #2026	\$1,200,000

- Note: Although the above expenditures include Arrowsic and Woolwich, route 127 south provides sole the road access to Georgetown.

### Local Road Construction Standards

The Subdivision Ordinance contains construction standards for roads (Section 4.8). To be eligible for consideration for town road acceptance, a road must be constructed to these standards. The construction standards do not provide specifications for subbase, base and surface materials.

Table 3. Georgetown Transportation Annual Average Daily Traffic Count 2016

Source: Maine DOT 2016 Transportation Count book

Location	AADT2013	AADT2016
IR 1203 Five Islands Road NE/O IR403	960	930
IR 401 Indian Point Road S/O SR 127	230	-
IR 403 Seguinland Road SE/O SR 127	880	590
IR 405 Bay Point Road S/O SR 127	670	730
IR 405 Bay Point Road NE/O IR 486 Kennebec Point	-	260
IR 405 Bay Point Road SW/O IR 485 Kennebec Point	-	170
IR 406 Robinhood Road NE/O SR 127	490	560
IR414 Old School House Road E/O IR517 North End	-	170
IR485 Kennebec Point Road S/O IR Bay Point Road	-	120
IR517 North End Road NW/O IR Moore's Turnpike	-	140
SR127 E /OIR 699 Bay Point Road @ BR#2927	1670	1570
SR127 SE/O IR 672 Guide Board Hill Road	2410	2070

## Inventory

Table 4. Arrowsic Transportation Traffic Count

Source: MaineDOT 2016 Transportation Count Book

Location	ADDT2013	AADT2016
SR127 @Woolwich Town Line @ BR#2026	3700	3280
SR 127 NW/O IR397 Old Stage Road	2880	-
SR127 SE/O IR 1231 E Jct @BR #3016	2700	2330

- Note: Traffic appears to have increased on the Bay Point and Robinhood Roads and declined in other areas. Likewise, traffic in Arrowsic on Route 127 also appears to have experienced a decline between 2013 and 2016. This is mostly like the result of the time of year when the surveys were conducted. The discrepancy in the above data indicates a need for new traffic count data.

### Accident Occurrences

The Maine Department of Transportation tabulates accident occurrences and analyzes causes to provide the basis for planning improvements. The following accident data is for occurrences between 2013 and 2018.

High Accident Locations:

High accident locations are intersections or road segments that are sites of a high number of accidents. Georgetown has one location which is at the intersection of Five Island Road and Robinhood Road. This location has 34 accidents resulting in 16 injuries and one fatality. This fatality did not occur at the intersection itself, but between Robinhood Road and the Back River Bridge. A lack of maintenance on the shoulders of Route 127 was a significant factor in the accident.

Other Accident Locations:

Fourteen accident locations have been identified between 2013 and 2018 in the following locations:

- 10- accidents along Route 127
- 1- accident along the Bay Point Road
- 1- accident along the Kennebec Point road
- 1- accident along Robinhood Road
- 1- accident along the Knubble Road

Some features of these 14 accidents were:

- 3 accidents involved injuries
- A total of 21 individuals were involved in the accidents
- 11 accidents involved going off the road
- 2 accidents involved rear end/sideswipe
- 10 accidents involved a passenger vehicle, 2 involved a sports utility vehicle, 1 involved a passenger van and 1 involved a pick-up



## Inventory

- The time of day with the highest occurrence was 4 accidents at 9 a.m. followed by two accidents at 10 a.m. and 2 accidents at 9 p.m.
- The day with the most occurrences was 5 accidents on a Tuesday followed by 3 accidents on a Monday and 2 accidents each on a Sunday and a Wednesday.
- Seven accidents occurred between December and February and seven accidents occurred between April and August.

Unfortunately, it appears that this data is far from complete as there was a fatal accident on Bay Point Road in April of 2013 in addition to the above-mentioned accident. There have also been two other recent accidents on Bay Point Road, one resulting in serious injuries.

Data from the Sagadahoc County Sheriff's Department suggests that most accidents in Georgetown were not in the DOT's records. In addition to the two fatalities, The Sagadahoc County Sheriff's Department recorded 200 accidents in Georgetown between 2103 and 2018: 5 hit and run accidents, 50 non-reported accidents, 126 accidents involving property damage, and 19 accidents involving personal injury. Of these accidents, over 100 occurred on route 127. The high-accident area noted by the DOT seems consistent with the data from the Sagadahoc County Sheriff's Department.

### **Public Bridge Inventory**

The Bridge Data was obtained from the 2018 Maine DOT Bridge Maintenance Inventory.

Traffic Count refers to the average daily traffic. The data is from 2016. It has been pointed out that the traffic count can vary depending upon the time of year it was taken. This would explain some of the apparent discrepancies in the data.

#### Back River Bridge # 3016

- Owned by the Maine DOT
- The bridge was constructed in 2009 and is a steel bridge with 2 spans with a length of 404 feet and width of 32 feet
- The deck, superstructure and substructure are in very good condition with no problems noted.
- Traffic count on the bridge is 2330
- The bridge was last inspected on 10/26/2016

#### Lagoon Bridge #0993 located on the Road in Reid State Park

- The bridge is owned by a state agency
- The bridge was constructed in 1950 and is a timber bridge with 3 spans with a length of 85 feet and a width of 17 feet
- The deck is rated in very good conditions, the superstructure is rated in fair condition with minor section loss and the substructure is rated in satisfactory condition with minor deterioration
- The bridge is posted for load
- The traffic count on the bridge is 388
- The date of the last inspection was 08/02/2017

## Inventory

### East Bridge # 2248 located on Route 127

- Owned by the Maine DOT
- The bridge was constructed on 2001 and is a prestressed concrete bridge with 3 spans covering 131 feet and a width of 26 feet
- The deck, superstructure and substructure are all rated in very good condition
- The traffic count on the bridge is 1570
- The date of the last inspection was 08/02/2017

### West Bridge # 2927 located on Route 127

- Owned by the Maine DOT
- The bridge was constructed on 2001 and is a prestressed concrete bridge 3 spans and covering a length of 197 feet and a width of 26 feet
- The deck, superstructure and substructure are all in very good condition
- The traffic count on the bridge is 1570
- The date of the last inspection was 08/02/2017

### West Georgetown Bridge #0995 located on the Williams Road and is over the Williams Brook

- Owned by the Town of Georgetown
- The bridge is a metal culvert constructed in 1998 and spans a length of 16 feet
- The culvert shows shrinkage, cracks and light scaling. The stream bank is eroded and showing major damage
- The traffic count on the bridge is 40
- The date of the last inspection was 08/29/2016

## **Roads and the impact of Sea level Rise**

A major concern to Georgetown residents is Route 127 in Arrowsic, which is frequently flooded during astronomically high tide and weather events. If the north-bound lane of Route 127 at the Arrowsic causeway is flooded and/or the Woolwich/Arrowsic Bridge is damaged, there is no alternative route on/off of Georgetown. In 2018, the high tides associated with a March storm saw the Route 127 causeway in Arrowsic flooded, in addition to a section of Williams Road which is also frequently flooded.

See page 10 of the *Georgetown Climate Change Adaption Report* for data on road locations subject to flooding, due to projected sea level rise.

## **Bicycle Lanes and Pedestrian Access on Town and Private Roads**

There are no bicycle lanes in Georgetown; however, there are increasingly more bicyclists on Georgetown roads, primarily on Route 127, which has many hills and corners where bicycles are blind to drivers. Out of state visitors are often not familiar with Maine law that requires drivers to give at least 3 feet clearance to bicyclists.

There are no sidewalks in Georgetown. Low traffic volume on town and private roads can provide opportunities for walking and bicycling; however, these roadways are not always suited for non-vehicle traffic. Many residents walk the local roads in

## Inventory

Georgetown, especially on the Five Islands loop and Robinhood Road. Lower Bay Point Road also has high volume pedestrian and bicycle traffic from Bay Point village, Kennebec Point, and the Sagadahoc Bay camp grounds. Many people, local and visitors, walk on the road from the Five Islands parking lot to the Town wharf. This is the one place in Georgetown where a sidewalk would be desirable.

### **Other Modes of Transportation**

**Airports:** The Portland Jet Port provides access to both domestic and international flights. Brunswick Executive Airport and Wiscasset Airports have limited services and no scheduled passenger flights. Logan Airport in Boston, which has many more non-stop options than Portland, is directly accessible by public transportation through Concord Bus.

**Train services:** Amtrak provides service to Boston North Station on the Downeaster. The nearest Downeaster stop is Brunswick. As of November 12, 2018, the Downeaster increased its service to five trains Monday-Friday Brunswick to Boston, and four on weekends, with the intention of adding a weekend trip in the future.

**Interstate Bus Service:** Concord Bus provides interstate bus service north to Bangor/Orono and south to Boston South Station and Logan Airport. The nearest Concord stop is located in Bath with more frequent service from Portland. From the Brunswick Concord Station a Coastal Route is offered stopping at 9 cities between Brunswick and Orono.

**Local Bus Service:** There is a 2-3 day call ahead for a ride. Mid Coast Public Transportation (MCPT) has a discounted fare for everyone with a deeper discount for riders 60+ and disabled individuals going to a medical appointment. MCPT is an on-demand service for everyone. Mid Coast Connector schedules MaineCare related rides in our area. This is also a call ahead program. As of Summer of 2018, no Georgetown resident has used this service.

Both Bath and Brunswick have regularly scheduled service. The Bath Bus service and Brunswick Bus service, The Breeze, interconnect at Mid Coast Hospital. A rider from Bath must call Bath City Hall to request this connection in advance. Georgetown resident must find transportation to the nearest bus stop which is Bath City Hall. The Breeze travels to the Brunswick Transportation Center where other services are available.

**Taxi Service:** Platinum Plus and Ship City Taxi are based in Bath. Brunswick Taxi is out of Brunswick. Lyft and Uber also serve Georgetown.

**Volunteer Services:** People Plus program is VTN, Volunteer Transportation Network, which provides service to those who are unable to drive temporarily or permanently or have no access to a vehicle. This is a 2-3 day call ahead program. People Plus VTN was established in Georgetown in June 2018.

## Inventory

### Transportation Issues

- There is no regularly scheduled public transportation to and from Georgetown. Although the 2018 Community Survey indicates a desire for public transportation on the part of numerous residents, there seems to be a reluctance to use it. As Georgetown's over 65 population has doubled in the last 25 years, the need for public options will grow.
- The shoulders on Route 127 are often ill-maintained and have been identified as a factor in a fatality. This makes walking and biking challenging,
- Georgetown's roads in general can be hazardous for pedestrians and bicyclists as they are not suited for non-automotive traffic.
- The impact of storm surges on and sea level rise on Route 127 in Arrowsic has the potential to impact access to the Town and emergency services.
- The Town should ask the Maine DOT to perform additional traffic count surveys because of the discrepancies in the current data.

## **Chapter 8: Municipal Services and Public Facilities**

### **Purpose**

This section describes existing Town and other related community services. The Town provides a limited number of municipal services which reflects its rural island character.

Recreation, transportation and housing related issues, along with some regional issues, are covered in separate Plan sections.

### **General Government Services**

The Town of Georgetown operates under a Board of Selectmen/Town Meeting form of government. The Board of Selectmen consists of three members and is assisted by an Administrative Assistant. Board of Selectmen members are elected for terms of three years.

The Road Commissioner is also an elected position. At the 2018 Town Meeting, the Town voted that commencing in June of 2019, the Road Commissioner's term would be three years.

The Tax Collector, the Town Clerk, and the Treasurer are elected annually.

Additional Town officials include: Animal Control Officer (ACO), Bookkeeper, Code Enforcement Officer (CEO), Deputy Clerk, Emergency Management Director, Fire Chief, Forest Warden, Harbormaster, Deputy *Harbormaster*, Health Officer, Plumbing Inspector, Registrar of Voters, and Shellfish Warden.

In 2018, the Treasurer, Bookkeeper and Assistant to the Board of Selectmen positions were held by one person; the Town Clerk, Tax Collector and the Registrar of Voters positions were also held by one person as were the CEO and Plumbing Inspector positions and the Fire Chief and Forest Warden positions.

The School Committee, the Town Owned Property Management Board (TOPMB) and Cemetery District Trustees all consist of three members who are elected to serve three-year terms.

Appointed Committees are Board of Appeals (BOA), Conservation Commission, Harbor Committee, Financial Advisory Committee (FAC), Planning Board, Recreation Committee, Shellfish Conservation Committee, and Solid Waste Management Committee.

The Town utilizes the services of its Contract Assessor as needed and its Counsel as needed.

Following the 2017 Town Meeting, the Board of Selectmen appointed the Comprehensive Planning Committee made up of volunteers who served until the Plan was complete and issued. The Comprehensive Planning Committee organized the Age-Friendly Subcommittee and the Marine Resources Subcommittee, both also

## Inventory

comprised of volunteers. Following completion of the Comprehensive Plan, the Age-Friendly Subcommittee is planning to continue as an independent committee focusing on issues raised during the Comprehensive Plan development. In November of 2018, the Marine Resources Sub-committee merged with the Shellfish Conservation Committee and will continue working on marine resource issues as part of that team.

In 2018 most of the Island's Internet Service was DSL provided by Consolidated Communications. Other providers were satellite and wireless internet companies. The 3 Bridged Island Broadband Committee (TBI Broadband), an ad hoc group of Arrowsic, Georgetown and Southport volunteers, is working to bring improved high-speed internet to the three island communities. Of the 286 respondents in the 2018 Community Survey, 72% rated "internet needs improvement". Only 9 (3%) respondents rated their internet as "excellent" and 62 (22%) rated their internet as "suitable".

Citizen involvement plays an important role in municipal operations as displayed by the number of volunteers on municipal committees. Other important organizations that are recognized as an integral part of the Town infrastructure and culture include the Georgetown Community Center (GCC), Georgetown Historical Society (GHS), and the Georgetown Working League (GWL).

The Town office is attached to the Georgetown Central School.

### **Fire Department and Ambulance**

The Georgetown Volunteer Fire Department (GVFD) provides free critical ambulance and fire services to all Georgetown residents. GVFD is a registered non-profit 501(c)(3) organization separate from the Town government.

The GVFD utilized two buildings: the main building is located at 777 Five Islands Road in Georgetown Center; the auxiliary station is located at 44 Old Schoolhouse Road in Five Islands.

In 2019 GVFD has 24 active members, including 3 paramedics and 4 EMTs. In the 2018 Community Survey, 91% of all respondents rated the GVFD as Excellent or Suitable. Vehicles include: 2 Engines, 1 Tanker, 2 ALS Ambulances, 1 Rescue Squad, 1 Rescue Boat. Call Volume total for 2017 was 135 incidents.

Mid Coast Hospital's MC1 program provides contracted paramedic services on an as needed basis.

### **Police Services**

Sagadahoc County Sheriff and the State Police provide police services for the Town. The State also provides for the service of the Game Warden. In the 2018 Community Survey, 82% of respondents rated current Law Enforcement as "excellent" or "suitable." 18 respondents (7%) rated it "needs Improvement."

### **Municipal Water /Sewer**

The Town does not have public water or sewer services.

## Inventory

### Senior services

The Age-Friendly subcommittee of the Comprehensive Planning Committee has begun to assess the needs of our elderly citizens. As a result of its efforts Georgetown has been designated an Age-Friendly Community by the AARP. In the 2018 Community Survey, respondents 65 and older identified local transportation (96 of 139 = 69%) and help with maintenance and repair (99 of 139 = 71%) as their biggest concerns for remaining in their homes as they age. Outreach work is underway and has focused on opportunities to improve transportation services. The Age-Friendly subcommittee, using the name Age-Friendly Georgetown, has also created a website listing area resources and services, connected elders to free home weatherization and improvement programs, and partnered with the Fire Department to improve house numbering.

### Education

The School Committee is responsible for pre-kindergarten (pre-K) through 12<sup>th</sup> grade education in Georgetown. The Georgetown Central School (GCS) provides pre-K through 6<sup>th</sup> grade services at the school located on Bay Point Road. It is part of AOS 98, which provides administrative and other resources. In 2018/2019 the school staff numbered 25 full and part-time positions, including a teaching principal and seven classroom teachers.

Once they complete 6<sup>th</sup> grade, students must continue their education off-island or be home-schooled. Most elect to attend an RSU 1 school in Bath and continue on to Morse High School.

School enrollment at the Georgetown Central School has declined every year since 2011 when it was 91. In April of the 2018-2019 school year it was 50. However, of the 282 respondents to the 2018 Community Survey question, 188 (67%) identified the school as "extremely Important" to the Town and an additional 57 (20%) identified it as "somewhat Important" making it an integral part of the community.

The Georgetown Island Education Foundations is a 501(c)(3) corporation whose mission is to support, enhance and enrich the students of Georgetown. To that end it offers grants to the Georgetown Central School, its faculty and to any 3-12<sup>th</sup> grade students whose residence is in Georgetown.

The Georgetown Central School Parent/Teachers/Friends (PTF) also supports the school in a variety of ways.

The Georgetown Working League funds and administers several scholarships each year for deserving Georgetown high school seniors and others pursuing a course of higher education.

### Library

The Town pays an annual fee so that all Georgetown residents are eligible to use the Patten Free Library (PFL) located in Bath. Georgetown has Corporators and Trustees on the PFL board. The Laura E. Richards Library located in Georgetown and run by volunteers is also available during the summer months for public use.

## Inventory

### **Solid Waste**

The Georgetown Transfer Station is overseen by the Solid Waste Management Committee and is staffed by a manager and attendants employed by the Town who, along with several volunteers, keep the station in good working order. It is open three days a week and on occasional Holiday Mondays. In the 2018 Community Survey 93% of respondents rated the Transfer Station as "excellent" – the highest single rating of any Town service.

The Transfer Station accepts all non-commercial solid waste, bulky waste, and recycling from year-round and seasonal Town residents. Recycling includes all kinds of paper and cardboard, glass, tin, metals, #2 plastic, batteries (not car batteries), and a variety of electronics that are kept out of landfills at the Universal Waste shed. There are also twice-yearly Household Hazardous Waste (HHW) Collection Days in Bath and Brunswick at which residents are encouraged to participate.

In 2017-18, Georgetown had 296.52 tons of municipal solid waste and 266.07 tons on Bulky Waste. Recycling contracts in place saved the Town \$38,760 keeping 323 tons of material from the landfill.

### **Town Owned Property**

Georgetown's Town-owned property includes the following:

The Five Island Wharf, the Laura E. Richards Library and the Old Stone Schoolhouse, which are overseen by the Town Owned Property Management Board. The Board also oversees Todd's Landing, a boat launch which is leased to the Town. In the 2018 Community Survey 94% of respondents rated the Five Islands Wharf as "extremely" (71%) or "somewhat" (23%) important as a commercial wharf, a take-out restaurant and as a recreation facility. 85% of respondents rated the Laura E Richards Library as "extremely" (47%) or "somewhat" (38%) important. 57% of respondents rated the Old Stone Schoolhouse as "extremely" (18%) or "somewhat" (39%) important. 90% of respondents also rated Todd's Landing boat launch as "extremely" (69%) or "somewhat" (21%) important to the Town.

The Georgetown Central School (GCS) which is overseen by the School Committee and the Board of Selectmen.

The Town office, the First Church and several smaller properties which are overseen by the Board of Selectmen. In the 2018 Community Survey, 46% of respondents rated the First Church as "extremely" (13%) or "somewhat" (33%) important.

The Ipcar Natural Preserve and Round the Cove Trail which are overseen by the Conservation Commission. In the 2018 Community Survey, 85% rated Ipcar Preserve and 81% rated Round the Cove Trail as "extremely" or "somewhat" important. The Survey did not address the other public access preserves and trails on the island, but many respondents cited them in the open-ended "other comments."



## Inventory

The tennis court abutting the Ipcar preserve in Five Islands which is overseen by the Recreation Committee. In the 2018 Community Survey 50% of respondents rated the tennis court as “extremely” (12%) or “somewhat” (38%) important.

The Five Island Fire Station and the Bay Point Fire House Lots which are overseen by the Fire Department. The Fire Department also owns and oversees the Georgetown Center Fire Station.

Five Cemeteries in Georgetown which are overseen by the Cemetery District Trustees.

### **General Assistance**

The Town authorizes funds annually for General Assistance, a state-run program.

### **The Georgetown Community Center (GCC)**

The Georgetown Community Center is owned by the citizens of Georgetown. It is a 501(c)(3) non-profit corporation managed by a Board of Directors. It performs many services for the community in addition to sponsoring the recreational activities noted in that section.

### **Regional Connections**

In addition to the services provided to the Town by the Sagadahoc County Sheriff, the State Police and the State Warden Service, the County also houses the Registry of Deeds, the Registrar of Probate and the regional court. Sagadahoc and Lincoln Counties jointly operate the Two Bridges Regional Jail.

Georgetown is a member of The Maine Municipal Association (MMA) and is affiliated with The Mid-Coast Economic Development District (MCEDD). It also interacts with both federal and state governments in a variety of ways in the everyday course of performing its municipal operations, and involves statutory requirements, grants, programs, transportation, and services.

The Fire Department has mutual aid agreements with surrounding towns. Emergency Management is coordinated regionally.

### **Regional Services**

In 2017-2018 in addition to the Patten Free Library, the Town authorized payment to the following regional services: Bath Area Food Bank, Bath Area Senior Activity Center, Big Brothers/Big Sisters, Midcoast Maine Community Action, New Hope for Women, Oasis Free Clinic, People Plus, SEARCH, Sweetser.

### **Other Regional Affiliations**

The following non-profits are affiliated with Georgetown: the Appalachian Mountain Club, Boy Scouts of America, the Chewonki Foundation, the Kennebec Estuary Land Trust (KELT), the Friends of Seguin Island Light Station, the Maine Audubon Society, the Maine Coast Heritage Trust, the Nature Conservancy, New England Wildlife and the University of Maine.

## Inventory

The Southern Midcoast Chamber of Commerce is affiliated with some businesses in Georgetown.

Georgetown is eligible for services from Bath Housing and Habitat for Humanity. The Age-Friendly subcommittee has been coordinating with these two organizations in an effort to help seniors and others remain safely in their homes.

There is a regional Age-Friendly initiative underway. Georgetown is participating with Arrowsic, Bath, Phippsburg, West Bath, and Woolwich to determine if there are initiatives that would benefit from regional cooperation. Possibilities include transportation, healthcare, and communication.

### **Municipal and Community Services issues**

- The aging population might place increasing demands on services provided by the Georgetown Fire Department.
- Members of the community under 60 are underrepresented on the Fire Department and on Town committees.
- Some Town-owned property appears to have no function and does not seem to benefit the Town.
- The Georgetown Central School has faced a decline in enrollment for each of the past 8 years.
- Changing climate, with more frequent and more intense weather events, coastal erosion, and rising sea levels, will bring added costs for municipal and community services.
- Municipal buildings may benefit from energy audits to identify practical ways to save money and improve energy efficiency.
- Increased development would place greater demands upon positions like the Fire Chief, the Code Enforcement Officer, the Harbormaster, and the Road Commissioner.

## Chapter 9: Fiscal Capacity

### Purpose

This section describes the Town's fiscal situation and ascertains whether the Town can meet future expenditure needs. The Town does project limited growth and development so future capital investments will most likely be limited to maintaining the quality of current facilities and equipment, adjusting to different needs and priorities related to demographic changes and improving current infrastructure, particularly in relation to broadband.

### Property Tax Base

The property tax is the main source of revenue for the Town. All property and structures in the Town are assigned a value based as closely as possible upon the current market conditions. The Town currently does not assign a value to or assess taxes on personal property.

The total value of all taxable property is called the total taxable valuation. The money required to finance Town government is called the total assessment. Outside revenue income sources such as the excise tax and state revenue sharing monies are subtracted from the total amount of money needed to operate the Town government. The amount of funds remaining after all the outside revenue income sources are subtracted is called the net assessment tax commitment. The net assessment tax commitment is then divided by the valuation to obtain the annual tax rate. The annual tax rate is expressed in mills. A mill is dollars per thousand dollars of valuation.

The annual mill rate is used to figure out how tax each property owner must pay to fund government services. *For Example: In 2018 a person owning property in Georgetown valued at \$100,000 with the Town mill rate of 0.0077 would pay \$770 in property taxes. (\$100,000 X 0.0077 = \$770)*

### Components of the Town Valuation

The valuation of the Town consists of many taxable categories that include: land, buildings, and structures. The following table shows the valuation listed in each category for the 2017 tax year.

Table1: Valuation Category

Source: 2017 Georgetown Town records

Category	Amount	Percent of Total Valuation
Total municipal valuation	\$479,224,400	100%
Land values	\$317,978,800	66.4%
Building values	\$161,245,600	33.6%
Machinery & equipment	-0-	0%
Business equipment	-0-	0%
Other personal property	-0-	0%

## Inventory

Other types of property including federal, state, municipal and nonprofit organizations are exempt from taxation. Their properties are assigned a value, but taxes are not assessed. The following is a breakdown of the major tax-exempt properties in the Town:

State:	\$9,486,400	Municipal:	\$4,004,900
Churches:	\$584,300	Working Waterfront	\$144,100
Charitable:	\$5,188,000	Literary & Scientific	-0-
Fraternal:	-0-	Tree growth:	\$113,922
Farmland:	\$5,250	Open Space:	\$5,909,003

The exempt properties in Georgetown are relatively high for a community of this size and character. Usually service center communities such as Brunswick, Bath, and Topsham have a much higher number of exempt properties from educational institutions, government buildings and other non-profits. On the other hand, 37.5% of Georgetown's property is State or Town-owned, in conservation, or designated as open space, tree-growth, working waterfront or agricultural land.

Table 2: Georgetown Commitment Data

Source: 2017 Municipal Valuation Return Statistical Summary

Commitment	Tax Rate	Homestead Exemptions	Homestead Value	BETE exemption	BETE value	TIF Value	TIF Revenue
\$3,666,066	0.00765	269	\$4,035,000	-0-	-0-	-0-	-0-

Table3: County Municipalities

Source: 2017 Municipal Valuation Return Statistical Summary

Town	Population	Valuation	Commitment	Tax Rate	Valuation per capita
Georgetown	1,035	\$479,224,400	\$3,666,066	0.00765	\$463,018
Arrowsic	428	\$66,403,820	\$890,475	0.01341	\$155,149
Phippsburg	2,205	\$623,581,200	\$5,437,628	0.00872	\$282,803
Richmond	3,411	\$253,950,000	\$4,822,095	0.01810	\$74,450
Bowdoin	3,061	\$219,500,000	\$2,945,765	0.01300	\$71,708
Bowdoinham	2,889	\$237,050,000	\$3,546,686	0.01540	\$82,052
West Bath	1,877	\$328,750,000	\$3,718,667	0.01015	\$175,146
Woolwich	3,072	\$363,550,000	\$4,646,575	0.01380	\$118,343
Bath	8,356	\$1,223,541,700	\$25,816,730	0.02110	\$146,414
Topsham	8,697	\$986,481,668	\$17,746,805	0.01799	\$113,427

- Note: the table compares Georgetown to the other municipalities in Sagadahoc County. This type of comparison can be difficult to interpret which is why the valuation per capita numbers are useful as they highlight the relationship between total property valuation and population. Towns with high valuations and low or modest populations will have a higher ratio and usually lower mill rates. Georgetown has the highest valuation per capita in the county and the lowest mill rate.

## Inventory

### Revenue and Expenditure Comparison

The following two tables have been taken from Town records and show revenues and expenditures between 2011 and 2017

Table 4: Revenues

Source: Town records

Revenue Category	2017	2016	2015	2014	2013	2012	2011
Service charges	112,230	140,312	147,921	151,027	195,479	191,474	218,460
Grants	190,926	187,912	197,208	207,888	216,759	180,988	301,499
Property taxes	3,666,067	3,531,831	3,512,741	3,359,970	3,327,358	3,339,387	2,977,151
Excise tax	254,702	246,481	219,732	211,346	202,235	191,648	197,644
Inter-governmental	127,784	113,440	113,941	132,189	141,320	120,465	95,974
Other	30,303	31,347	47,169	51,020	20,552	146,194	54,047
Total	4,382,012	4,251,323	4,238,712	4,113,440	4,103,703	4,171,166	3,844,775

- Total revenues increased by \$537,237
- Property tax revenues increased by \$688,916

### Expenses

Table5: Expenses

Source: Town records

Expense Category	2017	2016	2015	2014	2013	2012	2011
General government	266,345	249,303	251,502	250,487	225,977	222,063	221,893
Public safety	109,117	110,604	105,938	122,743	102,374	101,977	130,736
Public works	599,915	519,001	352,864	343,545	336,911	299,294	296,230
Recreation health	40,331	39,020	40,548	43,973	44,653	41,230	46,109
Sanitation	130,092	138,421	129,466	124,026	117,626	131,551	123,186
County tax	889,767	904,161	890,250	828,907	856,688	820,858	809,287
Education	2,286,711	2,226,684	2,136,496	2,096,924	2,099,912	1,995,909	1,976,466
State Retirement	83,506	81,529	106,502	110,665	129,974	107,399	121,095
Other	68,094	36,597	47,761	51,891	63,022	50,429	79,627
Total	4,473,878	4,305,320	4,061,327	3,973,161	3,977,139	3,770,710	3,804,629

## Inventory

Between 2011 and 2017

- Total expenditures increased by \$ 669,249
- Education expenditures increased by \$ 310,245
- County Tax increased by \$ 80,480
- The following expenditure areas decreased: Public safety, State Retirement and Recreation/health

### Reserve Funds

The Town currently maintains 18 reserve accounts for designated purposes. These contained as of 6/30/2017 a balance of \$631,946.97

Fund	Reserve	2017 contribution
Property Assessing	100,000.00	2,500.00
Paving Reserve Fund	46,096.00	25,000.00
Emergency Vehicle Reserve Fund	177,963.36	30,000.00
Five Islands Station Reserve Fund	12,750.00	1,000.00
Harbor Emergency Reserve Fund	26,549.94	3,000.00
Shellfish Conservation Reserve	0.00	0.00
Wharf Reserve Fund	109,824.00	20,000.00
Float & Water Access Reserve Fund	5,000.00	2,500.00
Parking Lot Reserve Fund	4,634.00	0.00
Todd's Landing Reserve Fund	3,150.00	0.00
SWC Equipment Reserve Fund	31,050.00	2,000.00
Office Equipment Reserve Fund	1,789.55	1,000.00
Town Office Repair / Maintenance Reserve Fund	20,735.48	1,500.00
First Baptist Church Reserve Fund	17,613.10	2,000.00
Water Access Reserve Fund	15,000.00	0.00
Five Islands Tennis Court Reserve	8,000.00	1,000.00
Tricentennial Reserve	2,176.81	0.00
CC Trail Surveying Reserve	1,000.00	1,000.00
School Facilities Reserve Fund	38,614.73	7,500.00
Total	631,946.97	100.000

## Inventory

### **Debt**

As of August 2018, the Town had one loan outstanding with the Bath Savings Institution for a 2018 Freightliner pumper tanker purchased in November of 2017. That loan currently stands at \$94,773 and will be retired in 2021.

The maximum amount of debt incurred by the Town based upon 15% of State valuation would be \$71,883,660 and based upon a 5% level would be \$23,961,220. This allows the Town to consider the benefits of incurring additional debt to address long term capital improvements especially when bond rates are competitive.

The Town of Georgetown uses zero based budgeting with no carry forwards except those required by Maine statutes.

### **Regionalization of Services and Programs**

Regional or interlocal agreements between municipalities may offer opportunities to create economies of scale and cost savings for some Town services. The Town already participates in regional programs such as fire department mutual aid. Identifying opportunities for shared or regional services can lessen increases in some municipal services and programs.

### **Fiscal Capacity Issues:**

- The aging population might increase municipal service demand, especially in regard to emergency response, access to health care, and transportation services. The Town should anticipate these changes and make the appropriate revisions in a thoughtful manner and cost-effective fashion.
- A Capital Plan that lists all major capital expenses over a certain dollar value is needed. The Capital Plan should include items such as fire trucks, ambulances, improvements of municipal buildings and structures, computer and related upgrades, road rebuilding and major maintenance, and recreational infrastructure.
- Upgrading Broadband for the Town in coordination with Southport and Arrowsic will depend upon the willingness of the Select Board and Citizens to consider the investment required.
- Likewise, the reduction of annual expenses for energy costs would require investment dependent upon the support of the Select Board and Citizens.

## Chapter 10: Housing

### Purpose

The purpose of the housing section is to inventory and describe the Town's housing stock with particular attention to affordable housing, housing conditions, neighborhoods and housing trends.

### Affordable Housing

Affordable housing costs for both ownership and rental housing are commonly described as being no more than 28% of household income. Ownership costs include: monthly mortgage, house insurance and property taxes. The Maine State Housing Authority provides data that illustrate both housing ownership and rental affordability by rating community affordability by a factor related to the median household income as follows: a score of one or less shows that housing in the area is less affordable and a score of greater than one indicates housing in the area is more affordable. The following tables show the affordability ratings for Georgetown and the other communities within Sagadahoc County.

Table 1. 2017 Housing Affordability Index for Georgetown and Sagadahoc County

Source: Maine State Housing Authority

	Index	Median House price	Median Household Income	Income needed to afford Median House	House price affordable to Median Household Income
<b>Georgetown</b>	<b>0.72</b>	<b>\$349,000</b>	<b>\$65,813</b>	<b>\$90,892</b>	<b>\$252,703</b>
West Bath	0.78	\$286,500	\$60,461	\$77,705	\$222,921
Phippsburg	0.83	\$275,500	\$60,435	\$72,911	\$228,358
Bath	0.68	\$180,000	\$38,524	\$56,298	\$123,172
Topsham	0.94	\$231,250	\$64,909	\$68,964	\$217,653
Bowdoin	0.91	\$216,250	\$56,317	\$61,895	\$196,760
Bowdoinham	0.92	\$209,500	\$56,583	\$61,348	\$193,229
Woolwich	0.98	\$245,000	\$68,060	\$69,774	\$238,980
Richmond	1.32	\$146,450	\$58,221	\$44,062	\$193,512
Sagadahoc County	0.93	\$210,750	\$56,089	\$60,171	\$196,455
Maine	0.93	\$197,000	\$53,190	\$57,089	\$183,546

- Note: For reasons that are unclear, the Georgetown data includes Arrowsic. According to the U.S. Census the median household Income for Arrowsic is higher than that for Georgetown, and according to various housing databases, the Median House price is lower



## Inventory

in Arrowsic than in Georgetown. This suggests that Georgetown's affordability index number would be lower if the Arrowsic data were not included.

Table 2. Households unable to afford a Median Home in Georgetown & Maine 2017

Source: Maine State Housing Authority

	Total Households	# households unable to afford	% households unable to afford	Median House Price	Annual income needed to afford median home	Total household hourly income needed to afford median home
Georgetown	465	329	70.8%	\$349,000	\$90,892	\$43.70
Sagadahoc County	15379	8,165	53.1%	\$210,750	\$60,171	\$28.93
Maine	565,115	305,534	54.1%	\$197,000	\$57,089	\$27.45

- Note: Affordable housing is measured by the income needed to afford a 30-year fixed rate mortgage, taxes, and insurance using no more than 28% of gross income.

Table 3. Unattainable Homes as a percentage of Homes Sold (2017)

Source: Maine State Housing Authority

Location	Percentage of Unattainable homes	Affordable Homes sold	Unattainable Homes sold
<b>Georgetown</b>	<b>76.9%</b>	<b>6</b>	<b>20</b>
West Bath	64%	9	16
Arrowsic	80%	2	8
Bath	79.3%	34	130
Phippsburg	61.5%	15	24
Topsham	55.1%	62	76
Bowdoin	50%	19	19
Woolwich	46.8%	25	22
Bowdoinham	47.4%	20	18
Richmond	22.7%	34	10
Sagadahoc County	54.9%	256	312
Maine	53.9%	9,513	11,139

## Inventory

Table 4. Rental Housing Affordability 2017 Rental Affordability Index

Source: Maine State Housing Authority

	Index	Average 2 BR Rent	Renter Median Income	Income needed to afford average 2 BR rent	2 BR rent affordable to median income
Bath	0.84	\$814	\$27,431	\$32,554	\$686
Sagadahoc County	0.96	\$827	\$31,759	\$33,075	\$794
Maine	0.88	\$880	\$30,804	\$35,181	\$770

Table 5. Renter Households unable to Afford Average 2 Bedroom Rent

Source: Maine State Housing Authority

	% of Households unable to afford average rent	# of Households unable to afford average rent	Total Renter Households	Average 2 BR Rent	Annual Household income needed to afford average rent	Hourly Household income needed to afford average rent
Bath	58.8%	1,109	1,734	\$814	\$32,554	\$15.65
Sagadahoc County	52.1%	1,986	3,812	\$827	\$33,075	\$15.90
Maine	55.9%	90,353	161,746	\$880	\$35,181	\$16.91

Table 6. Gross Monthly Rental for units in Georgetown

Source: U.S Census (2016) -- 75 occupied rental units

Rent between \$500 and \$999	33 units
Rent between \$1,000 and \$1,4999	32 units
Rent between \$1,500 and \$1,999	10 units
Median Gross Rent	\$1,094

- Note: According to the Census the Median Gross Monthly Rental in Georgetown is \$322 above that for Bath and \$270 above that for Sagadahoc County.

## Inventory

Table 7. Georgetown Housing 1970 – 2010

Source: U.S. Census 2010

Year	Total Housing	Change
1970	565 units	
1980	760 units	+195 units
1990	800 units	+40 units
2000	931 units	+131units
2010	1044 units	+113 units
Total increase 1970- 2010		470 units

Table 8. General Housing Georgetown Facts

Source: U.S. Census 2010

Description	Units/number
Total housing units	1044
Occupied Housing units	469 units
Owner occupied units	385
Renter Occupied units	84
Seasonal, recreational or occasional use	526

Table 9. Units in Structure in Georgetown

Source: U.S Census 2010

Type of Unit	Number
1-unit detached	975
1-unit attached	9
2 units	6
3 or 4 units	2
5 to 9 units	3
Mobile homes	40

## Inventory

Table 10. Year Structure was Built in Georgetown.

Source: U.S. Census (2016) and local information (Note, this total is 1074, 30 units higher than the 2010 census estimate.)

Year	Number of units
2010 -2017	42
2000 -2009	188 units
1990 -1999	161 units
1980 – 1989	142 units
1970 – 1979	114 units
1960 – 1969	74 units
1950 – 1959	41 units
1940 – 1949	62 units
Built prior to 1939	250

Table 11. Year Householder Moved into unit in Georgetown (Occupied Housing Units)

Source: U.S. Census (2016)

Total Occupied Housing Units	1044 units, 434 surveyed
Moved in 2015 to 2017	Not Available
Moved in 2010 to 2014	104
Moved in 2000 to 2009	166
Moved in 1990 to1999	75
Moved in 1980 to 1989	46
Moved in 1979 and earlier	43

Table 12. Value of owner-occupied Units in Georgetown (347 Units surveyed)

Source: U.S. Census (2016)

Less than \$50,000	4 units
\$50,000 to \$99,999	10 units
\$100,000 to \$149,999	9 units
\$150,000 to \$199,999	27 units
\$200,000 to \$299,999	87 units
\$300,000 to \$499,999	98 units
\$500,000 to \$999,999	82 units
\$1,000,000 or more	30 units
Median value*	\$374,500

- Note: this figure differs slightly from that in table 1 as it is from a different source.

### **Local Building Permit Activity**

The Georgetown Code Enforcement Officer reported that 67 new principal structures were permitted between 2007 and 2017. This includes 4 permitted structures that have not been constructed and whose permits have expired; it also includes 4 structures that were demolished and then replaced. Not all of the structures are new homes. The Town defines a principal structure as containing a bedroom, and a kitchen that includes a stove and a refrigerator.

### **Neighborhoods**

A neighborhood refers to a grouping of homes in an area with distinct boundaries with respect to natural or manmade features, transportation corridors, and types of housing, housing density or historic features /attributes. Neighborhoods also vary with respect to whether they are rural, suburban or urban. While only a dense grouping of housing may be defined as a neighborhood within a city, a rural community typically has lower density. A neighborhood exists if the community regards it as such for whatever reason that is important to that particular community. The older neighborhoods in Georgetown have traditionally been called villages. The following are some of the residential neighborhoods/areas within Georgetown:

Five Islands Village: The Village of Five Islands is a dense cluster neighborhood which has 41 developed lots and 14 undeveloped. It is an area of the community which attracts many summer visitors.

Bay Point Village: The Village of Bay Point is a dense cluster neighborhood which has 55 developed lots and 23 undeveloped.

Robinhood Neighborhood/Riggs Cove Village: the area along Robinhood Road is another neighborhood which contains 52 developed lots and 26 vacant parcels.

West Route 127 Neighborhoods: an area on the west side of Route 127 extending from the Back River to south of Beaver Valley Road contains 77 developed lots and 28 undeveloped parcels. The largest of these neighborhoods are Beaver Valley and Bowman's Landing.

Other neighborhoods/villages in Georgetown include Georgetown Center, West Georgetown, Marttown, Indian Point, and Kennebec Point.

### **Coastal Properties:**

Georgetown has many lots with water-frontage and most are developed with year-round or seasonal housing. Many are comprised of older smaller lots that were originally developed as seasonal housing.

### **Senior Housing**

Georgetown has no specifically dedicated senior housing options such as independent living, continuing care, long term care, assisted living, residential care homes, nursing homes, or rehabilitation facilities. The closest assisted living and nursing home facilities are in Bath and Brunswick. Alternative elder housing solutions like congregate and co-housing, affordable apartments that are elder-friendly, and shared housing are not currently available. Members of the Georgetown community have been investigating options for elder friendly housing. In light of the aging population and the limited availability of affordable senior housing, properly maintaining the homes is an important issue. While much of this work is now done by family and neighbors, 177 of the 297 (60%) of the 2018 Community Survey respondents indicated that providing elders with home maintenance and repair support would be beneficial. There are area programs that offer free home repair and improvements, such as weatherization, bathroom safety rails, and smoke/CO detectors, but they are not well known or utilized.

### **Available Affordable Housing Resources**

Bath Housing is a resource available to the Town as is Habitat for Humanity 7 Rivers and Midcoast Habitat for Humanity, which has built at least one house in Georgetown since 2000. As of 2018, there is no Section 8 housing available in Georgetown. There is a tenant-based Section 8 program (also more commonly referred to as the Housing Choice Voucher Program). Bath Housing administers this program for the region and subsidizes one tenant in Georgetown. Nine additional requests for Housing Choice vouchers in Georgetown are wait-listed. Other Housing Authorities, including Maine Housing, may also have vouchers in Georgetown. The Maine Housing Authority lists no affordable housing options for Georgetown. In Sagadahoc County, Bath has the preponderance of affordable housing options.

### **Potable Water and Waste Disposal**

Private wells and subsurface waste water disposal are used throughout Georgetown. Environmental conditions with respect to bedrock, aquifers and proximity to salt water create limitations for well extraction.

### **Ordinances**

**Minimum Lot Size Ordinance:** The two-acre minimum lot size was established in 1977, reaffirmed in the 1982 Comprehensive Plan in a later review of that plan, and in the 1993 Georgetown Comprehensive Plan. The retention of the two-acre minimum was based on and has been instrumental in addressing concerns about potable water quality and quantity for new and existing development. It has also provided adequate land for subsurface waste water disposal systems.

**Shoreland Zoning Ordinance:** (prepared in accordance with the provisions of 38 MRSA §§ 435-449): Areas located within 250 feet of coastal and inland waters and some streams and wetlands are subject to the requirements of this ordinance.

## Inventory

Building Permit Ordinance: the ordinance includes permit and dimensional standards.

Floodplain Management Ordinance (to reduce future flood losses pursuant to Title 30-A MRSA, Sections 3001-3007, 4352, 4401-4407, and Title 38 MRSA, Section 4400): all areas located in the regulatory floodplain are subject to the development standards in the ordinance. Floodplain maps adopted as part of the ordinance identify the flood zones subject to the provisions of the ordinance.

Subdivision Ordinance: the ordinance addresses all subdivision developments.

### **Seasonal Housing**

The Town has 526 seasonal housing units, and these make up just over 50% of the total housing stock. Seasonal occupancy typically occurs in the summer months; however, milder winters may extend occupancy later into the fall. A smaller “reverse” seasonal housing market exists for the September through May winter season and is attractive for workers and families for the academic school year.

The property owners, including their families and friends, would be the assumed seasonal housing residents. Occupancy might be sporadic or for a specific duration, such as in the summer months. Some seasonal housing units are also occupied throughout the year for periods of time dependent upon winter road access.

Another aspect of seasonal occupancy relates to the rental of short-term and long-term properties, which were traditionally arranged by using the services of local real estate agents to manage and market the properties. A recent popular form of rental services is provided by Airbnb which offers an on-line venue to advertise and arrange rental. In February 2018, a check of current Airbnb properties available for summer rentals in Georgetown showed 29 listings with the average nightly price of \$176. The prices ranged for a low of \$34, for a tent platform, to \$836. There were also 51 VRBO listings with an average nightly price of \$250.00.

The actual number of seasonal properties that are offered for short or long-term rental is unknown because neither the Town nor the State regulates these rental properties.

### **Housing Issues:**

- Affordable housing opportunities are limited. The 2017 Maine State Housing data indicates that the affordability index in Georgetown is 0.72 and the median priced home is \$349,000. A median income household in Georgetown would be able to afford a home priced at \$252,703. Georgetown has the highest cost housing relative to its median income in Sagadahoc County.
- A total of 84 rental units were identified. This does not include seasonal rentals. A greater selection of year-round rental units is available in neighboring communities.

## Inventory

- As the existing two-acre minimum lot size requirement is based upon protecting the water supply and making sure land is available for a subsurface waste disposal system, any change in the ordinance would need to be contingent upon addressing these issues.
- The Town ordinance does not offer open space/cluster design subdivisions.
- Converting seasonal housing to year-round occupancy involves a number of land use issues such as the suitability of the subsurface waste water system, as well as potable water supply, road/driveway access to the property during the winter especially if the existing road access was designed as a seasonal road.
- The growth of Airbnb and other vacation rental properties has the potential to affect potable water supply and subsurface waste systems not designed to handle increased demands.



## **Chapter 11: Existing Land Use**

### **Purpose**

The existing land use section provides an overview of the current state of development within the community, including land use trends. Other sections of the Comprehensive Plan such as Housing, Natural Resources, and Recreation have addressed many of the topics covered in this section. Maps relating to Land Use are found in appendix 2.

### **Historic and New Development Trends**

The island community of Georgetown has developed throughout its history in concert with the surrounding ocean waters and its resources. Native Americans and later European fishermen reaped the bounty in the surrounding waters and created encampments, homes and villages on the island. Marine trades and homesteading including animal husbandry and manufacturing thrived in Georgetown.

Today fishing, marine industries and enjoyment of the coast continue to thrive but in very different ways than those experienced by our predecessors. Marine and agricultural industries play less of a role in Georgetown's overall economy than in previous times, with much of the Island's workforce traveling out of town to work in a variety of professions and jobs.

As they have throughout its history, single-family detached homes comprise nearly all of Georgetown's residential housing stock. Most of the housing is either at or near the coast. Since the late 1800s, seasonal residents (rentals and property owners) have contributed significantly to the economy and unique coastal culture of Georgetown. With the establishment of Reid State Park in 1946, tourism began playing an important role in Georgetown.

### **Current Use Programs**

The State of Maine has four "current use" programs that offer the property owner a reduction in assessed value: Farmland, Open Space, Tree Growth, and Working Waterfront. The programs establish valuation of property at its current use, rather than at market value.

### **Agricultural Land**

Farming and related activities are not significant in the Town's land use. The 2016 Municipal Valuation Return Statistical Summary lists only one farm parcel consisting of 15 acres.

### **Tree Growth, Working Waterfront and Open Space Lands**

Land areas designated as open space consist of parcels consistent with laws governed by the State Maine's Open Space Program. Some parcels are designated for agriculture, recreation, or to remain undeveloped while others are designated to protect natural resources.

## Inventory

The Town of Georgetown 2016 Town Report lists 27 parcels of Open Space land covering a total of 1,927.5 acres.

The 2016 Municipal Valuation Return Statistical Summary lists the following as Working Waterfront sites: 2 parcels covering 5 acres.

The Town also lists 273 acres of land in Tree Growth lots.

### List of Open Space/Agricultural Parcels

Source: Town of Georgetown 2016 Town Report:

Open Space Lot	Map/Lot	Acres
Appalachian Mountain Club	01R/034	68
Bareneck Island Trust	01R/035	13
Becker, Sylvia	02R/046	11
Birdsall, Reid & Geoffrey	04R/036	5.10
Chewonki Foundation	01R/036,037	15.40
Collins, Catherine & Moore, Holly	07R/037	23.30
Conant, Loring & Louise	06R/010,013	65.50
Geddies Robert	03R/29A	35
Hunter, Elizabeth, Trustee	11R/050	6.90
Indian Point Association	05U/001	297
Island Home Club	10R/036	3.70
Laplante, Eve & Dorfman, David	11R/043	2.50
Ledge Island LLC	07R/039	17
Maine Audubon Society	05R/005	114
Nature Conservancy	01R/001	240.70
Nature Conservancy	02R/011A	11.90
Nature Conservancy	02R/011C	11.07
Nature Conservancy	05R/006E	158.50
Nature Conservancy	05R/006F	2
Nature Conservancy	05R/007	216.90
Nature Conservancy	11R/045	50.97
Nature Conservancy	11R/048	98.78
Poliquin, Bruce	10R/034A	10.10
Sheepscott Island Company	11R/013,054	200.20
Todd, Carolyn et. al	04R/012	2.13
Todd Family Trust	02r/035	235.30
Winn, Orin et al.	05R/039	27
Total		1942.5

## Inventory

### List of Tree Growth Lots

Source: Town of Georgetown 2016 Town Report:

#### Tree Growth owners as of April 1, 2018

	<i>map-lot</i>	<i>soft</i>	<i>mix</i>	<i>hard</i>	<i>total</i>
Bliss, John W (Salter)	07R-040	41	0	0	41
Bulterman, Jacques F, Trustee	01R-025	0	23	9	32
Burgess. Thomas	11R-023A	8	0	12	20
Carlisle, Polly & Jack (now Red Gables LLC)	07R-021	0.7	0	0	0.7
	07R-028	9.3	0	0	9.3
Holt, John A, Peter, et al **	02U-002	18	8	1	27
Place, Susanna M B	11R-021-B	32	95	6	133
Wright, David & Angeline^^ (now Chowanoke Partners, LLC)	06R-045 / 45-A	0	0	10	10
Totals		109	126	38	273

### Tax Exempt Land

The Town also has 2,246 acres of land that are tax exempt. This land falls into the categories detailed below,

List of Tax-Exempt Land      Source; Town tax records

Property	Map/lot	Acres
Boy Scouts of America	6R/052	3.40
Episcopal Diocese of Maine	16U/007	0.21
First Baptist Church	3U/002	53
Five Islands Baptist Church	13U/002	0.44
Kennebec Estuary Land Trust	9R/013-A	120
Kennebec Estuary Land Trust	9R/014	62
Kennebec Estuary Land Trust	9R/016	57
Kennebec Estuary Land Trust	9R/016-B	30.1
Kennebec Estuary Land Trust	9R/027	68
Kennebec Estuary Land trust	10R/003-C	68.88
Kennebec Estuary Land Trust	3R/024-A	32.2
Kennebec Estuary Land Trust	3R/028	17
Kennebec Estuary Land Trust	3R/039	17.3
Kennebec Estuary Land Trust	4R/16	42
Kennebec Estuary Land Trust	6R/015-A	110
Kennebec Estuary Land Trust	9R/003	4.97
Nature Conservancy	10R-034	27
Nature Conservancy	10R-035	2
New England Wildlife Trust	4R/028-B	4
Total		719.50

## Inventory

### Properties Owned by the Public

Source; Town tax records

Ipcar Preserve	32 acres
Other Town Owned Property	57.98 acres
Total	89.98 acres

### Properties Owned by the State

Source; Town tax records

Reid State Park	746 acres
Acreage contiguous to the park	169.36 acres
Other properties Owned by the State	350.34 acres
Total	1,265.7 acres

1

### Property owned by the University of Maine

Source; Town tax records

Schoener-Robinhood Cove Preserve	163 acres
Adjacent to Schoener-Robinhood Cove Preserve	4.1 acres
Total	167.1 acres
Total tax-exempt property	2242.28 acres
Total property working waterfront, open space, agriculture, tree growth or tax exempt	4,463.78 acres
Total acreage of Georgetown (source: U.S. census)	11,841.2 acres

37.5% of total property is working waterfront, open space, agriculture, tree growth or tax exempt.

### Forestry

Trees cover most of the land area but only a fraction of the forest is actually harvested. Most is undeveloped, open space or sparsely developed with housing and a few commercial activities.

### Timber Harvest Information:

Tree harvesting information appears in the Forestry sub-section of the Natural Resources Inventory

### Undeveloped and Rural Land

The vast majority of Georgetown is rural land, which consists of low-density residential development, forest, and undeveloped/open space. This is generally found in the inland areas in the center of the island as the areas along the coast are dominated by marshes, housing, a few maritime businesses and recreational areas. The Town's development has historically occurred at or near the coast while inland areas have been more sparsely developed with few areas suitable for small farm agriculture. Data on housing density can be found in the Housing Inventory.

## Inventory

### Scenic Resources

List of Scenic Areas:

Source: Updated from 1993 Comprehensive Plan

Back River Bridge: The Bridge crosses the Back River between Georgetown and Arrowsic Islands and offers pristine views north and south of a narrow part of the river with rocky and forested coastlines.

Flying Point Marsh: The marsh offers wide views of marsh and wetland habitat and is accessible from Flying Point Road off Robinhood Road.

Derecktor Robinhood Marina: The view from the marina looks north past the "Knubble" up the Sasanoa River toward Beal Island and Hockamock Bay; looks east toward the Sasanoa's joining with the Sheepscott River and across to Southport; looks south into Robinhood Cove and the "North End" of Georgetown Island.

Schoener's Hill: The Hill is a large steep meadow that slopes away from Route 127 to the west just north of Heal Cemetery. Much of the island was at one time grazing land and meadow but this large clearing is now an oasis in a largely wooded area.

Robinhood Cove: The Cove branches just beyond the old Post Office in Georgetown Center and the two small bridges on Route 127 that cross it provide spectacular vistas across sparkling water and rocky ledges. Between the branches on the north side of the road is a Town landing where commercial and recreational boats can be launched and where two or three cars can pull over for a long look past Phebe (*a.k.a Phoebe*) Island toward Derecktor Robinhood Marina.

Portion of the Marrtown Road: On the Marrtown Road in West Georgetown there is an outlook to Marr Island, Perkins Island, and Cox Head. Fort Popham is visible south towards the opposite shore of the Kennebec River.

End of the Marrtown Road: At the end of the Marrtown Road one can look across the Kennebec River to the Center Church in Phippsburg and to Bald Head's rocks at the southern tip of Arrowsic Island.

View from the Williams Road: From the Williams Road in West Georgetown there is a view southwest across the marsh to Bald Head, the Crow Islands and Parker Head.

View from the Kennebec Point Road: At a low point part way down the Kennebec Point Road, the view is east to Sagadahoc Bay, west to Heal Eddy, and south to the islands off the mouth of the Kennebec River.

View from the Bay Point Road: Just beyond the turn for Kennebec Point Road, the view is east to the marsh and Heal Eddy and west toward Marr Island across Todd's Bay.

View from the end of the Bay Point Road: A view of Fort Popham which guards the mouth of the Kennebec River and Long Island.

## Inventory

### Indian Point Road:

- At a point along the Indian Point Road which crosses open marsh between the upper reaches of Sagadahoc Bay and the top of Little River (1.4 miles from Route 127), there is a clearing where heron and egrets can be seen feeding
- Along the road there is a view from "The Farm" looking southwest across a broad expanse of marsh to Sagadahoc Bay.
- View from the North end of the Loop Road: The mouth of the Little River can be seen between houses at the north end of the Loop Road.
- View from the Loop Road: At other areas along the Loop Road, spaces between houses reveal glimpses of waves breaking on the rocky shore.

Charles Pond: On the north side of Route 127 and Flag Pond; at the corner of Route 127 and Seguinland Road are scenic views of water resources.

Views of Five Islands Harbor: Many views are available from the harbor.

Views of Georgetown from the waterways: Many views of Georgetown are available from the waterways surrounding the Island.

Views along all public roads: Many views are available from all of the public roads.

Views at and from Reid State Park: Griffith's Head, Todd Point, the beaches, the lagoon, Little River and Little River marshes.

### **Development Restraints**

Development restraints throughout the Town are primarily the shallow depth to bedrock which limits subsurface waste water systems and a limited potable water supply due to bedrock limiting aquifer storage capacity. Other limitations include wetlands and salt marshes. Early inhabitants made their livings mostly from the sea and developed as much land as possible along the coast for housing and commercial activities. Currently these traditional shoreline areas have limited expansion potential.

### **Land Available for Development**

The land available for development analysis described below shows the overall future potential for development. However, this needs to be qualified because two critical factors have not been included; 1) actual site limitations which can preclude development due to a variety of environmental conditions not observable from the available data and 2) the availability of potable water at the location. Georgetown's aquifers do not have a limitless supply of potable water to handle all potential development and it is reasonable to conclude that actual site determinations will show that actual development densities will be considerably less than shown below. The future development potential shown for 10 acre lots are likely to be the more realistic build-out scenarios.

Source: Georgetown Tax Records & Shoreland Zoning Map

## Inventory

### Undeveloped Land Parcels:

Land parcels without structures with future development potential were identified as follows:

- Tax records were used to determine all land parcels without a structure
- All parcels identified as open space, tree growth lots, State land and Town land, and tax-exempt properties
- All parcels with less than 20,000 square feet
- All parcels containing wetlands

The land parcels containing open space, State and Town owned parcels, lots with less than 20,000 square feet and land area containing wetlands (as shown on the Shoreland Zoning map) were subtracted from the total amount of land without structures; the result is as follows:

<u>Total parcels</u>	356
<u>Gross Land Area</u>	6,023.96 acres
<u>Current use (open space etc.) and tax-exempt properties</u>	- 4,463.78 acres
<u>Lots under 20,000 square feet</u>	- 10.8 acres
<u>Lands containing wetlands</u>	- 1,009 acres
<u>Net undeveloped land area.</u>	537 acres

### Potential Lot Development

*Note: this does not factor environmental features/ roads/ road frontage/ subsurface waste water suitability.*

Potential lots based upon various lot sizes

- 2 ac. = 268 lots
- 3 ac. = 179 lots
- 4 ac. = 134 lots
- 5 ac. = 111 lots
- 10 ac.= 107 lots

### Development potential of lots already containing structures:

All lots over 4 acres in size with structures were considered. The total number of lots = 116 parcels containing 2,393 acres

### Potential development based upon various lot sizes:

- 2 ac = 1,196 lots
- 3 ac.= 797 lots
- 4 ac. = 598 lots
- 5 ac. = 478 lots
- 10 ac.= 239 lots

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### **Comprehensive Planning Meetings**

Discussions about proceeding with an update to the 1993 Comprehensive Plan were initiated at a Board of Selectmen meeting in September 2016 when four members of an ad hoc committee who were exploring the idea of such an update spoke to the potential advantages having a comprehensive plan consistent with State guidelines. The Board asked for time to consider the matter and on October 25<sup>th</sup> voted to allow the ad hoc committee to proceed with exploring and evaluating what would be involved in the development of an updated Comprehensive Plan for Georgetown.

Before recommending in April 2017 to the Board of Selectmen that the Town proceed with updating the plan, the Exploratory Committee held five open meetings on topics that residents had indicated as areas where having a plan might serve the community. On May 9, 2017, The Board voted that an article be added to the Town Meeting warrant to authorize proceeding with the Comprehensive Planning Process and spend up to \$10,000 for a consultant to support the effort. At the June 2016 Town Meeting, the Town approved the article to proceed with updating the 1993 Plan.

Between its first meeting on September 18<sup>th</sup>, 2017 and its meeting on April 8<sup>th</sup>, 2019, the Comprehensive Planning Committee held 37 meetings, usually meeting twice a month. Almost every meeting had members of the public in attendance. In addition to the first meeting, three of the meetings were public meetings designed to get input from residents; they attracted fifty to sixty-five people:

- June 23, 2018 to meet with seasonal residents
- September 29, 2018 to review of Survey results
- March 13, 2019 to review drafts of Goals and Action Items

The Age-Friendly Subcommittee, chaired by Jim Peavey and Patty Kimball, held 25 open meeting during the same time-frame. They will continue to meet as Age-Friendly Georgetown.

The Marine Resources Subcommittee, chaired by Stephen Mace, met eleven times, usually following a Shellfish Conservation Committee meeting. Two members of the Subcommittee are currently members the Shellfish Conservation Committee.

At its meeting on April 30, 2019 The Board of Selectmen approved putting the Updated Plan on the Town Meeting Warrant. At that time, the Plan was placed on the Town Website and copies were made available at the Town Office. One May 8<sup>th</sup> the Plan was on the agenda for a hearing that included proposed Town ordinances. On June 15<sup>th</sup> the Town voted overwhelmingly to approve the updated Comprehensive Plan.

### **Acknowledgments**

This update of the 1993 Comprehensive Plan can be traced to the initial advocacy of former Board of Selectmen member, Kate Mackay and to the preliminary work of the

## Appendices

Exploratory Committee. The update would not have been possible without the steadfast commitment of the members of the Comprehensive Planning Committee (CPC): John McIlvain, (Chair), Jenn Dobransky (Vice-chair), Rick Cliff (Secretary), Jon Collins, Kathy Gravino, Mike Guethle, Vicki Hart, Jason Lang, Rob Lowell, Stephen Mace, James Peavey, and Bronwen Tudor.

The CPC was appointed by the Board of Selectmen to represent a cross-section of the community. It included citizens who worked on and off the island as well as retirees. Three CPC members were native to Georgetown, two had students in the Georgetown Central School and several had children who grew up in Georgetown. The Town's Code Enforcement Officer served on the CPC and its members also served on four of the Town's Boards, Committees and Commissions. In the June 2019 election, one CPC member was elected to the Town Owned Property Management board and another to the Board of Selectmen.

The CPC was extremely fortunate to secure the services of its consultant, Bill Najpauer. He not only worked tirelessly to collect the materials for and create the initial draft of the Inventory Section but attended virtually every committee meeting and was instrumental in working with the Committee and the Planning Board in crafting a Future Land Use proposal that meets the needs of the Georgetown community. University of Maine dual Marine Sciences graduate student Marina Cucuzza, who participated in the Marine Resources subcommittee and Shellfish Conservation Committee meetings, co-authored the Marine Resources inventory and action items, and produced some of the maps found in the Map Appendix. Patty Kimball's skills and dedication made it possible for the 2018 Community Survey to be on-line. Mary McDonald and Amanda Campbell, Georgetown Treasurer and Town Clerk respectively, provided invaluable support throughout the process, as well as providing excellent proof-reading assistance and information verification. Feedback from the Conservation Commission, the Planning Board, the Solid-waste Committee, the Shellfish Conservation Committee and the Board of Selectmen helped make this a better and more workable plan. This update is also in debt to the tireless efforts of all those who contributed to and wrote the 1993 Comprehensive Plan.

The CPC would also like to acknowledge the involvement of the many members of the community who attended and participated in meetings as well to as all the Georgetown residents who spent the time to take the 2018 Community Survey and communicate with the members of the Comprehensive Planning Committee. Citizen involvement is how Georgetown will remain a community that enhances the quality of life for everyone.

### **2018 Community Survey**

#### **Introduction:**

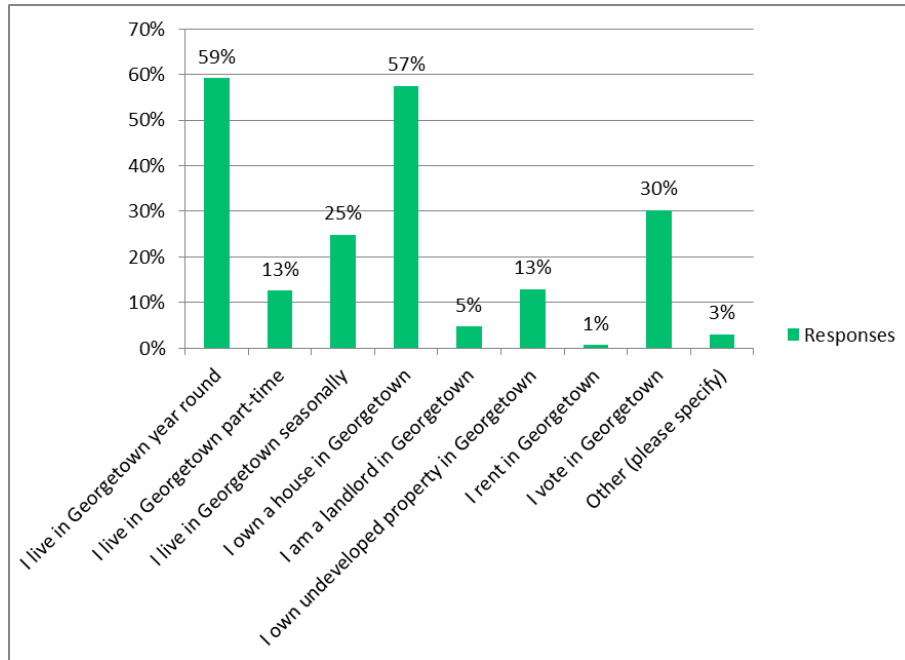
In the summer of 2018, the Comprehensive Planning Committee developed a Community Survey. The purpose was to confirm community support and/or gain feedback on issues that had been identified while researching the Inventory data. The Committee also wanted to initiate dialog on issues with a broad spectrum of Town residents. The survey was announced at the Town Meeting. Paper copies were made available at the Town Office and Transfer Station and also on-line through the Town website. Paper submittals were transcribed into the on-line database by Committee members. Survey input remained open until September 7<sup>th</sup>. 295 residents responded to the survey; 173 of them year-round residents and 122 seasonal, part-time, or extended family regular visitors.

The Community Survey is broken into nine categories that parallel the topic areas in the Inventory and Plan. Most of the questions are simple multiple choice and the data is analyzed based on percentage of respondents for each question. The data analysis is presented in this report. Summary response data is generally shown as "%" in graphical format, the objective being to separate high, medium and low support for the particular topic and individual item. The survey also allows open-ended "other" responses intended to get general feedback on the topic areas. At the end of the survey there are four open-ended questions intended to enable respondents to express their likes, dislikes and concerns for the future. Hundreds of comments and suggestions were submitted. It is virtually impossible to amalgamate the open-ended responses, but key responses are summarized here. Comments are reported if they were shared by multiple people and/or if they are unique to the topic.

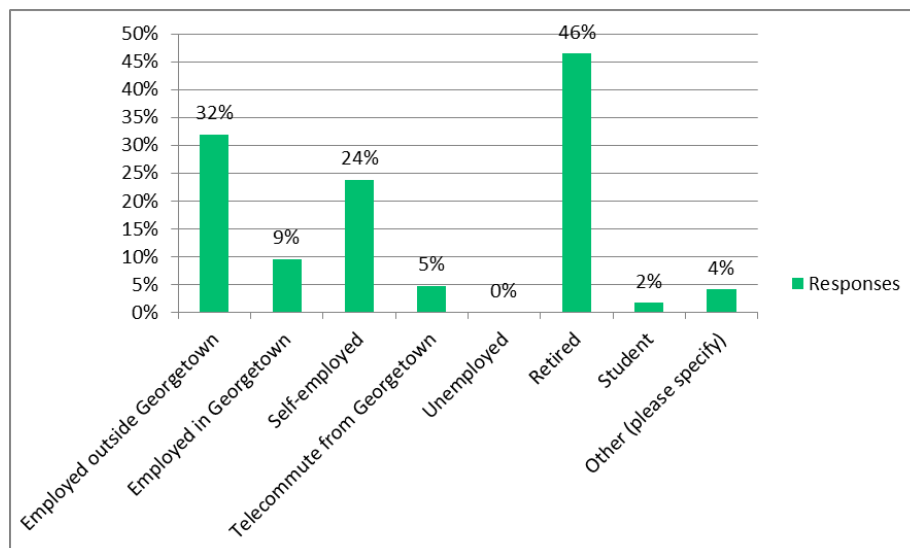
## Appendices

### Demographics:

Residency: Residents were asked to check all that apply so there is some overlap in the data. Note the low number of renters and landlords. Year-round rentals are scarce and expensive in Georgetown. There is little undeveloped land in Georgetown. The question concerning voting was left blank on many responses.

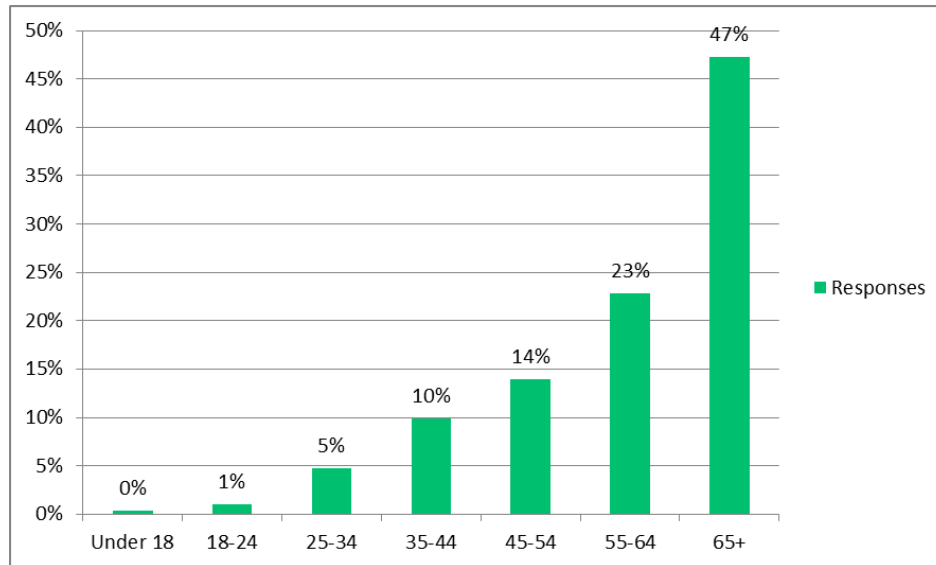


Employment: A third of the residents commute from Georgetown. Almost as many are self-employed here in Georgetown or telecommute. Note that almost half of respondents are retired. This is consistent with the age demographic below.



## Appendices

Age: This data confirms US Census data showing a dramatic shift in age of the Town's population since the 1993 Comprehensive Plan. The lower table shows a comparison of US Census data to the survey data.

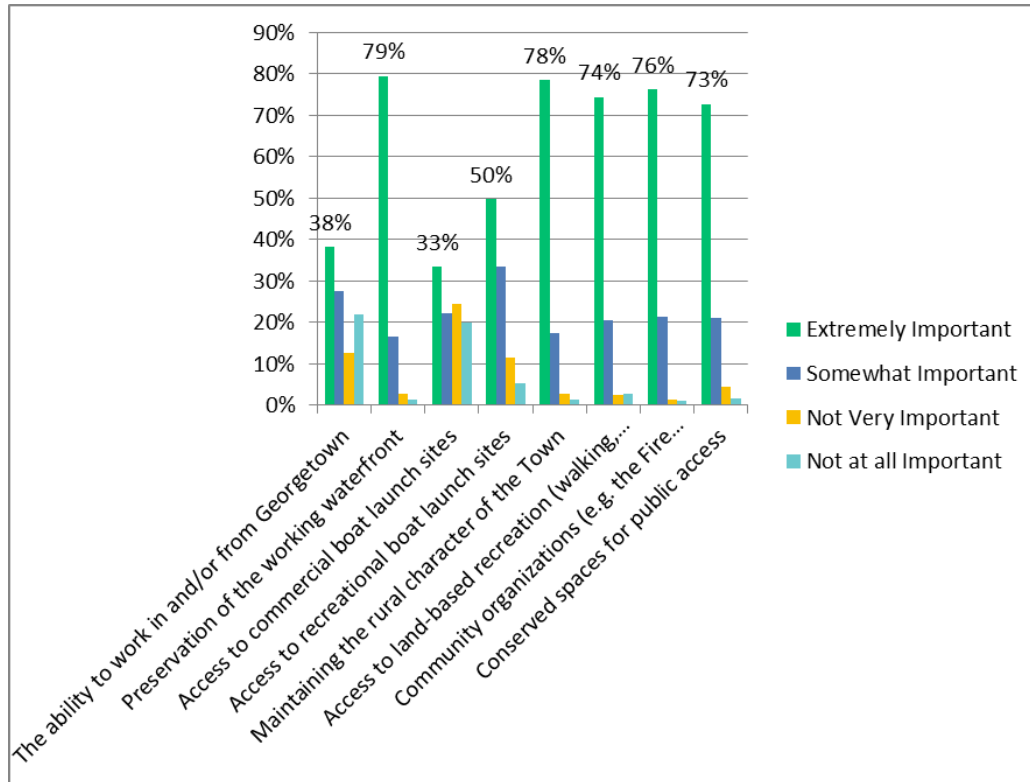


Note: If you discount under 5 and 5-17, where there were no survey responses, the survey age distribution roughly parallels latest census except the over 65 group which has doubled in the last 8 years. The conclusion is that survey data reflects Town age distribution.

2010 Census			Survey			
Age	Population	%	Age	Population	summed	%
Under 5	56	5%	Under 5	0	0	0%
5-17	138	13%	5-17	0	0	0%
18-44	251	24%	18-24	3	37	
			25-34	11		
			35-44	23		21%
45-64	385	37%	45-54	29	61	
			55-64	32		35%
65+	212	20%	65+	75	75	43%
	1042				173	

## Appendices

Georgetown Life: How Important are each of these features to you?

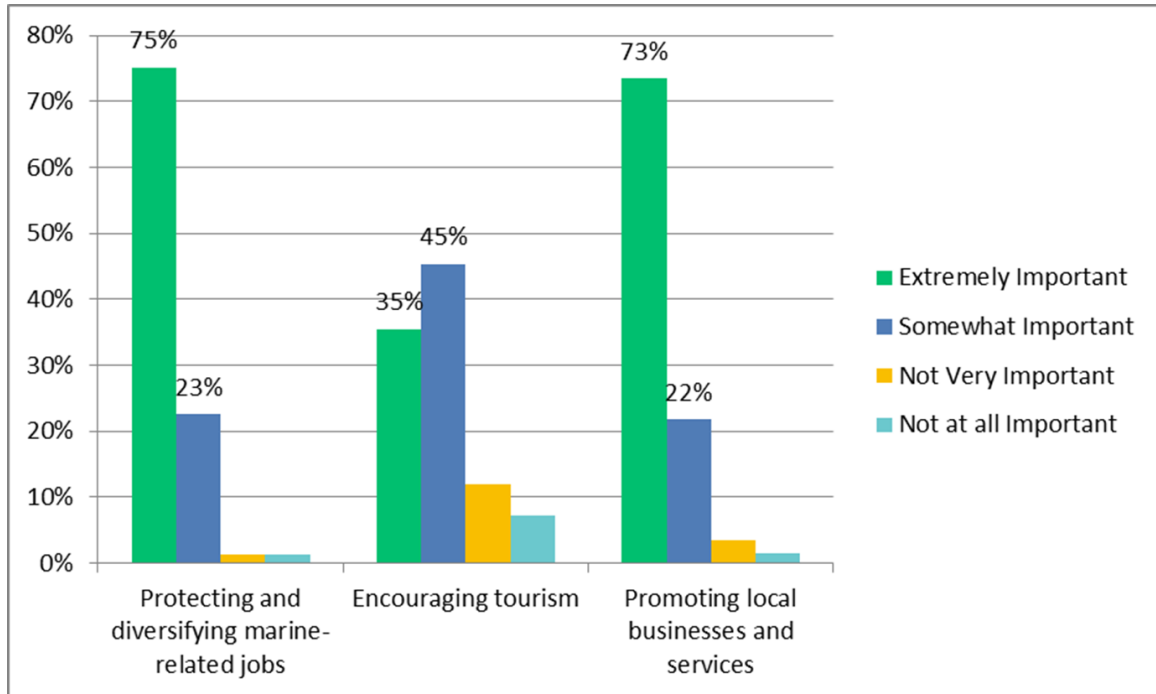


This question confirms high level community support of specific Georgetown features. These criteria were included in the Comprehensive Planning Committee's vision and used to guide development of the plan.

- Preservation of the working waterfront
- Access to recreational boat launch sites (Todd's Landing)
- Maintaining the rural character of the Town
- Access to land-based recreation (beaches, trails, etc.)
- Community organizations (GVFD, GCC, GWL, etc.)
- Conserved spaces for public access

## Appendices

Economy: How important are the following to the Town's future?

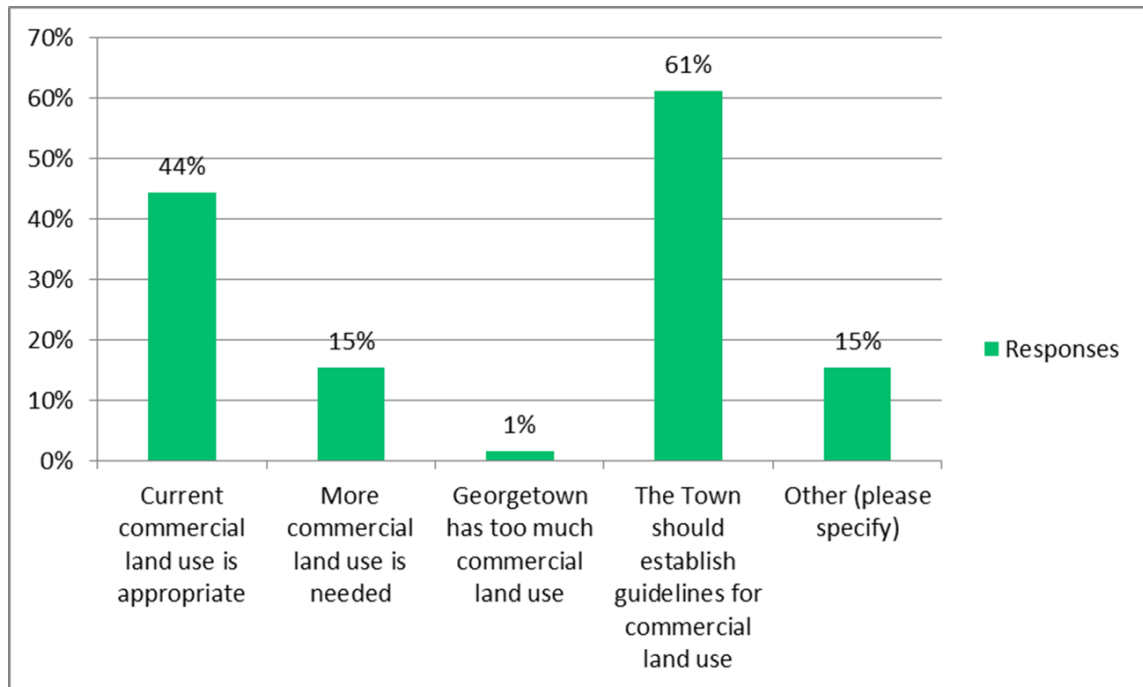


Clearly the community supports current jobs and businesses within the community. But support for encouraging tourism is much lower. It should be noted that many of the existing town businesses depend on tourists. Responses to the open-ended questions indicate that many in the community are concerned about the potential for commercial overdevelopment.



## Appendices

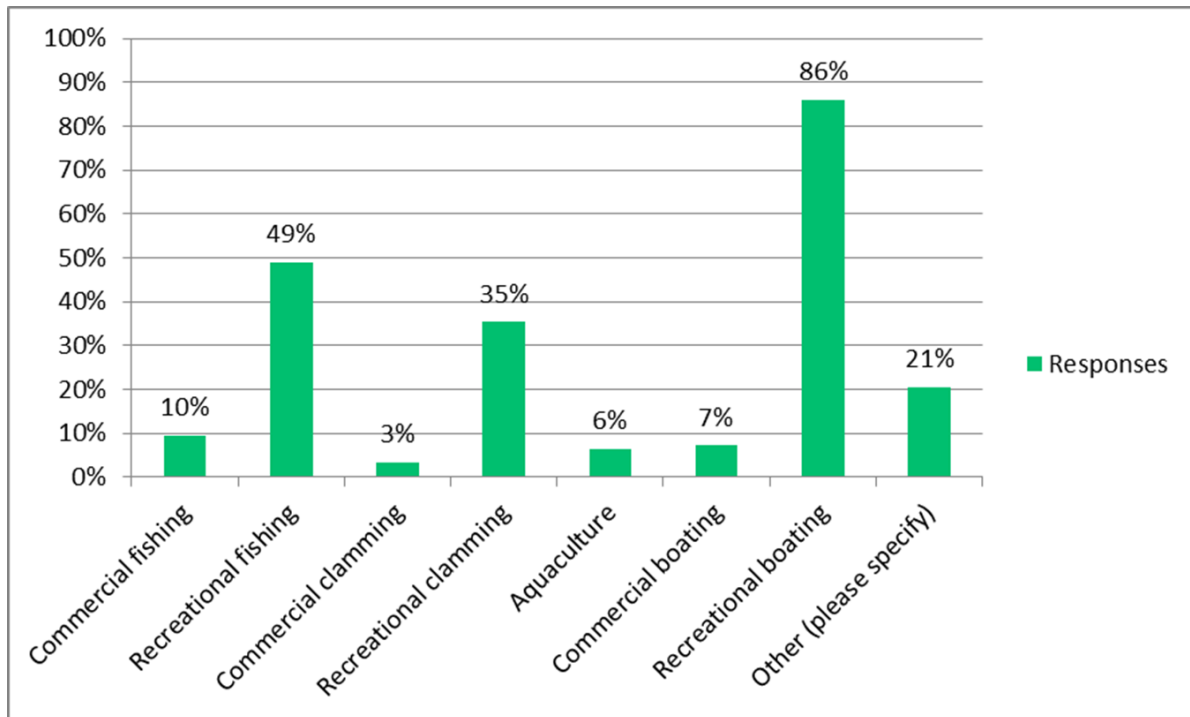
Land Use: How do you feel about the current level of commercial land use?  
(please check all that apply)



The 61% concern that the Town should establish guidelines for commercial land use was a total surprise to the Committee. But once again, open-ended question responses pointed toward the concern for commercial overdevelopment, many citing other Midcoast towns as examples of what Georgetown should not become.

## Appendices

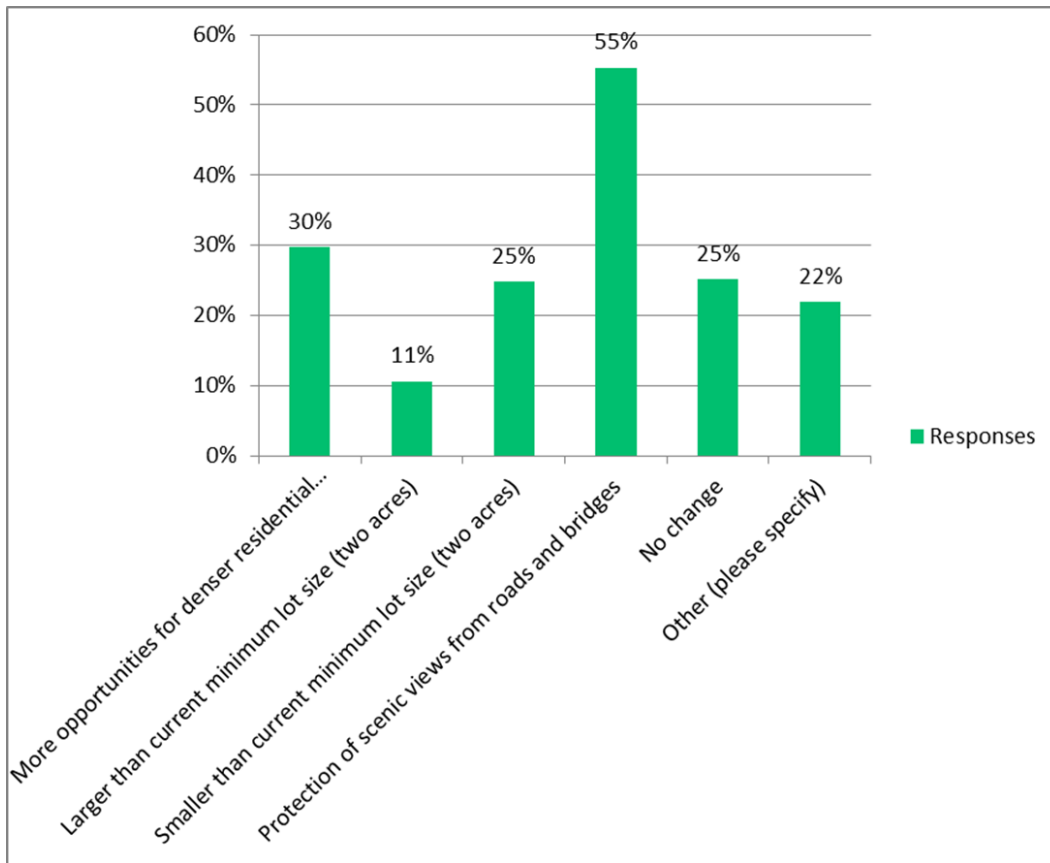
Marine Resources: How do you utilize marine resources in Georgetown?  
(please check all that apply)



Since the question specifically asks respondents to identify their own use, this graphic under represents commercial fishing, clamming, and boating. But recreational fishing, clamming and especially boating are clearly activities shared by many residents, both year-round and seasonal.

## Appendices

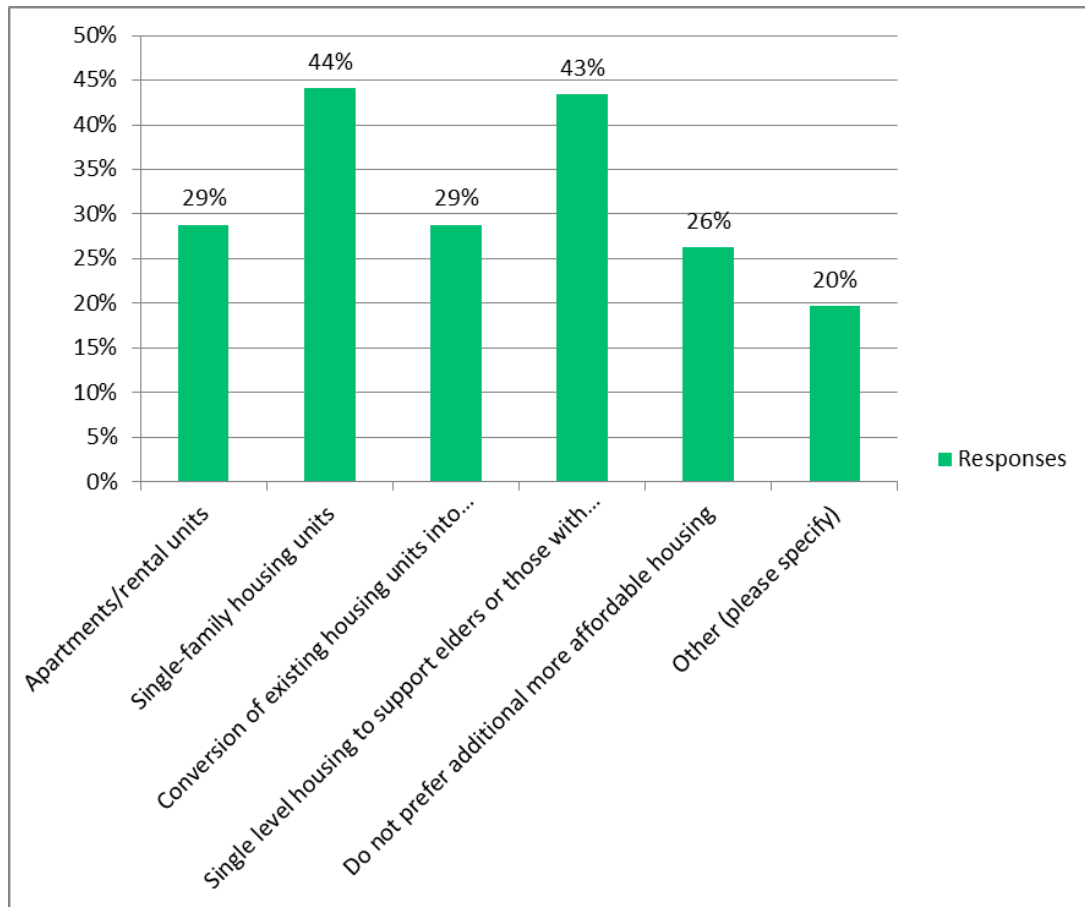
Housing: Which residential housing alternatives do you think the Town should encourage?



This chart, as well as the next one below, show that the community overall has little interest in adopting ordinance changes and/or innovative concepts in order to create affordable housing. In addition to the considerable interest in protecting scenic views, many responses to the open-ended question cited potential problems with water supply (wells) and septic systems.

## Appendices

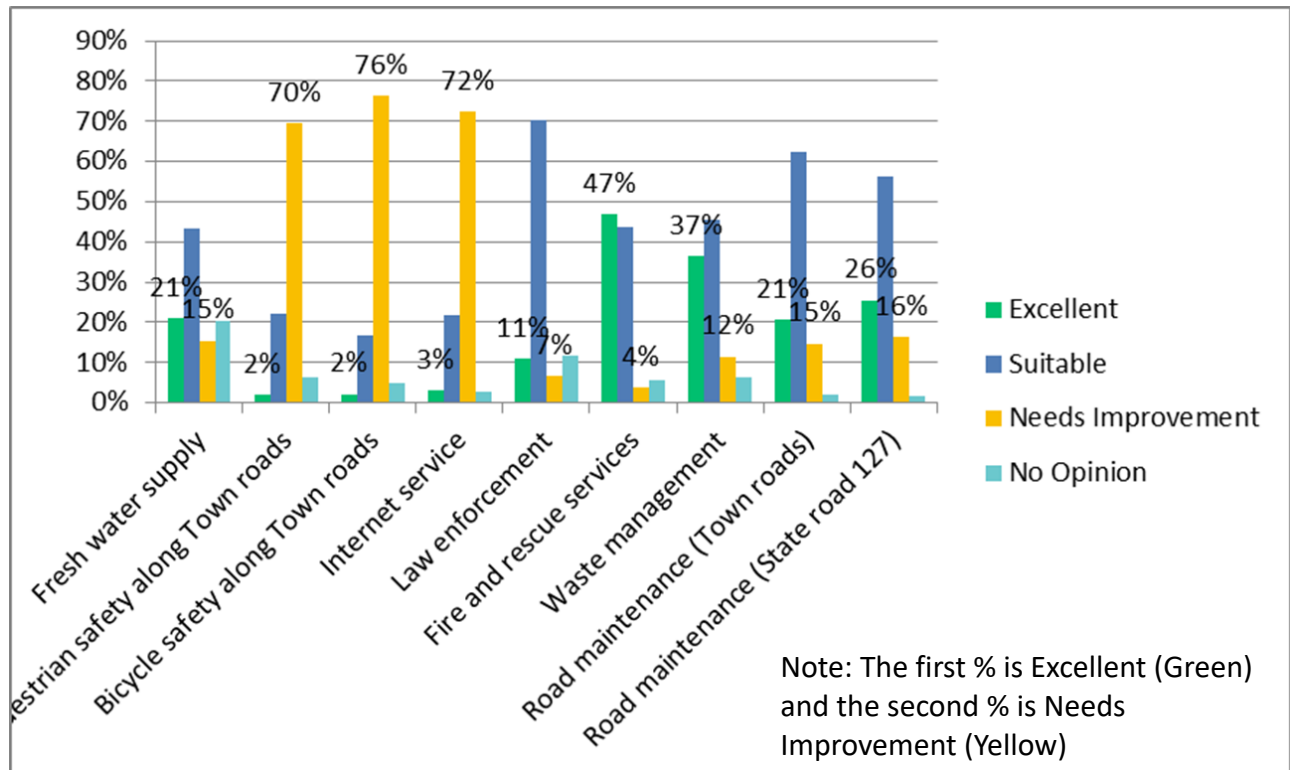
Housing: Which of the following opportunities for more affordable housing in Georgetown would you prefer? (check all that apply)



Responses to this question do not show any strong support for affordable housing designs. Modification of houses to permit aging in place were supported by 55 and older respondents. And there was some limited support for cluster housing in the open-ended responses. But overall, the responses supported no change to existing ordinances.

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Infrastructure: How well do Georgetown's infrastructure and municipal services meet your needs? (Please check all that apply)



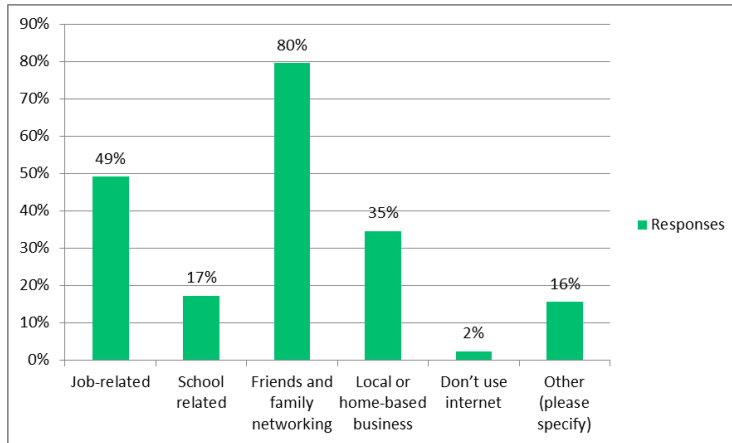
Pedestrian and bicycle safety concerns appear to be driven both by people's desire to use the roads for these purposes and their concern for safety of drivers who encounter pedestrians and bicyclists. The question says town roads but open-ended responses focused mostly on Route 127.

Approximately 21% of respondents find their current internet service suitable. 72% identified a need for improvement. There are separate questions about internet service later in this summary.

Law enforcement, fire and rescue, waste management and road maintenance are all rated primarily as suitable or excellent.

## Appendices

Internet: Which use of the internet is most important to you?  
(please check all that apply)



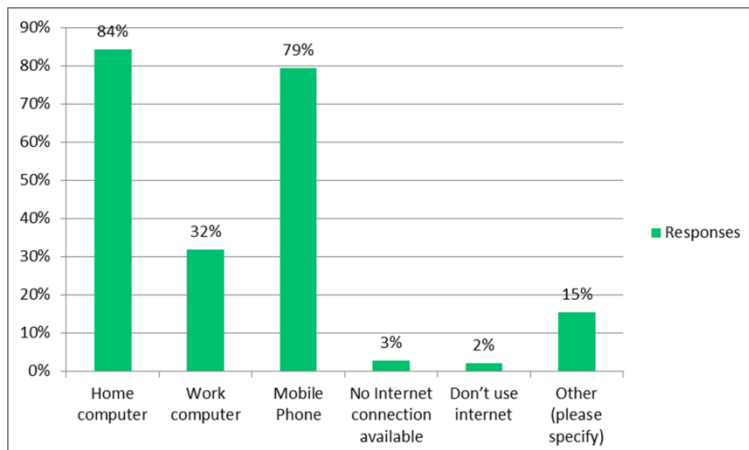
Other uses identified: Research, Volunteer Support, News and Information, Newspapers and Magazines, Video Access/Streaming (Netflix, Roku, Amazon, Hulu, etc), Entertainment, Genealogy, Shopping, Remote Security Cameras, TV (instead of Satellite), Banking

Job related and local or home-based business ratings reflect the population who identified telecommuting and self-employed residents. The low percentage for school reflects the small population of students who live in Town. The list to the right above identifies other uses respondents identified in response to the open-ended "other" category.

Note that only 3% of respondents indicated they don't use the internet.

Devices used, graphic below, is self-explanatory.

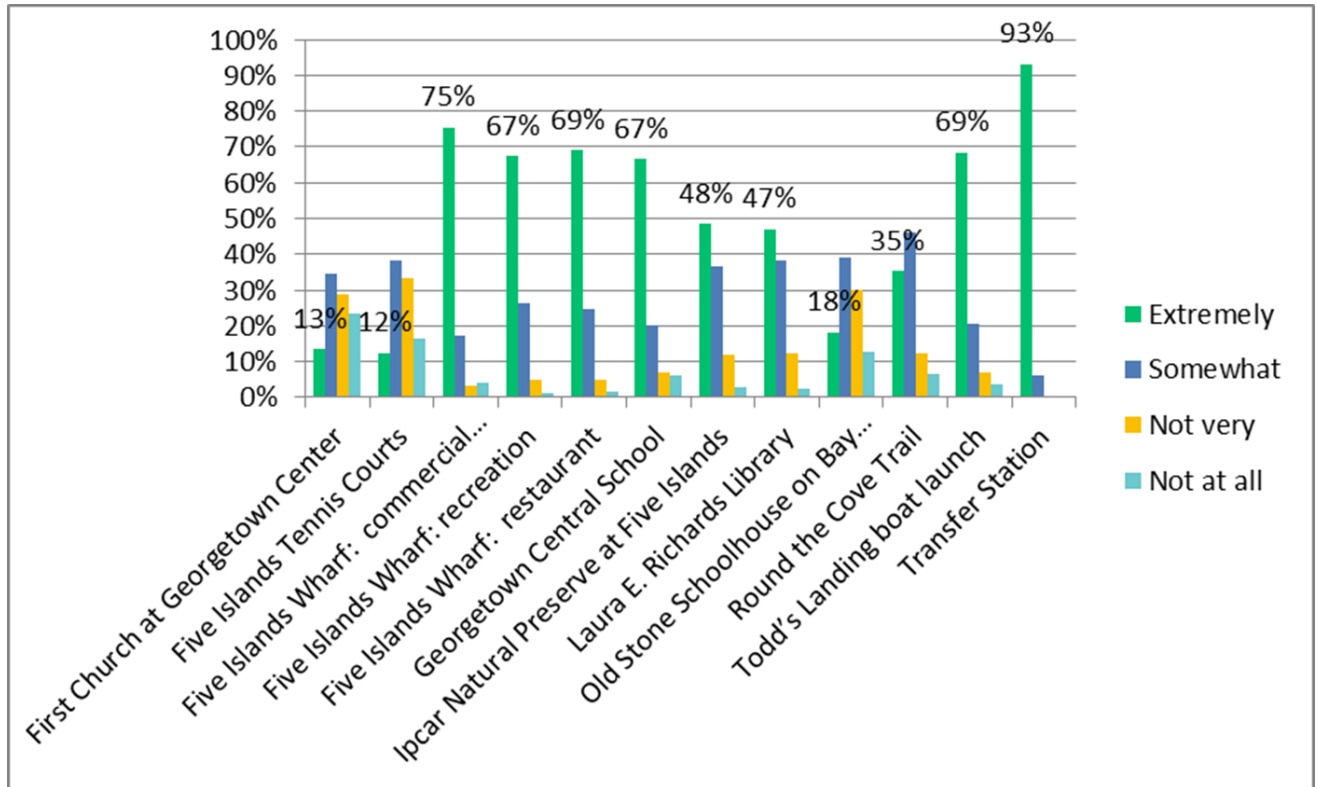
What devices do you use to connect to the internet?  
(please check all that apply)



Other Devices: Tablets, Kindle, iPad, Smart TV, Game Conso

## Appendices

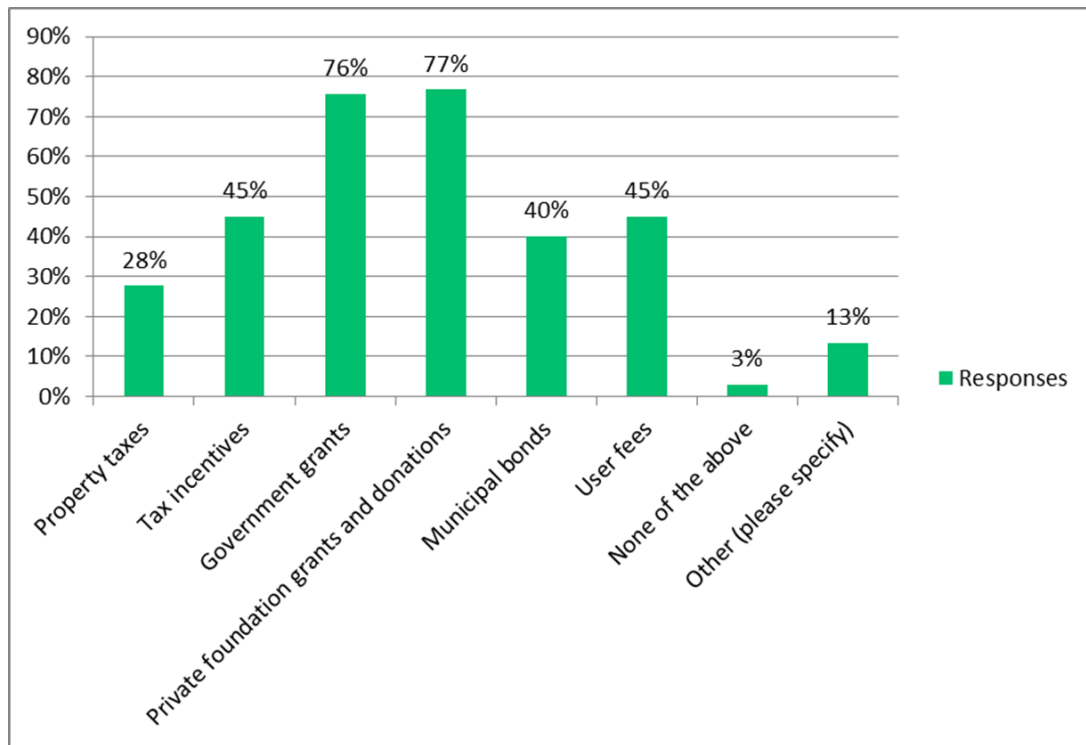
Town Assets and Facilities: How important are the following assets and facilities to the Town?



This question shows that most of Georgetown's existing facilities are highly supported by Town residents. In the open-ended responses, many of the non-government facilities and organizations (i.e. GWL, GHS, GVFD, GCC, etc.) were cited often as contributing to the unique character of the Town. Maintaining viability of these facilities is part of the Plan's Vision.

## Appendices

Fiscal Capacity: Which of the following financial options do you think the Town should explore to implement community objectives that may be identified in the updated Comprehensive Plan? (please check all that apply)



Responses to this question make it clear that Town residents do not want increased property taxes to support and proposed changes. Grants and donations are recommended sources.

### Summary Open-ended Questions:

What makes you excited for Georgetown's future?  
(sampling/summary of 198 responses)

- Community/people of Georgetown - shared theme expressed by many
  - Quality, good nature, friendly and dynamic characteristics of the people of Georgetown
  - Preserving and respecting the existing character of the Town
- Continuation of respect for the quality of life and character of the Town for future generations
- Making sure the Town retains its rural island atmosphere
- Natural beauty of the environment and location on the coast
  - Appreciation of our natural beauty and how it shapes our shared quality of life
- Comprehensive plan and other community efforts to work together



## Appendices

- Appreciation for undertaking the process/plan
- Many other efforts and community undertakings that address Town issues and concerns
- New businesses, expanded internet and the future of aquaculture and other marine activities
- A future with more young families with children living in Georgetown

What do you like most about living in Georgetown? (247)

(sampling/summary of 247 responses)

- Natural beauty
  - Forests & water – coastline – rural – rustic
  - Reid state park
  - Beaches, bays & ocean
  - Conserved land & hiking trails
  - Quiet nights
  - “tech free” environment in summer
- Sense of community
  - Friendliness
  - Not overcrowded
  - Family activities
  - Volunteer organizations (gwl, ghs, gcc, gief, etc)
  - Engaged population
  - “Love it as-is”
  - Independent people taking care of themselves & neighbors when needed
- School – unique opportunities (boatbuilding, clamming, bee keeping)
- Arts – community gatherings, functions, & events
- Small town living
- Fishing community – working waterfront
- Slow pace of change
- Low crime & taxes
- Close enough to bath, Brunswick & Portland – culture & services

What is your biggest concern for Georgetown's future? (242)

(sampling/summary of 242 responses)

- That “we try too hard to change and become like so many places that people came here to get away from.”
- Concern over loss of a diverse population
  - Georgetown becoming a retirement/tourist community
- School
  - Worried about it being closed
  - Burden it puts on the Town to keep it open

## Appendices

- Climate
  - How will it affect the Town – roads, property
  - Ability to make a living in the marine industry
- Overdevelopment
  - Lack of planning to deal with future development
- Concern about the lack of young people/families in town

What do you like least about living in Georgetown? (224)  
(sampling/summary of 224 responses)

- Environmental factors and nuisances
  - Mosquitoes, ticks, black flies, brown tail moth caterpillars
  - Snow/winters
- Travel distance and time to obtain goods, services or employment
  - Shopping, medical appointments
  - Recreation
  - Work or services
- Traffic and unsafe roadways
  - Especially for pedestrians and cyclists
  - Summer traffic
  - Lack of safe/adequate road shoulders
- Tension among various people in the community
  - “Newcomers” and “long-time” residents
  - Seasonal and year-round residents
  - Different points of view
- Inadequate internet, cell telephone and television service
- Increased population and traffic in the summer
  - Impact of tourist activity
- Lack of local services and businesses
  - Gas station, laundry-mat, etc.
- Isolation and remoteness during the winter
  - Empty houses
  - Long snowy winters
  - Feeling of being isolated during winter and during storms

### **Georgetown Marine Resources Survey Results**

#### Introduction:

A household survey of recreational and commercial fisheries license holders was distributed in August of 2018 by the University of Maine on behalf of the Town of Georgetown. The purpose of the survey was to assess the different types of marine resource uses in Georgetown and to better understand perspectives on the challenges, concerns, and opportunities related to marine resources from those directly engaged in fishing. Responses to the survey helped to inform the marine resources section of the Georgetown Comprehensive Plan. Additionally, Georgetown was selected as a focal community for the University of Maine Coastal Community Resilience Project. Survey responses and engagement with the Georgetown marine resources subcommittee provided insight into the challenges that coastal communities in Maine face and how Maine communities are planning for the future. The sections below provide an overview of the UMaine Coastal Community Resilience Project as well as a summary of the responses to the Georgetown Marine Resources survey.

#### Georgetown Engagement in the University of Maine Coastal Community Resilience Project:

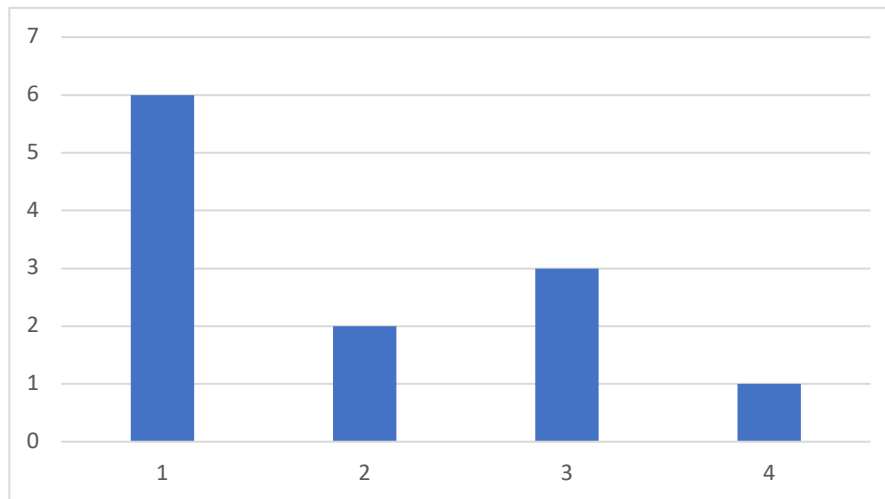
The Maine Coastal Community Resilience project is a collaborative research project between the School of Marine Sciences, the Maine Department of Marine Resources, Maine Sea Grant, and the Maine Center for Coastal Fisheries. The overall goal of the project is to assess the capacity for sustainability of fishing-dependent communities in coastal Maine in the face of environmental and socioeconomic change. The project aims to increase the capacity among fishermen and other community members, local decision makers, researchers, and resource managers to work together on solutions-oriented science and community development projects. The Georgetown Comprehensive Plan Committee signed a Memorandum of Understanding with the University of Maine for the purposes of researching and preparing the Marine Resources section of the revised comprehensive plan. Members of the University of Maine team assisted in analyzing town level commercial fishing license and landings trends, mapping marine resource use, as well as conducting the fisheries survey as detailed below.

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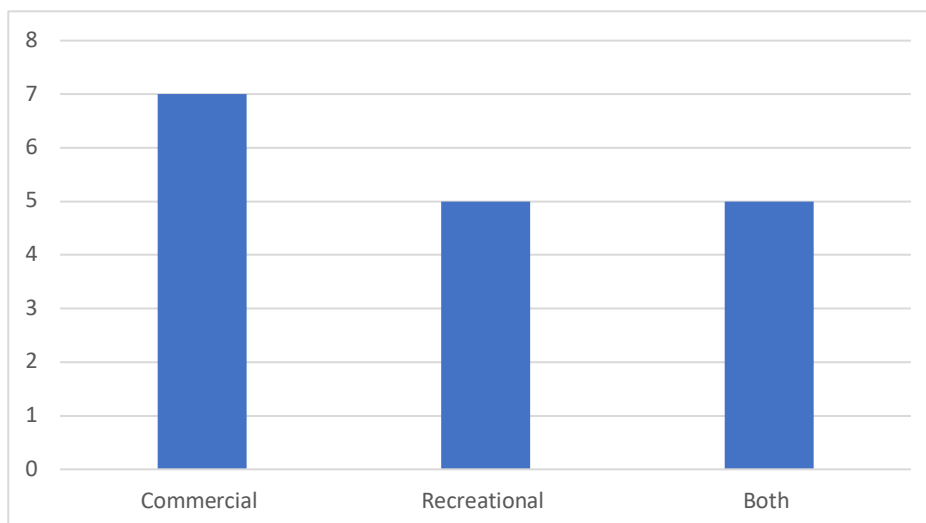
### Georgetown Marine Resources Survey of Recreational and Commercial Fisheries License Holders

A total of 17 fishermen in Georgetown participated in the marine resource survey. All respondents are full-time Georgetown residents ranging in age from 23-72.

1.) How many individuals in your household receive income from fishing?

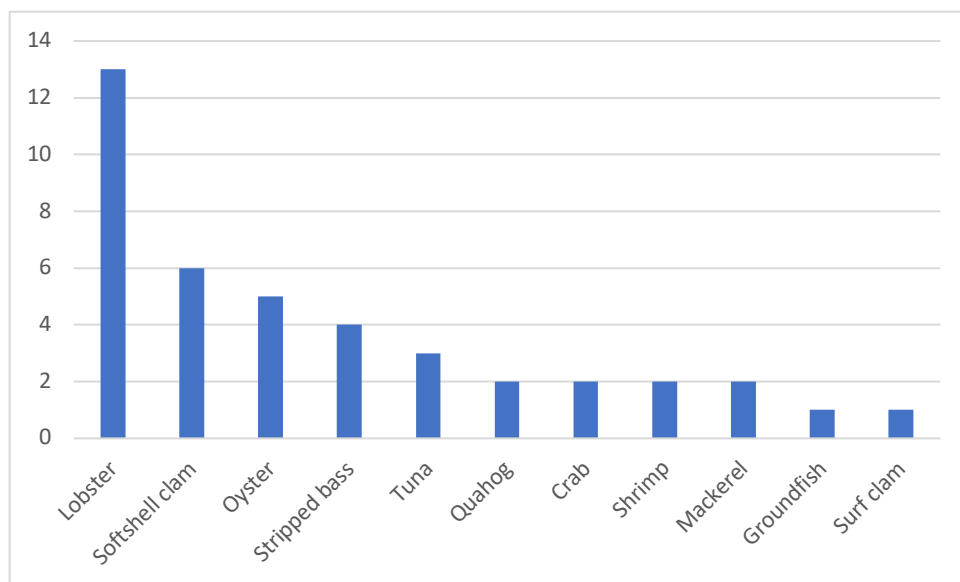


2.) Is your household involved in commercial or recreational fishing?

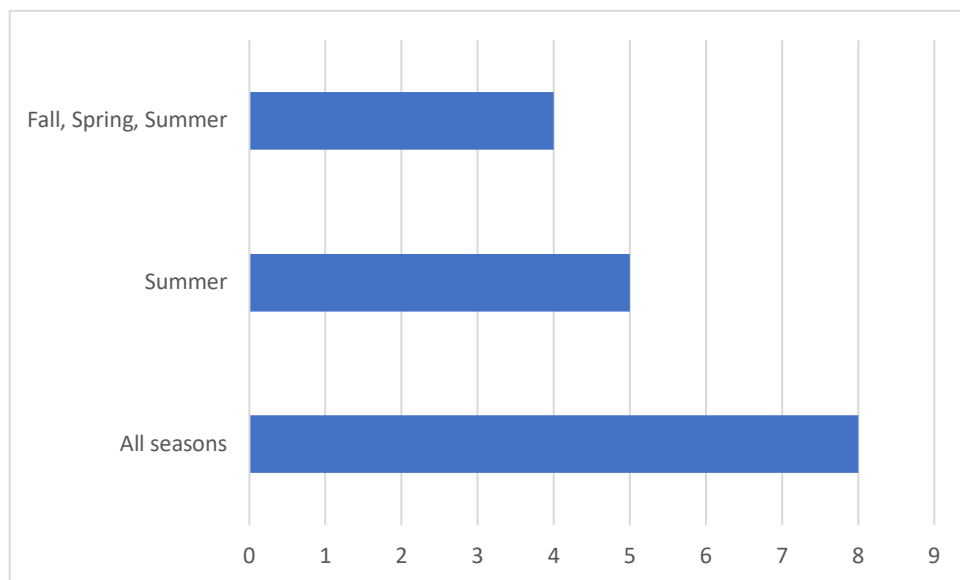


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### 3.) What do you currently fish for?

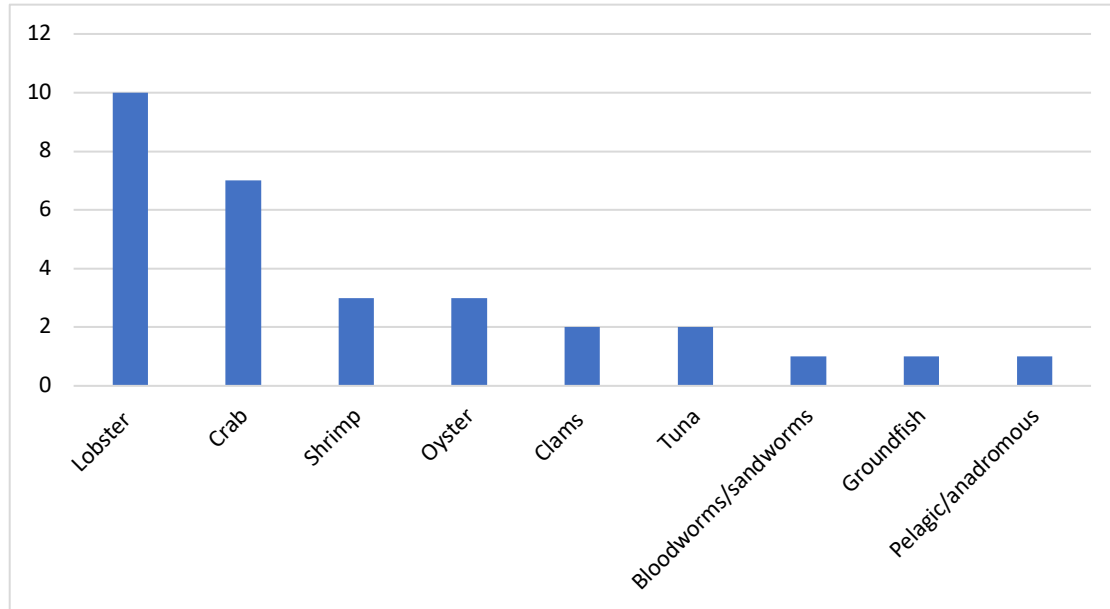


### 4.) What time of year do you fish?

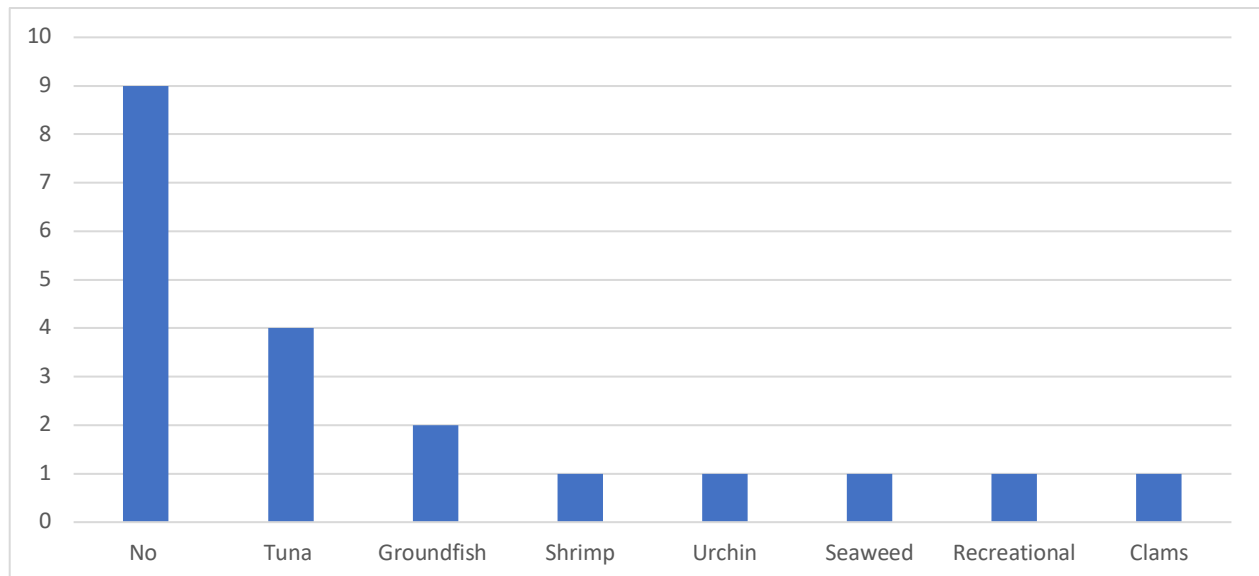


## Appendices

5.) What commercial fishing licenses or permits do you currently hold?

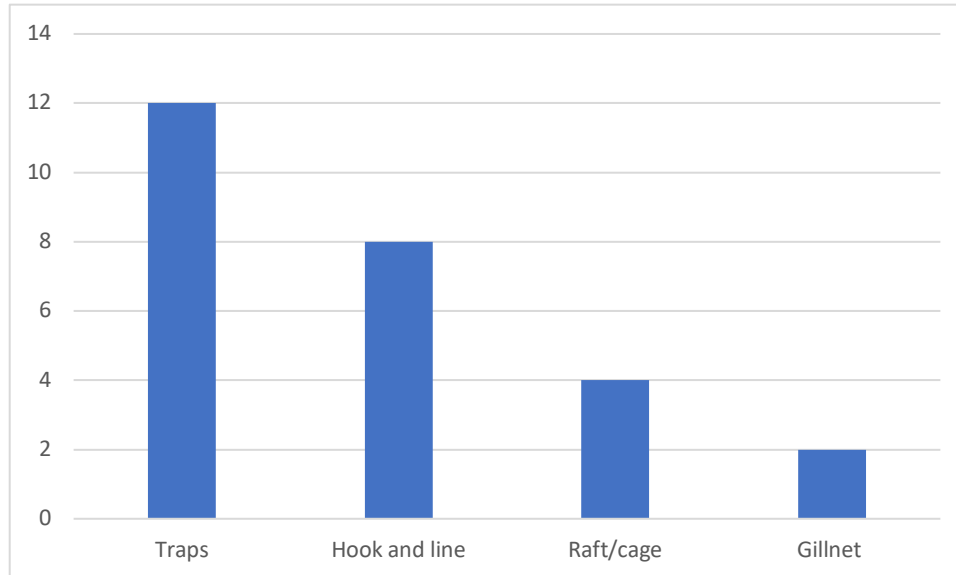


6.) Have you held other fishing licenses in the past?



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7.) What gear types do you use?

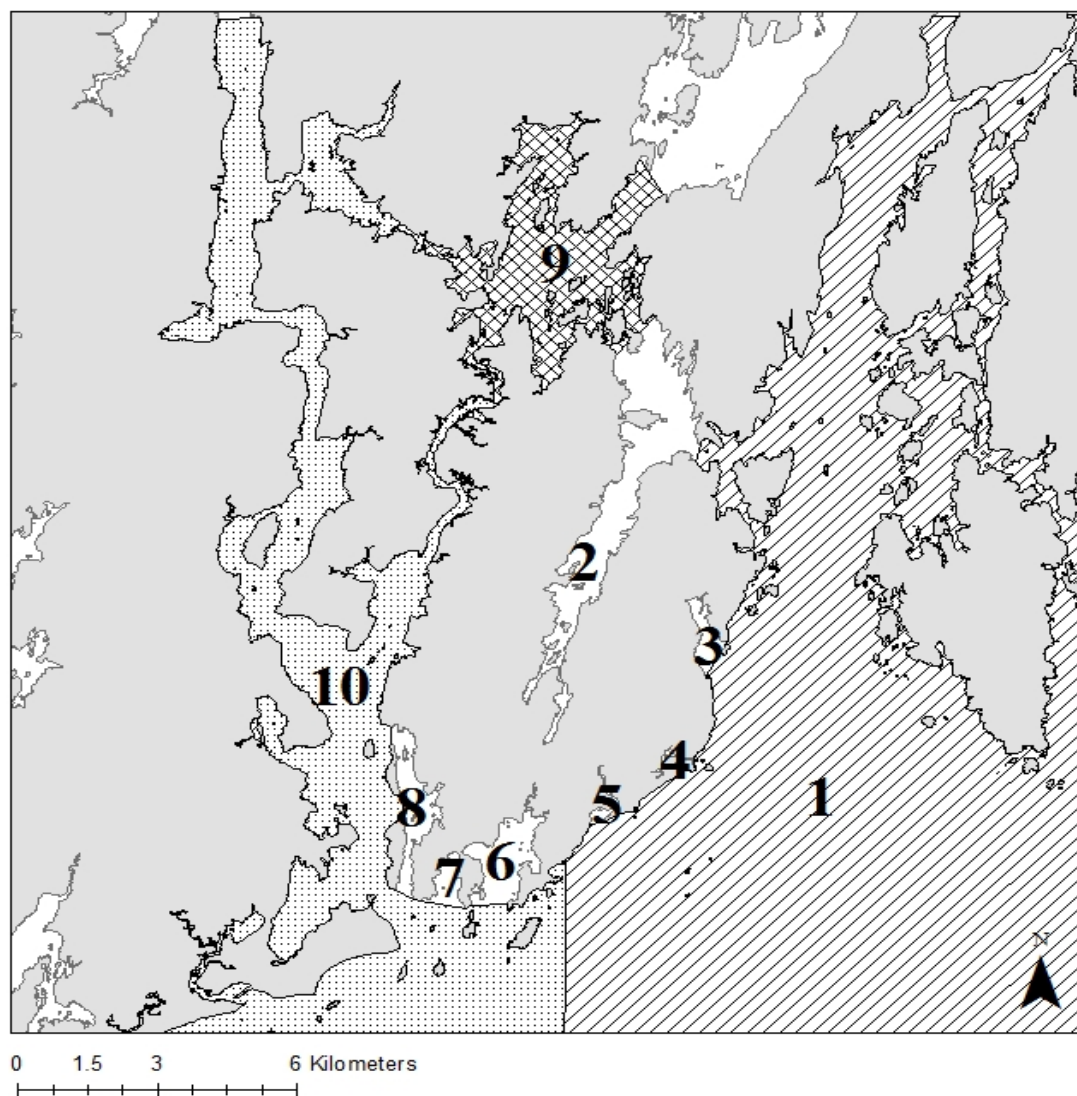


8.) Of the species you fish, please indicate the relative trends in availability of that species in the last 5 years.

Species	Observed Trends in Availability	Number of Respondents
Soft-shell clam	Decrease	1
	Remained the same	3
Lobster	Remained the same	8
	Increase	3
	Significant increase	2
Bloodworm/Sandworm	Decrease	1
Crab	Decrease	2
	Remained the same	1
	Increase	2
Tuna	Remained the same	1
	Increase	2
Groundfish	Remained the same	1
Striper	Significant decrease	1
	Increase	1
Urchin	Significant decrease	1
Oyster	Increase	2

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9.) For the numbered areas on the map below, please specify your level of fishing activity from VERY LOW to VERY HIGH and the species you target for each area.

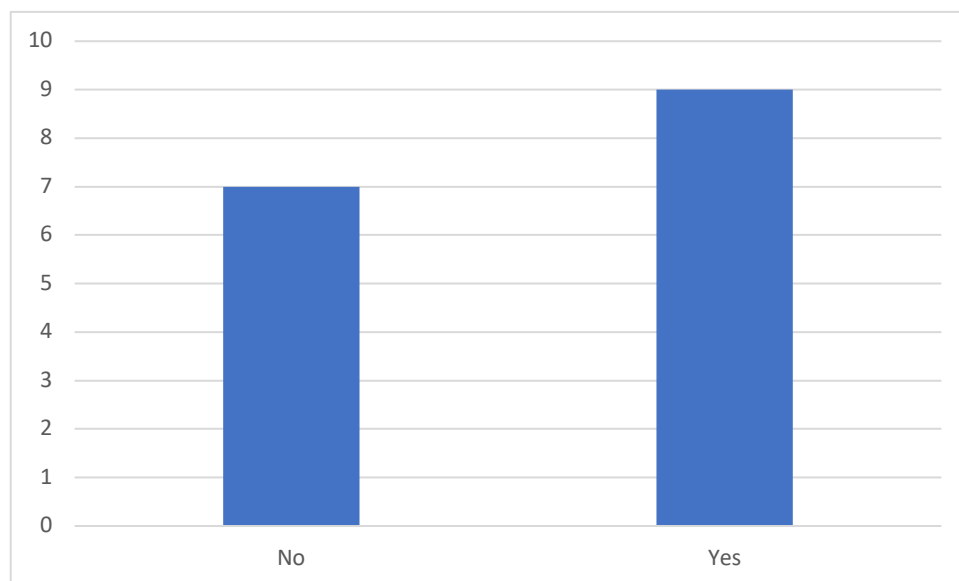




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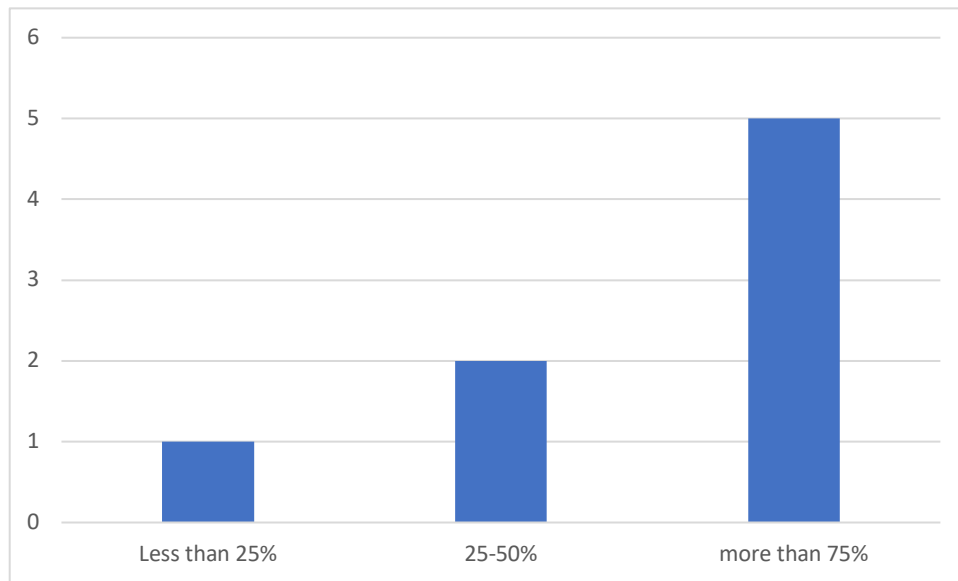
Area	Very Low	Low	Moderate	High	Very High
(1) Sheepscot River	Lobster(2)	X	Lobster (2)	Lobster (2)	Lobster(3)
(2) Robinhood Cove	Lobster (3) Striper(1)	Clams (1) Lobster(1)	Lobster(1)	Lobster(1) Pelagic(1)	Lobster(2) Oysters(2) Quahog (1)
(3) Harmon's Harbor	Striper(1)	Clams (1) Lobster(2) Pelagic(1)	Lobster(1)	Lobster (1)	X
(4)	X	X	Lobster(1) Pelagic(1)	X	X
(5)	X	X	Lobster(1) Pelagic(1)	X	X
(6) Sagadahoc Bay	Lobster (1) Striper(1)	X	Soft shell clams(2) Surf clams(1)	Lobster(1)	Lobster(1)
(7) Heal Eddy	Lobster (1) Striper(1)	Clams (1)	X	X	X
(8) Todd Bay	Lobster (1) Striper(1)	Clams (1)	X	X	X
(9) Hockomock Bay	Lobster (1) Striper(1)	X	Lobster(1) Clams (1)	Lobster(2)	X
(10) Kennebec River	Lobster (1) Mackerel (1)	Clams (1)	X	Striper (1)	Lobster(1) Striper (1)

10.) Do you have any other sources of income other than commercial fishing?



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11.) What percent of your livelihood comes from non-fishing activities?

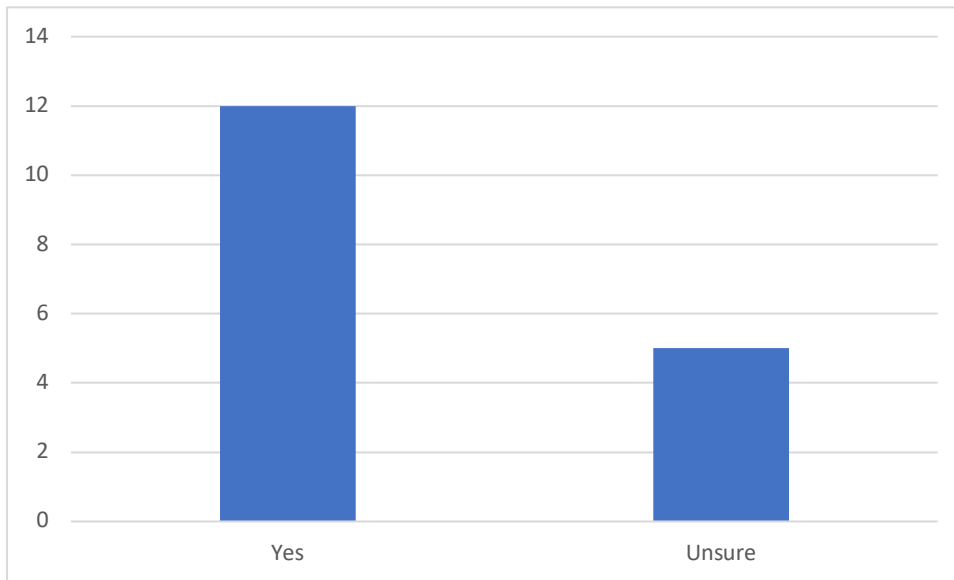


12.) How do you access the water and what type of water craft do you launch there?

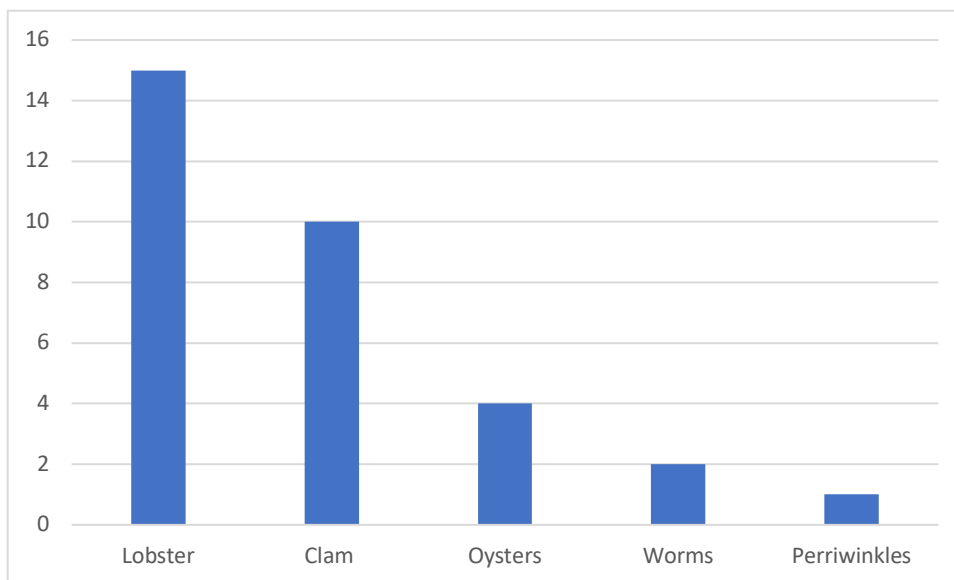
Access Point	Water Craft
Todds Landing	Skiff (4) Lobster boat (2)
Private property	Skiff (2) Kayak (2) Center console (2) Lobster boat (5) Sail boat (1)
Mooring	Skiff(1)
Five Islands	Lobster boat (4) skiff(4)

## Appendices

13.) Do fishermen from other zones or towns come to Georgetown to commercially harvest marine resources?

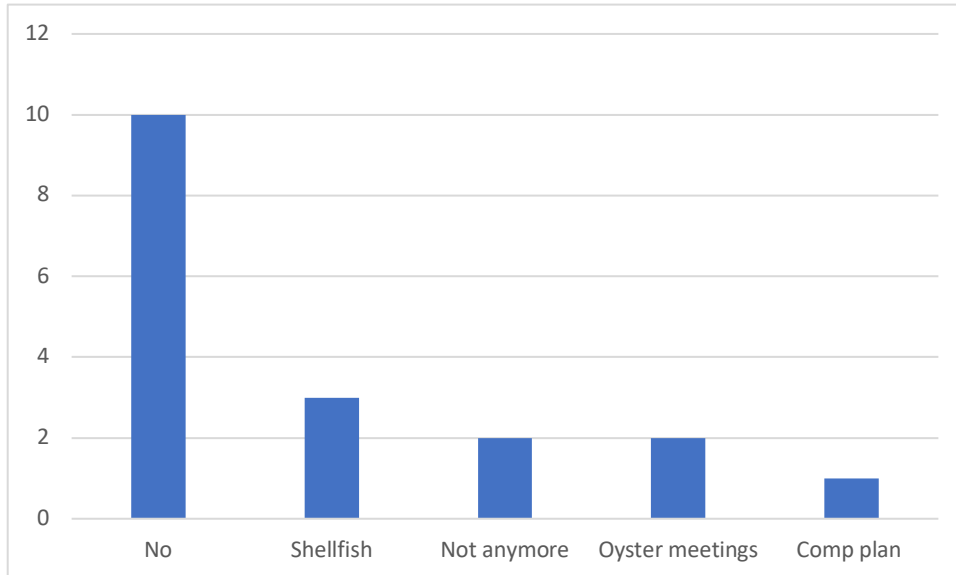


14.) What are the three most economically important marine species from the region?

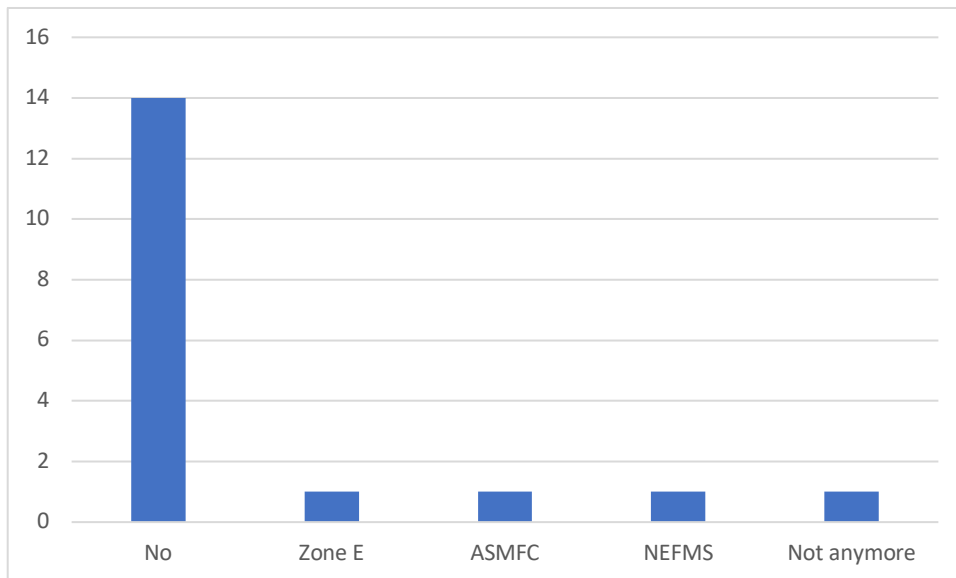


## Appendices

15.) Do you participate in any local fisheries meetings (ex. Shellfish committee)

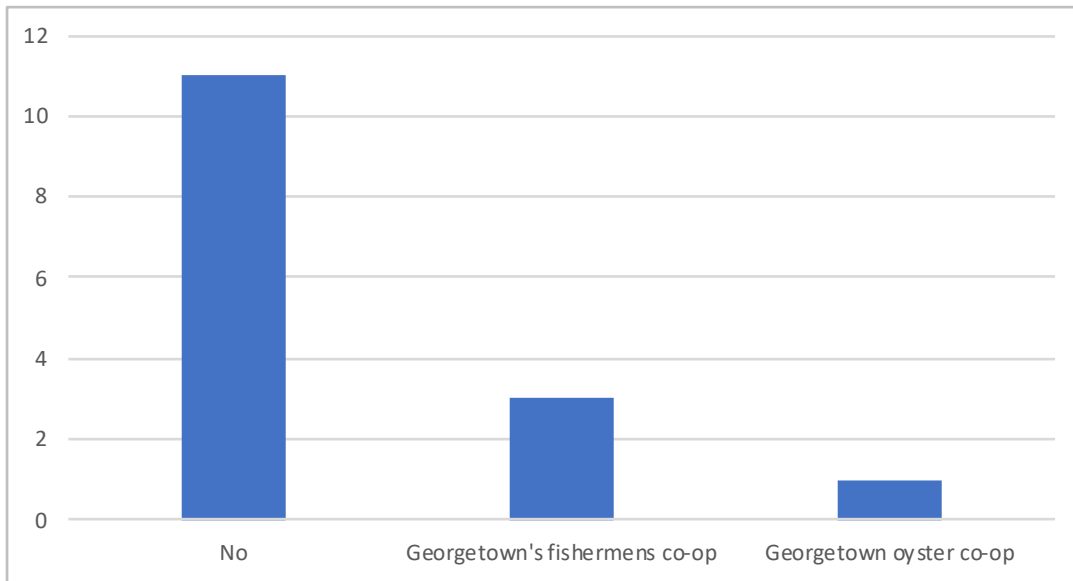


16.) Do you participate in any regional fisheries meetings (ex: lobster zone, scallop zone meetings)?

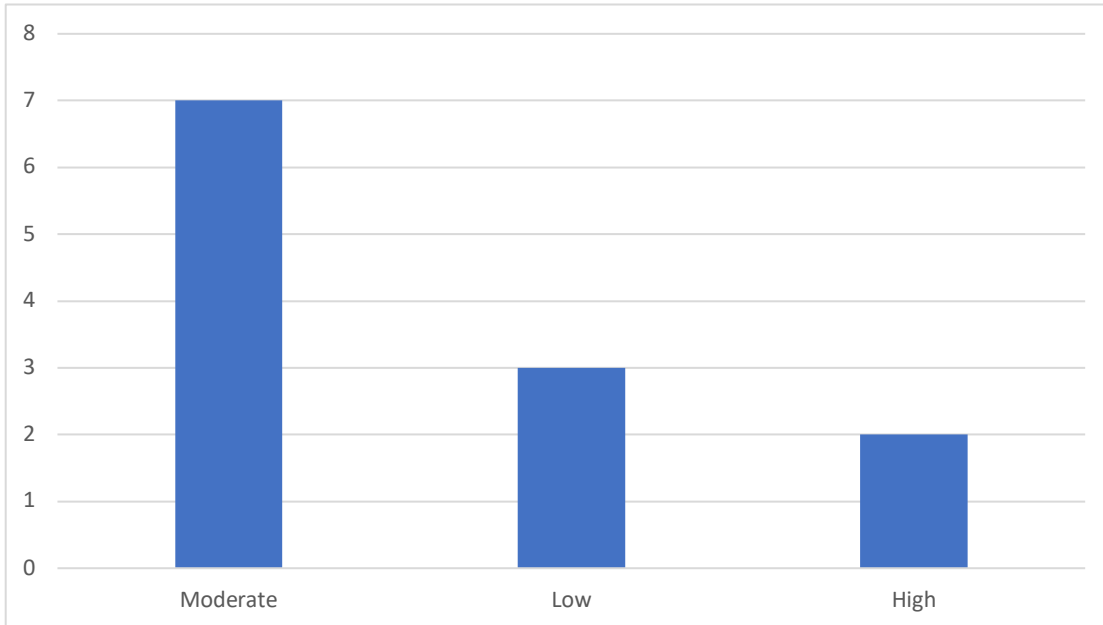


## Appendices

17.) Do you participate in any fisheries cooperatives?

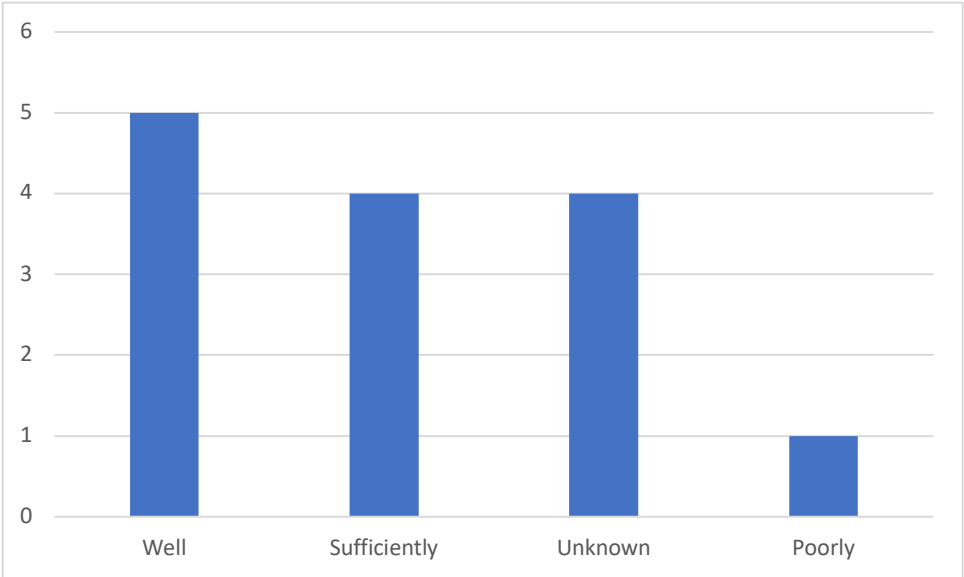


18.) How strong is the local leadership in the fishing industry?



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19.) To what extent are fisheries regulations enforced where you fish?



20.) Do you have concerns regarding fisheries other than your own?

Worming
Commercial lobster license holders that don't put any traps overboard. They don't fish at all.
Access to the water, closures, costs of fishing and farming going up (trap wire due to tariffs)
People who have commercial licenses that don't even own a boat or lobster trap
People who have commercial fishing licenses, but don't fish
Gear conflict, etiquette

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21.) What is your vision for the future of marine resources in Georgetown?

Aquaculture
Good if not overfished, i.e. too many new licenses
Sustain a good lobster fishery
Management stability and economic diversity
We need to support our local fishermen. The vocation is a large part of the Georgetown Island identity
Boat ramp other than Todd's Landing
Good, but its overfished
Strong fisheries and aquaculture
Strong fisheries and aquaculture

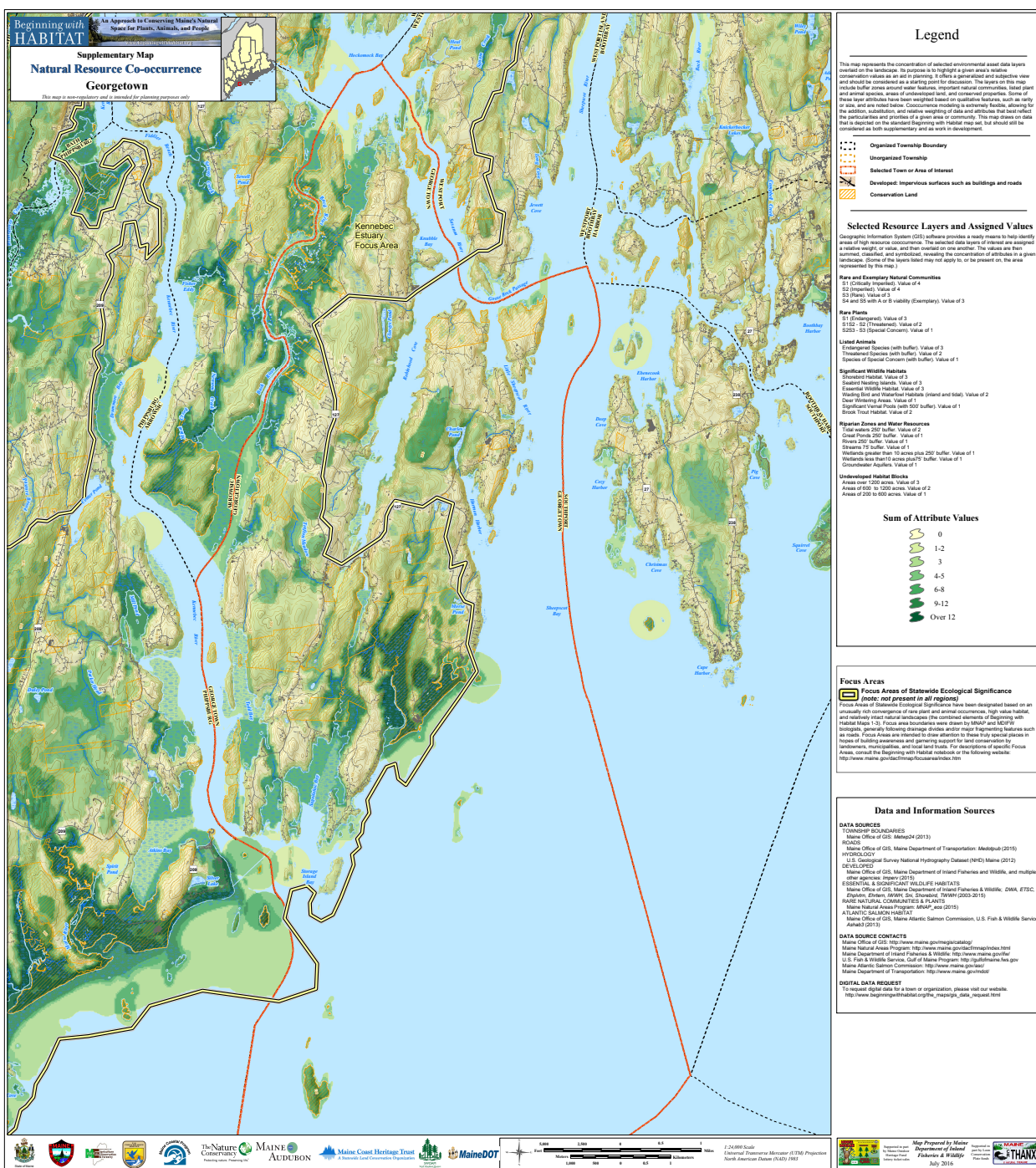
22.) Do you have suggestions on how to improve marine resources in Georgetown in the future?

For everyone working together
Grandfather licenses
Limits-no overfishing
Improve waterfront access. Not sure how to do that
Trap limits again
Waterfront access for oyster
Maintain restrictions on groundfish until they are restored to historic abundance and distribution
Invest in and protect them

## Appendix 2: Maps

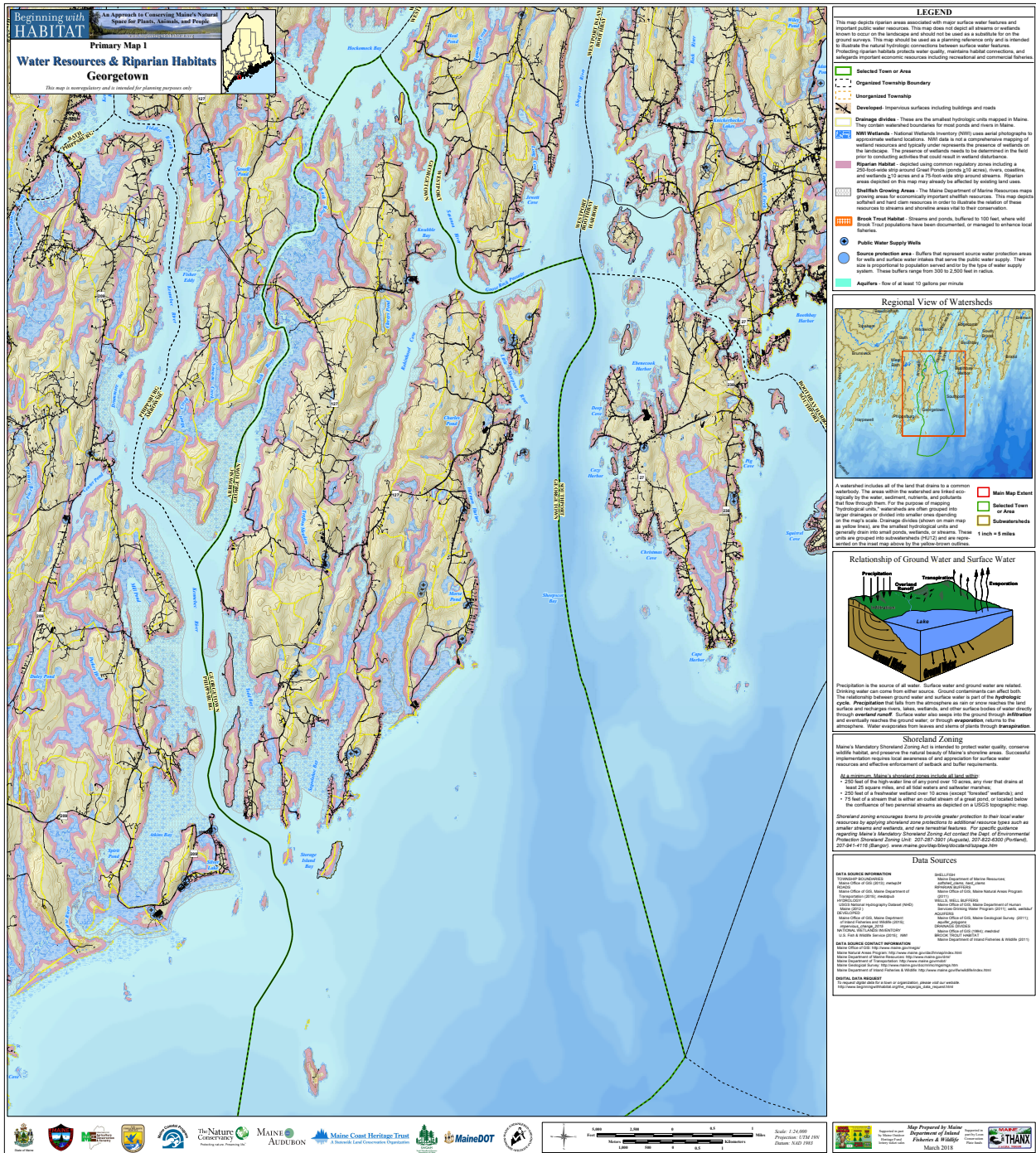


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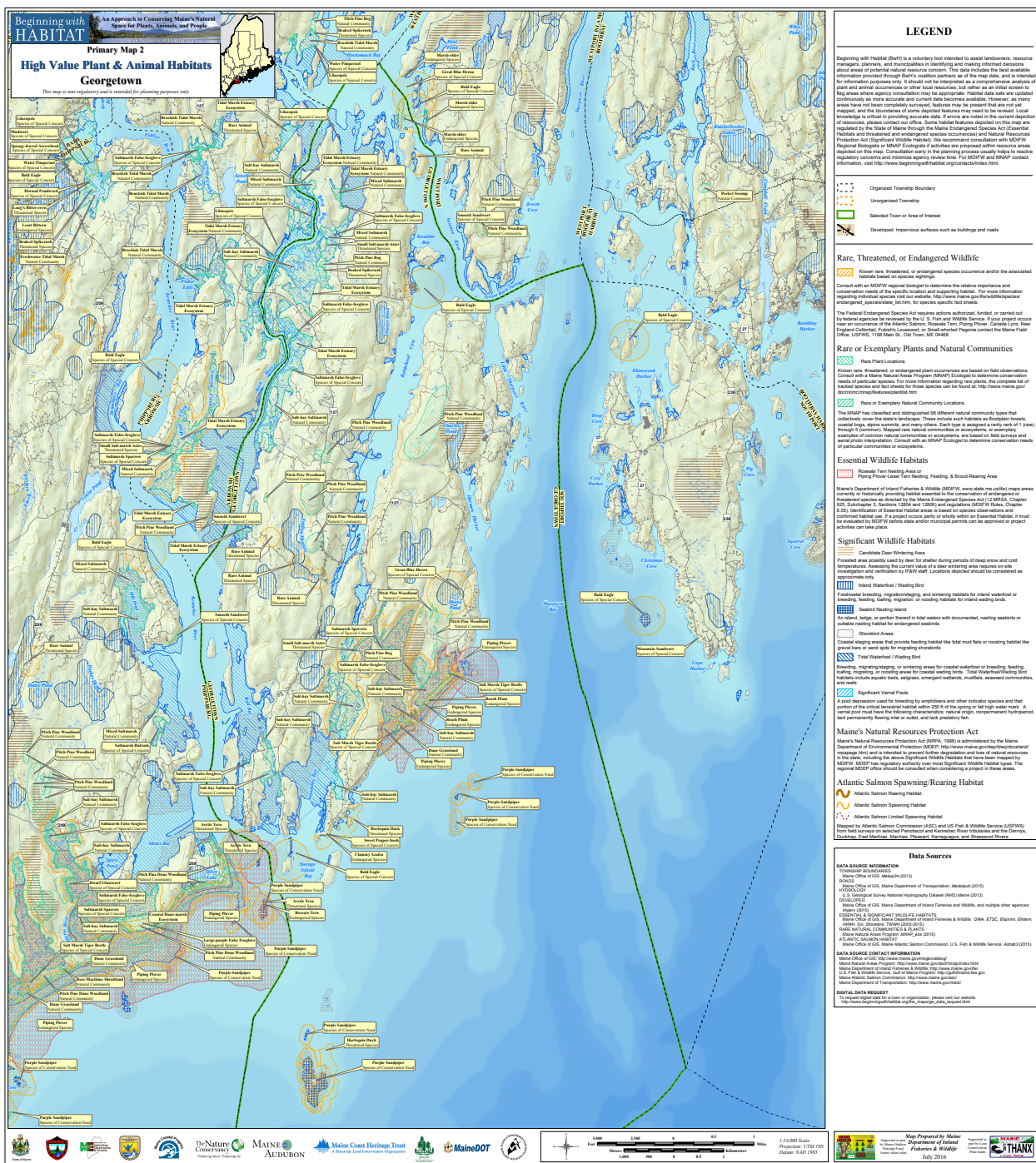


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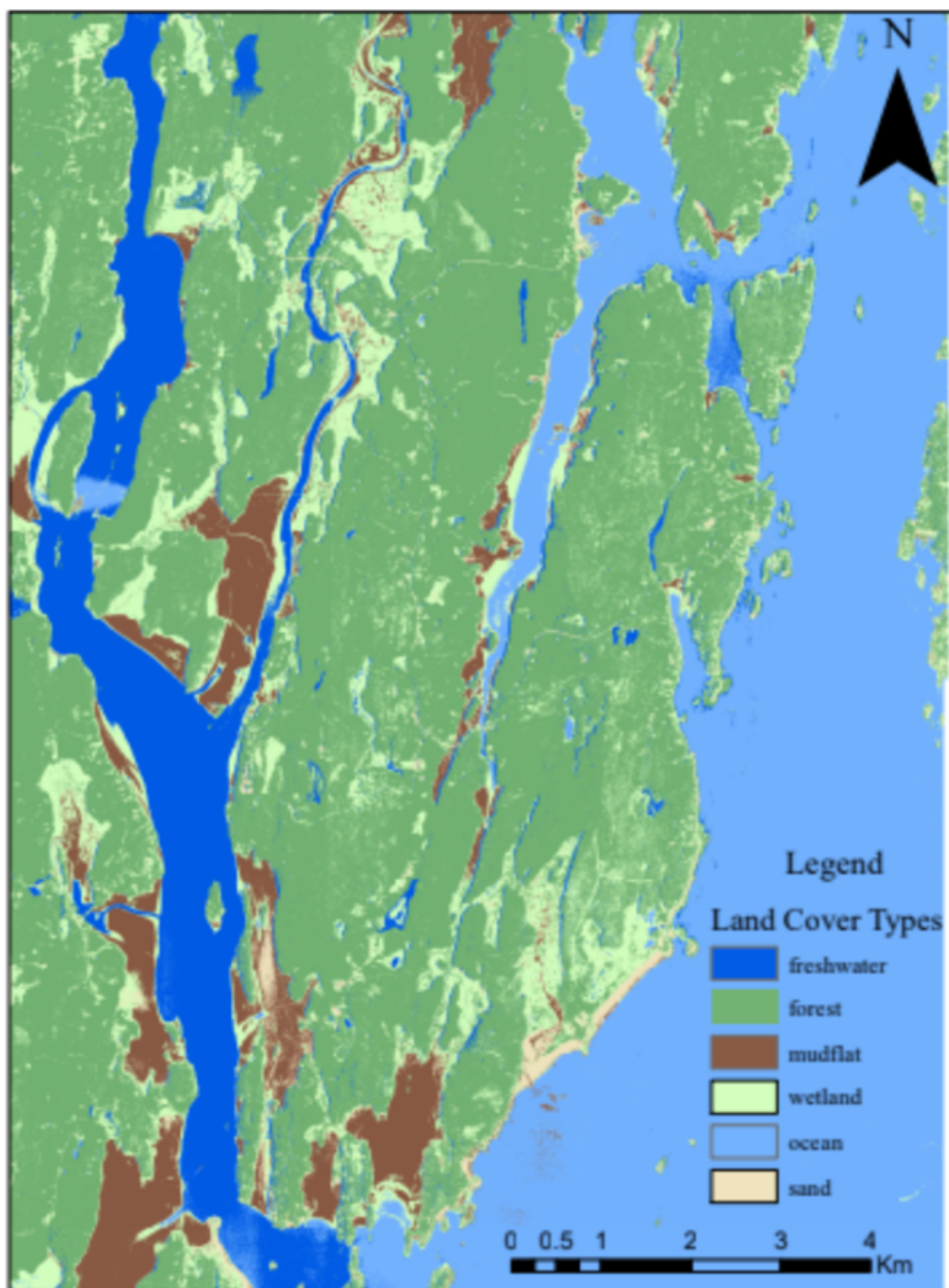


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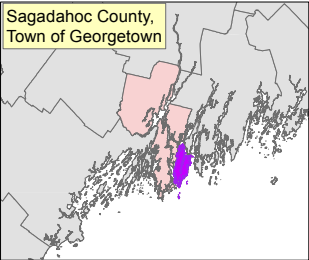
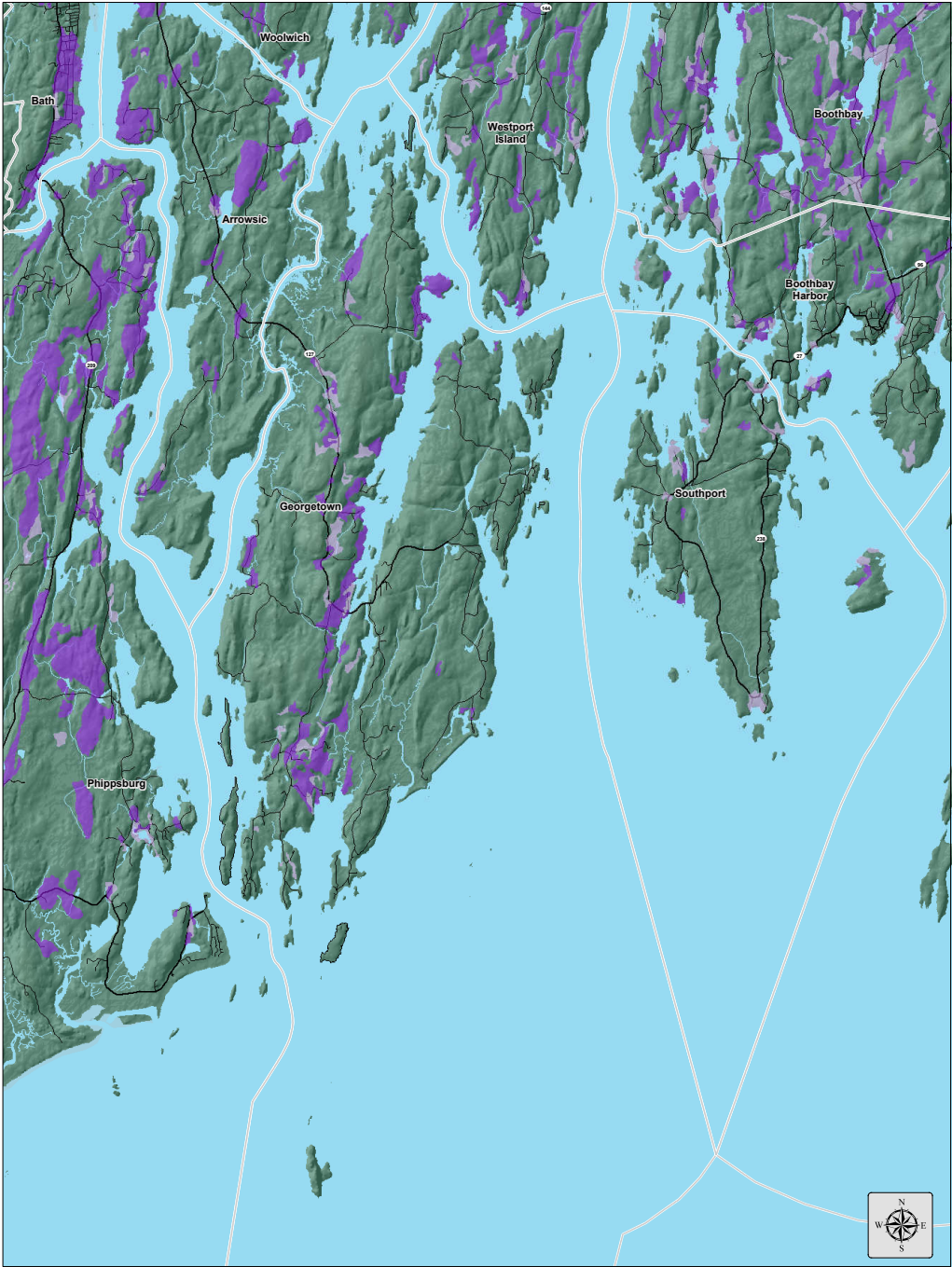
Georgetown Habitat Map of main categories of interest



This supervised classification on a 2015 NAIP aerial image NAIP image depicts the main habitats of interest. (Courtesy of the DMR)



Appendices



**Georgetown  
Agricultural Resources**

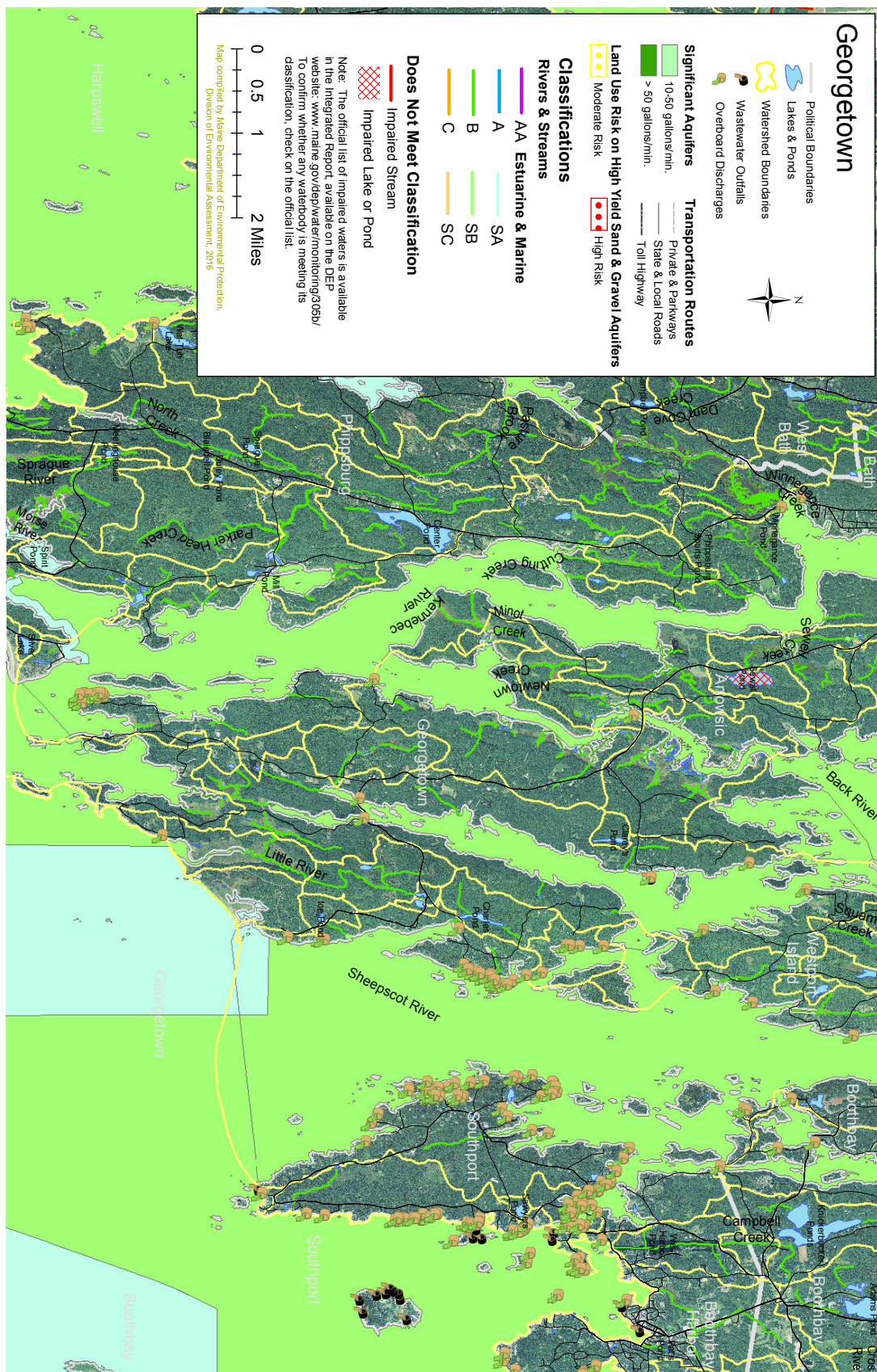
Source Data: USDA, MEGIS, Maine DACF  
Projection: UTM, NAD83, Zone 19, Meters  
Produced by: Municipal Planning  
Assistance Program, DACF  
October 2016



**Legend**

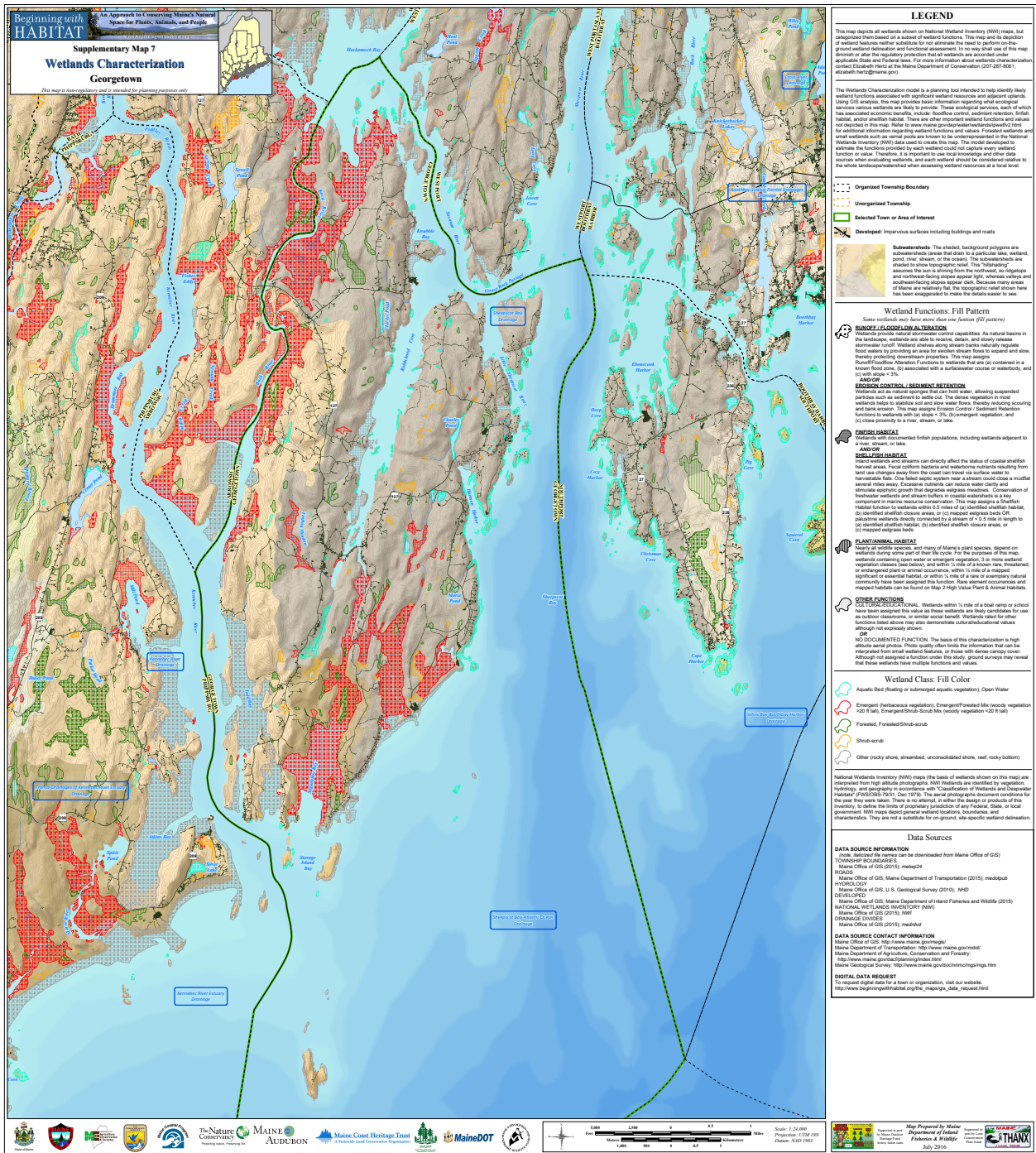
- Municipal border
- Farmland of statewide importance
- Prime farmland
- River/Stream
- Waterbody

0 1 2 Miles

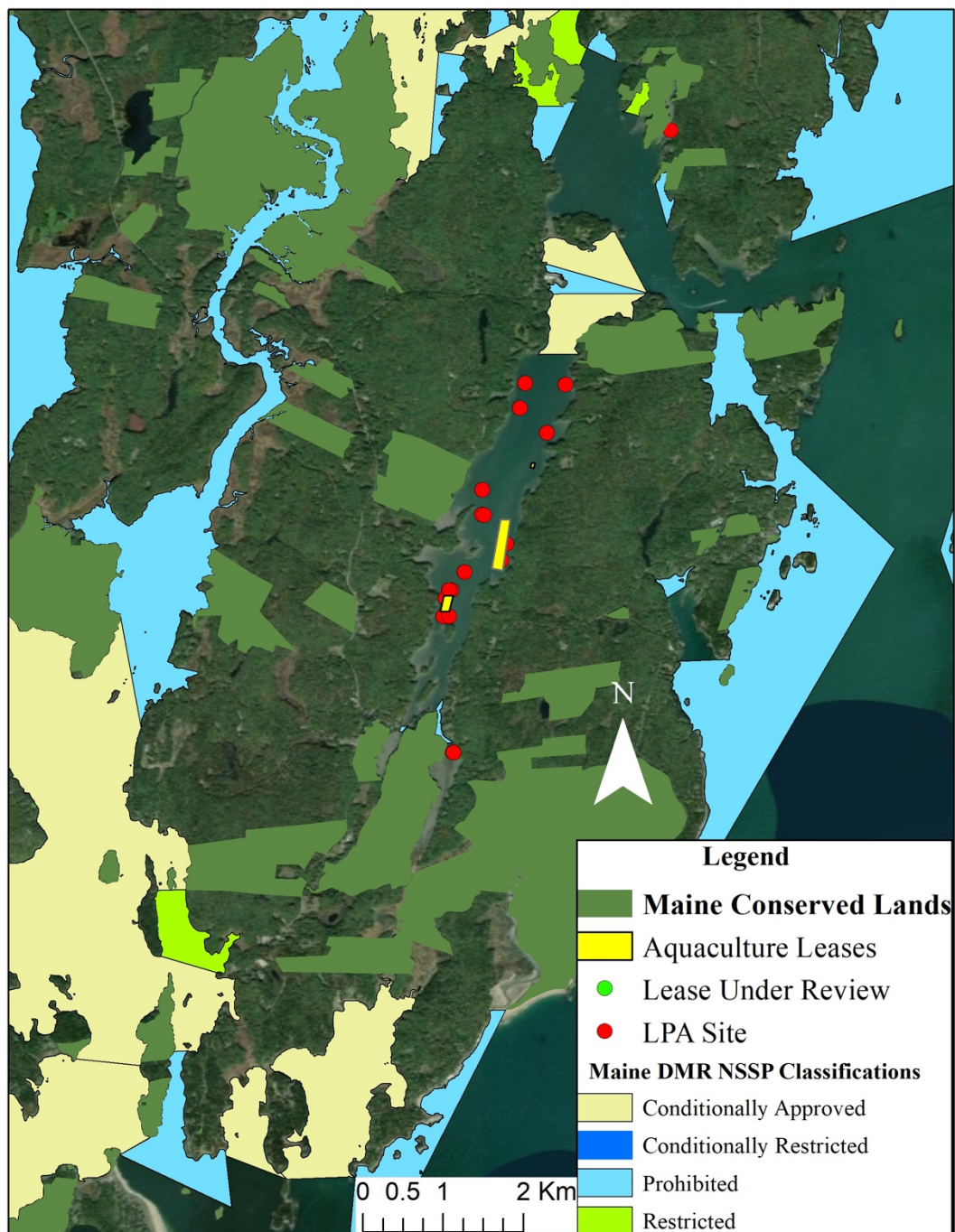




# Appendices



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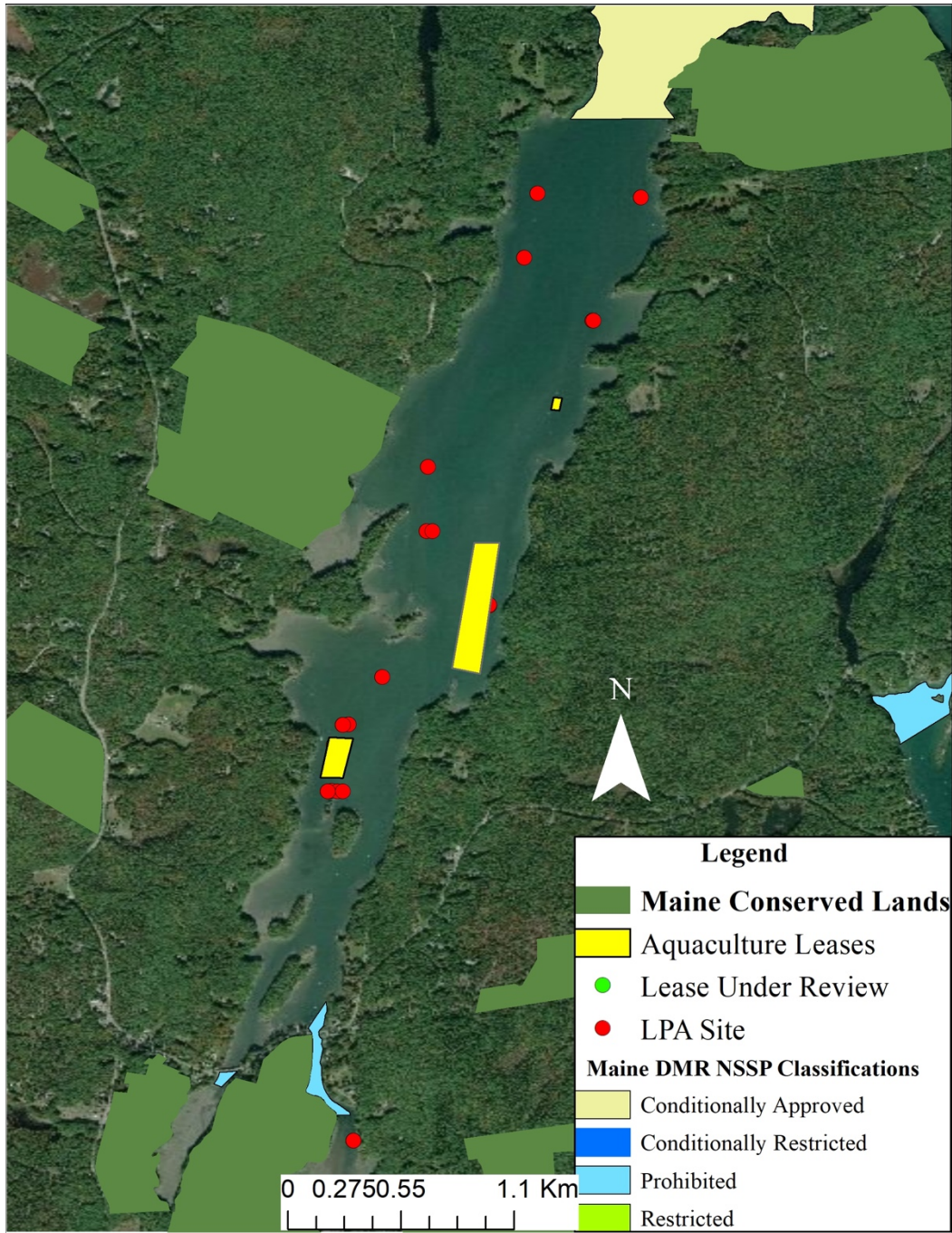
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The DMR Shellfish Growing Area Classification Program classifies shellfish areas based on the results of a shoreline survey and fecal coliform testing. During a shoreline survey, DMR staff look for the presence of pollution sources. Once the information is compiled, each growing is classified as either Approved, Conditionally Approved, Restricted, Conditionally Restricted or Prohibited using standards set by the National Shellfish Sanitation Program (NSSP), a federal/state cooperative program that sets the requirements for all states involved in interstate shellfish harvest and sale. For more information about the classification of shellfish flats, visit [http://www.maine.gov/dmr/rm/public\\_health/howclassified.htm](http://www.maine.gov/dmr/rm/public_health/howclassified.htm).

This map depicts closures that were updated on May 2<sup>nd</sup> 2019. For current shellfish closures, consult: <http://www.maine.gov/dmr/shellfish-sanitation-management/closures/index.html>

Georgetown's Limited Purpose Aquaculture Sites (LPA) and aquaculture leases in Robinhood Cove are shown in greater detail in the following map.

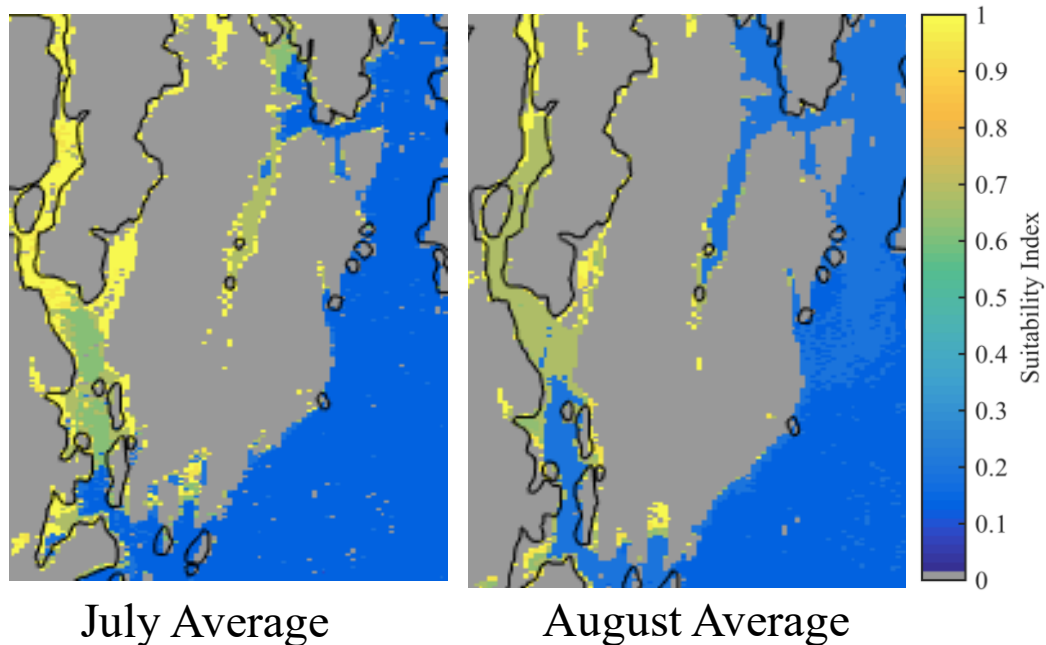
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This map depicts Georgetown's Limited Purpose Aquaculture Sites (LPA) and aquaculture leases in Robinhood Cove as well as Maine's conserved land sites and the Maine Department of Marine Resources (DMR) National Shellfish Sanitation Program (NSSP) area closures.

Source: Maine DMR, Maine Office of GIS

## Oyster Suitability Index



The suitability of an aquaculture site for oyster growth is dependent on a variety of factors related to the biophysical properties of seawater. The figures above are models of oyster suitability that incorporate weighted averages of sea surface temperature (80%), chlorophyll concentration (15%), and turbidity (5%).

Maps of monthly averages for July and August depict regions best suited for oyster growth. These months showed the highest oyster suitability index scores inside Robinhood Cove, however a finer scale resolution is necessary to determine finer scale variations within the Cove. The suitability model is intended to represent the entire coast of Maine and does not account for site specific factors such as depth, flow, nautical channels, currents, etc.

This model was created by Jordan Snyder and colleagues from the Coastal Satellite Oceanography team at the University of Maine and is based on satellite imagery at a 30 meter resolution derived from The Operational Land Imager (OLI) and Thermal Infrared Sensor (TIRS) aboard the USGS satellite Landsat 8.

Map source: <https://umaine.edu/coastalsat/>

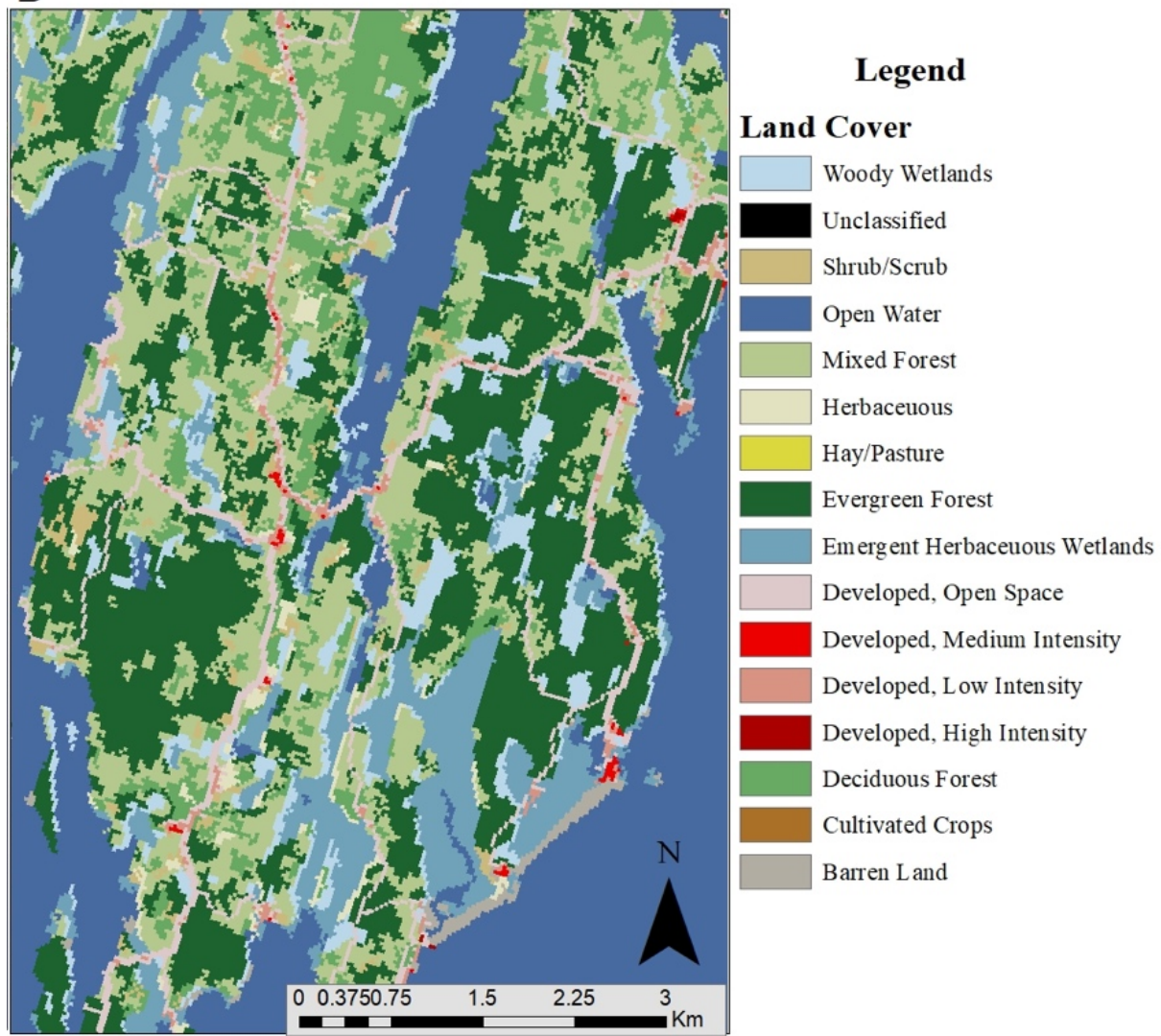


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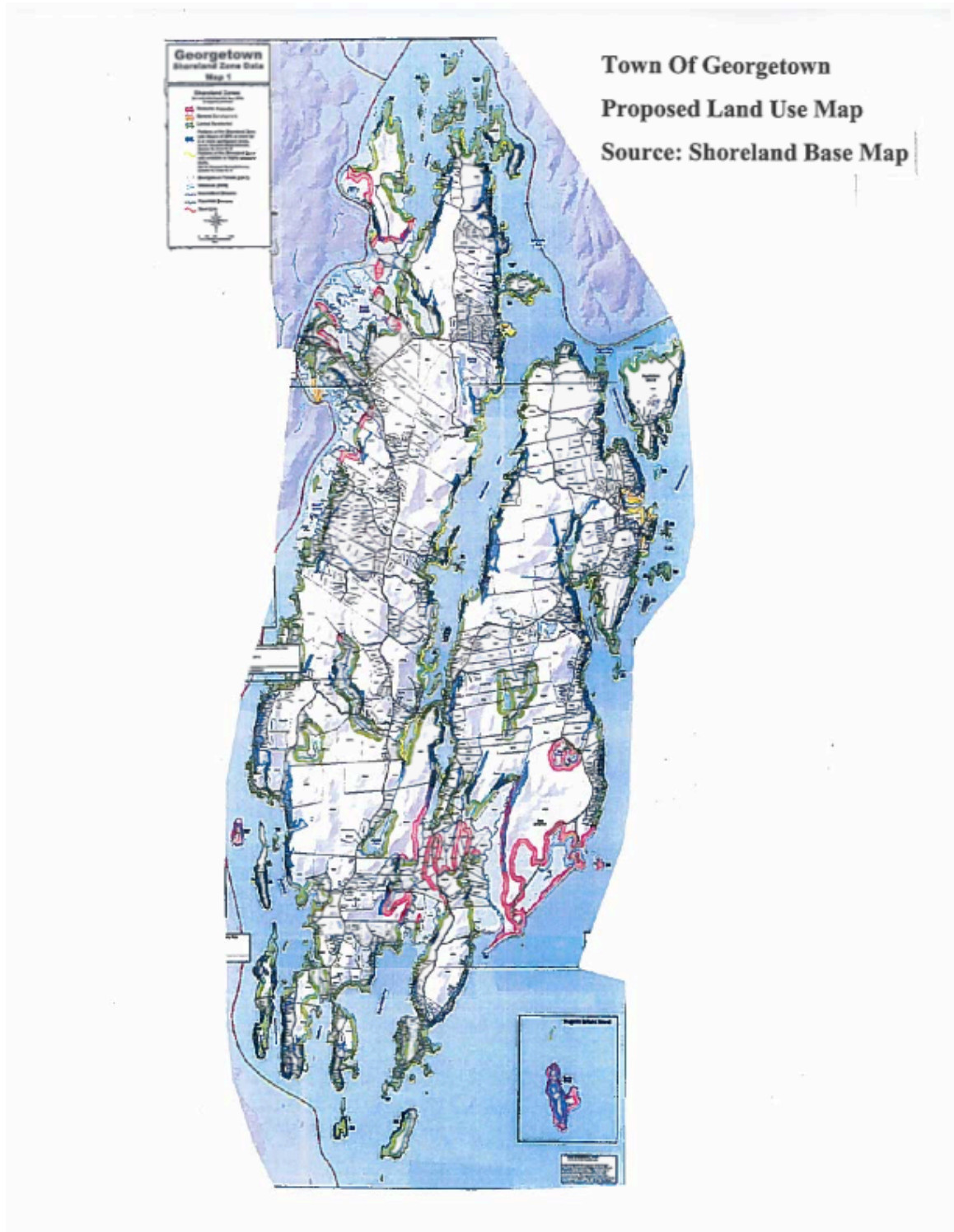


Principal component analysis (PCA) on a National Agriculture Inventory Program (NAIP) aerial image of Georgetown, Maine, USA acquired on July 5<sup>th</sup>, 2015. The first three components of the transform are displayed as a color composite image displayed as red, green, and blue, respectively. This transformation depicts the mudflat habitat around Georgetown island in great detail and also shows the extent of marsh on the southern end of the island. Mudflats are critically important to the local marine economy as they provide habitat for softshell clams, a species that is commercially harvested in Georgetown.

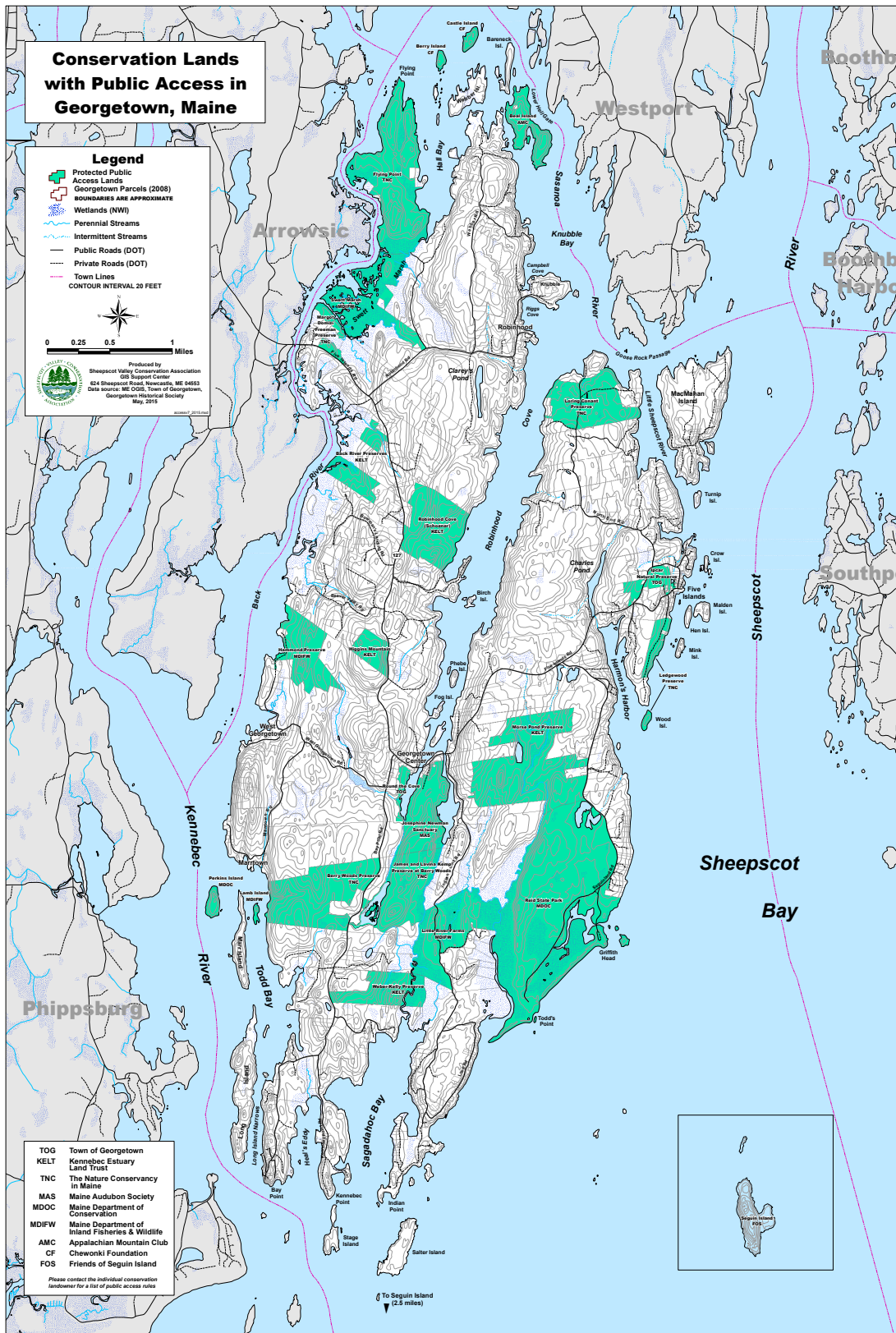




This map is a National Land Cover Database (NLCD) image that was published in October 2014. It depicts different categories of land cover. The island is covered with both evergreen and deciduous forest with small areas of development. The southern end of the island is covered with woody wetlands.







## **Appendix 3**

# **2018 Update to Climate Change Adaptation Report**



## Georgetown Climate Change Adaptation Report: 2018 Update to the Report



The purpose of this 2018 update to the *2015 Climate Change Adaptation Report* is:

- ♦ to continue the conversation about adapting to a changing climate in our town;
- ♦ to recognize the progress made since 2015 through citizen action; and,
- ♦ to assure that Georgetown will continue to prepare for, and be resilient to, our changing environment.

The original report offered 48 specific recommendations in ten key areas likely to be affected by climate change: Infrastructure and Roads; Water Supply; Fisheries; Private Property; Public Property; Ecology; Recreation; Emergency Preparedness; Cultural/Historical Assets; and Human Health. (See the attached *2015 Climate Change Adaptation Report*.) This is a summary of actions taken and progress made toward those recommendations.

### **Infrastructure and Roads:**

University of New Hampshire students, under the direction of Georgetown resident and UNH faculty member, Dr. Nancy Kinner have worked to assess Georgetown's flood vulnerability by inventorying and evaluating conditions of the culverts along Georgetown roads for Georgetown Road Commissioner Charlie Collins. The project, begun in 2015, adds to a growing database of critical information that will, over time, lead to improvements to our culvert infrastructure, especially on roads vulnerable to flooding. As of spring 2019, 150 culverts will have been evaluated. In addition, Georgetown residents have been recruited as citizen-scientists to monitor and record flooding of low-lying roads, or "choke points," during storms and high tides.

### **Water Supply:**

To help protect our precious fresh water aquifers, UNH students have prepared information sheets for residents on water conservation. Georgetown's Conservation Commission - working collaboratively with the neighboring towns of Arrowsic, Phippsburg, and Westport Island, and with the Kennebec Estuary Land Trust (KELT) - prepared a stewardship guide for our coastal community, *Georgetown: Caring for Our Land and Waters*, which includes a section on protecting groundwater, and proper maintenance of private septic systems. The booklet was mailed to all Georgetown residents in 2016. The Georgetown Conservation Commission continues to work with the conservation commissions of these towns on issues of common interest.

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### **Fisheries Economy:**

Volunteers from Georgetown, under the direction of KELT, continue to participate in a multi-year water quality monitoring project, regularly gathering water samples from in-shore and off-shore collection sites around the island to test for characteristics like salinity, dissolved oxygen, pH, temperature, water clarity, and phytoplankton—all indicators of the health of the tidal waters so vital for fishing, clamming, swimming, boating, and supporting wildlife.

Several projects are underway to study the effects of warming coastal waters on shellfish, and to develop new adaptive fisheries, such as oyster aquaculture, farming soft shell clams, and looking at invasive green crabs - typically a pest - as a potential harvestable food source. Two of these projects engage students from Georgetown Central School. Kids in third to sixth grades help with the Heal Eddy clam farm project, and collect data on the growth rates and other habits of green crabs. In 2016 the Georgetown Historical Society and the Conservation Commission hosted a community program on the Heal Eddy Shellfish Bed Restoration Project. Since 2017, Georgetown's Shellfish Committee has met regularly with members of the local fishing community and with a town marine resources group to discuss changes, resilience, and sustainability in Gulf of Maine fisheries. They receive technical and research assistance from the University of Maine – Orono, School of Marine Sciences, and from the Maine Center for Coastal Fisheries.

Overboard discharge systems for wastewater are slowly being converted to other systems in Georgetown. The number of overboard discharge systems in Georgetown has dropped from 60 reported in 2015 to 56 in 2018. More work remains to resolve this issue.

### **Private Property:**

In an effort to address how citizens can adapt to climate change on privately-owned properties, *Georgetown: Caring for Our Land and Waters*, the stewardship guide mentioned above, offers information and useful tips for protecting groundwater, managing residential landscapes, limiting household hazardous waste, maintaining healthy septic systems, preparing for weather emergencies, conserving energy and reducing use of fossil fuels, and dealing with ticks, other insect pests, and invasive plant species. The Conservation Commission has sponsored a community program on converting home energy sources to solar energy.

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### **Public Property:**

To steward our public lands, Georgetown volunteers participate annually in the International Coastal Cleanup campaign. Over the past few years, several tons of trash have been removed from our town's beaches, marshes, and shorelines. The Conservation Commission continues to monitor and maintain town-owned conservation lands, including the Ipcar Natural Preserve in Five Islands and the Round the Cove Walking Trail in Georgetown Center. Projects include a survey of the boundary lines of the eastern parcel of the Ipcar Natural Preserve, and re-blazing, clearing trails, and posting signs. A trail bridge was replaced in the Round the Cove Walking Trail town forest in 2017. Regularly, the Conservation Commission updates and reprints the popular guide to Georgetown's walking and hiking trails.

Stemming from the *2015 Climate Change Adaptation Report* recommendations regarding public property, a Comprehensive Planning Committee, appointed by the Select Board, is updating Georgetown's *1993 Comprehensive Plan*, in a process that engages all residents in shaping our town's future. With an updated comprehensive plan, Georgetown will qualify for more state funding for local projects. During 2018, the Conservation Commission began to investigate the possibility of bringing solar power to our municipality, as nearby towns, like Woolwich, have done successfully and with cost-effectiveness. The Conservation Commission held a general information meeting for the public in summer 2018, featuring three experts who spoke about municipal solar power.

### **Ecology:**

The Conservation Commission continues to work with regional land trusts to monitor marshes and surrounding uplands, maintain trails, and identify and remove invasive plant species. Regional land trusts have conserved significant salt water marsh and adjacent upland in Georgetown since 2015. During the 2017/18 winter, the Kennebec Estuary Land Trust removed remnants of an abandoned wood road across the upper reaches of a salt water marsh to allow unrestricted tidal flushing, improving the health of the marsh. The Conservation Commission continues to engage with teachers and students at the Georgetown Central School on projects to monitor ecological processes in our forests, flats, and waters. Each spring, the Conservation Commission posts "Turtle Crossing" signs, created by Georgetown's children, along island roads near where turtles seek nesting areas, and students at the Georgetown Central School have helped to monitor for active vernal pools on properties managed by the Kennebec Estuary Land Trust and The Nature Conservancy.

Since 2015, we have seen some significantly violent storms, with high winds and micro-bursts. While the brown-tail moth infestation, which has become increasingly serious over the past

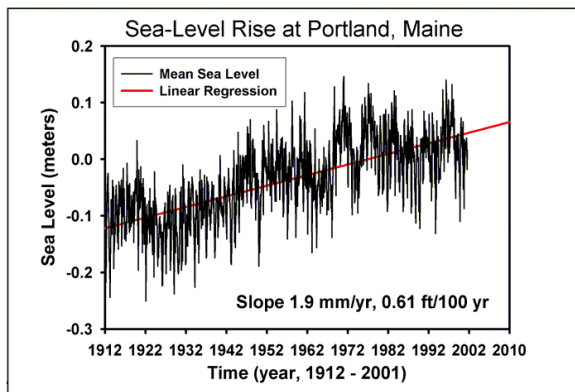
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few years, appears to be cyclical rather than the result of climate change, per se, the larval damage – which weakens and kills trees – is of concern. A community-led group has begun to investigate the effects of the growing brown-tail moth infestation in Georgetown, and is considering ways that Georgetown can respond both in the areas of human health and ecological impact. As the warming climate make our area hospitable to the emerald ash-borer and other wood-threatening insects, we need to monitor and respond.

### Recreation:

Georgetown is blessed with rich natural resources for recreational enjoyment, and the Conservation Commission continues to seek ways to protect and improve these resources. As mentioned earlier in this update, the Conservation Commission regularly updates Georgetown trail map and guides, and maintains hiking trails at the Ipcar Natural Preserve and at Round the Cove Walking Trail. A community group is currently researching possible additional access points to public waters; another group is investigating handicap accessibility to Georgetown's public recreation sites and open-access conservation lands. Each autumn, the Conservation Commission hosts a community harvest potluck, open to everyone in Georgetown, to celebrate locally grown or harvested foods.

### Emergency Preparedness:



The need for our community to adapt to climate change may be most compelling in regard to emergency preparedness. Between the release of the *2015 Climate Change Adaptation Report* and 2018, three of the five costliest U.S. tropical cyclones have occurred - Harvey, Irma, and Maria - all in the same year, 2017. These three hurricanes combined caused damages totaling over one-quarter trillion dollars nationally.

Our island is especially vulnerable to sea level rise and intensification of weather events, both of which cause flooding and storm damage. Along with the culvert assessment project mentioned, UNH students have recently prepared a *Georgetown Emergency Preparation Information Sheet*, a handy household guide with contact information for town, county and state officials in the event of an emergency, as well as tips for preparing first aid and disaster supply kits for households. The sheet - designed for easy use - is free and available at the Town Office and at community events.

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Town officials designated in the Town's Emergency Plan met in 2018 to organize and coordinate Georgetown's emergency plans and resources. They have begun to update emergency plans for each of Georgetown's three designated emergency shelters (the Georgetown School, the Georgetown Community Center, and the Georgetown Historical Society building.) Currently, the Georgetown Historical Society has an emergency shelter plan in place. Georgetown's recently-formed "age-friendly community" group is developing strategies for addressing the needs of senior citizens and other vulnerable residents during emergencies.

### **Cultural and Historical Assets:**

Since 2015, one additional historic structure in Georgetown has been accepted into the National Register of Historic Places, bringing the total to eight. In 2016, the Georgetown Central School and the Georgetown Historical Society joined a team of archaeologists from the Maine Historic Preservation Commission to study a prehistoric Native American shell midden in a collaboration that engaged Georgetown's elementary students and other community members in gaining a deeper understanding of the effects of climate change on island history. The Georgetown Historical Society continues to provide community programs on Georgetown's significant history; most recently in summer 2018 with a program by Maine Historic Preservation Commission archaeologist Dr. Arthur Spiess on sea level rise, coastal erosion, and Georgetown's shell middens.

Our cultural and historical sites continue to need protection from storm surge and intensifying weather as climate-change-related damage to Georgetown's cultural and historical sites continues. Winter storms brought significant erosion of known prehistoric Native American shell middens on Robinhood Cove and at Five Islands in 2017/18.

### **Human Health:**

Maine had the highest incident of Lyme disease cases per capita in the country in 2018, and Georgetown ranks first in levels of Lyme disease in Sagadahoc County. The tick population in Georgetown continues to increase as a result of warmer weather and shorter winters (more deer and mice, vectors for ticks), and five tick-borne illnesses are on the rise. The Conservation Commission sponsored two widely-attended public meetings, in 2017 and 2018, to educate our community about the increasing problem of ticks and tick-borne diseases. The first meeting, aimed at understanding the disease, featured guest speaker Dr. Nananda Col, Georgetown resident and Adjunct Professor in the Center of Excellence in the Neurosciences at the University of New England. Mitigation of the tick population was the focus of the second public information meeting. From this meeting, a volunteer group, including the town's Health Officer, formed a "tick" group to investigate measures for reducing the tick population on

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Georgetown. A community group has begun to investigate the human health effects of the growing brown-tail moth infestation in Georgetown. Another group is considering and implementing strategies to support Georgetown's senior citizens and other vulnerable residents.

### **Conclusions:**

Since the release of Georgetown's *Climate Change Adaptation Report* in 2015, our community has been energized, resulting in greater citizen involvement. Volunteer groups have formed to address a number of issues and recommendations in the *Climate Change Adaptation Report* including: a committee updating the town's 1993 Comprehensive Plan, a "tick" group looking at the prevalence of Lyme and other tick-borne diseases in our town and what to do about it, a brown tail moth group looking into that infestation, a group looking at our fisheries economy and aquaculture in changing times, a group dedicated to finding ways to keep our town responsive to the needs of our aging population and other vulnerable residents, and a gleaning program, through which unharvested produce from regional community-supported-agriculture (CSA) farms is made available for free.

This citizen activism is exciting and important, and our community can be proud of the significant progress we've made on many of the recommendations in the *2015 Climate Change Adaptation Report*. Still, there are challenges ahead: some of the more complex and costly recommendations from the report's recommendations remain unaddressed. In 2017, the Conservation Commission sponsored a community information meeting to review progress on the recommendations of the report since its publication. The Conservation Commission will continue to update the science behind the report, review progress and accomplishments, as well as address the challenges ahead, and share our findings with the community. We are committed to engaging Georgetown's leaders and its citizens in initiatives to make our community resilient to climate change.

*Georgetown Conservation Commission: Robin Moore, Chair; Kathy Gravino; Jay Holt, Ph.D.; Ruth Indrick; Lee Johnson J.D.; Nancy Kinner, Ph.D.; Chuck Richard; and Maureen Stanton, Ph.D.*

*November, 2018*