

November 13, 2025

Minutes of the Washington County Commissioners'
Unorganized Territories Regular Meeting
Held November 13, 2025
in the Washington County Probate Courtroom
Machias, Maine

Attending the meeting were:

Commissioner David Burns
Commissioner Courtney Hammond
Commissioner Billy Howard
Renée Gray, County Manager
Carla Manchester, Administrative Assistant
Paula Johnson-Rolfe, WCSO
Jeffrey Lovit, Addison
Colleen Brown, Whiting
Paul Sylvain, MVNO / Machias
Joshua Rolfe, RCC / WCSO
Diane Sarao, Lubec
Chris Sarao, Lubec
Barry Curtis, Sheriff
Michael Crabtree, Chief Deputy
Wayne Small, Jonesport
Dennis Perry, WRCC / WCSO
Robert A. Simpson, Whiting
Sondra Small, Finance
Rich Rolfe, Jail
Tammy Gay, Deeds
Heather Green, Deeds
Megan Huffman, Finance
Grace Falzarano, Finance
Crystal Cushing, VWA D.A.'s Office
Susan Sullivan, D.A.'s Office
Rachel Worcester, D.A.'s Office
Ben Edwards, Machias
Brian Schuth, Eastport
Abby Frutchy, Northfield
Darlene Perry, Probate
Lisa M. Hanscom, EMA
Charlene Hammond, Columbia Falls
Terri Woodruff, Whiting / Heathy Acadia
Wayne Jones, Trescott

November 13, 2025

Approval of the U.T. regular meeting minutes of October 9, 2025

(Howard / Hammond, 3-0)

AGENDA ITEM: Old Business

- None

AGENDA ITEM: Monthly Report

Unorganized Territories Supervisor Heron Weston's monthly report was submitted. (See attached)

Heron gave an updated on the Middle Stream Bridge Reconstruction Project in Centerville Twp. He reported the Right of Way (ROW) Appraisal and Appraisal review has been completed. Heron explained the appraisal is needed because of the shared cost component. He provided a summary of findings and a ROW map for the Commissioners' review. Heron noted the next step is the appeal process. The U.T. Office will begin ROW negotiations with the property owners.

Heron reported that Chip Jones, new Fiscal Administrator of the Unorganized Territories, visited the Machias office. Heron stated a wide range of topics were discussed. These topics included:

- Budget
- Essential Programs and Services (EPS)
 - U.T. may finally be eligible to receive state EPS not previously eligible to receive.
- Possible state-sponsored notification system that will improve communication with U.T. residents.

Heron stated he has moved into his new office space which was previously occupied by the Sheriff's Office administrative staff. He noted the Buildings and Grounds staff did a great job with some renovations.

Heron had several contracts for the Commissioners' approval.

Heron presented a Fire Protection Agreement between Washington County Unorganized Territories and the Whiting Volunteer Fire Department. The agreement is for a five-year term beginning July 1, 2025 to June 20, 2030. The purpose of the agreement is to provide fire-fighting services and accident/injury responding forces for the inhabitants of Trescott Twp. and Edmunds Twp. The rate is a flat fee of \$2500.00 per year plus an individual call rate for fire protection personnel and/or equipment.

November 13, 2025

MOTION Commissioner Howard moved to approve the Fire Protection agreement between Washington County Unorganized Territories and the Whiting Volunteer Fire Department as presented.
(Howard / Hammond, 3-0)

Heron presented a Fire Protection agreement between Washington County Unorganized Territories and Dennys River Volunteer Fire Department. The purpose of the agreement is to provide fire-fighting services and accident/injury responding forces for Edmunds Twp., Marion Twp. and Cathance Twp. The Unorganized Territories agrees to pay \$16,500 per year for a five-year period beginning July, 1, 2025 to June 30, 2030. There is also a flat fee rate for fire protection personnel and/or equipment.

MOTION Commissioner Howard moved to approve the Fire Protection agreement between Washington County Unorganized Territories and the Dennys River Volunteer Fire Department as presented.
(Howard / Hammond, 3-0)

Heron presented a Voting Place Contract for the Commissioners' approval. The agreement is between Washington County Unorganized Territories and Town of Columbia Falls. The Town of Columbia Falls agrees to provide a voting place for all residents that live in the unorganized territory of Centerville Twp. The agreement is a five-year term beginning July 1, 2025 to June 30, 2030. Washington County U.T. agrees to pay \$300 per year to cover a portion of the town's election expense.

MOTION Commissioner Howard moved to approve the Voting Place Contract agreement between Washington County Unorganized Territories and the Town of Columbia Falls as presented.
(Howard / Hammond, 3-0)

The final agreement presented is for Shellfish Warden Coverage for the Town of Jonesboro. Heron stated the Town of Jonesboro contacted him looking for an interim shellfish warden while their warden is out due to medical reasons. Heron noted U.T. Shellfish Warden Brian Smith also covers for contracts with Perry and Pembroke. This agreement would not cover patrolling but just emergency services. The contract is for the coverage period of November 14, 2025 to April 30, 2026 for an hourly rate of \$28.00 per hour and \$0.77 per mile reimbursement. The U.T. gets reimbursement for services provided.

November 13, 2025

MOTION Commissioner Howard moved to approve the Shellfish Warden Coverage Agreement between Washington County Unorganized Territories and the Town of Jonesboro as presented.
(Howard / Hammond, 3-0)

AGENDA ITEM: TIF Grant Committee Update

TIF Program Manager Meredith Mawhar had no monthly report or updates.

AGENDA ITEM: LUPC Committee Appointee Withdrawal

Commissioner Burns stated the LUPC Committee Appointee Christopher Gardner withdrew his interest in the position. Commissioner Burns noted the confirmation of Mr. Gardner's appointment had not yet been completed. Commissioner Burns announced interest in being appointed to the LUPC Committee will be re-advertised, and the Commissioners will make an appointment sometime after November 19, 2025.

AGENDA ITEM: Public Comment

None.

ADJOURNMENT

4:39 p.m.

ATTEST:

Carla J.R. Manchester
Carla J.R. Manchester, Admin. Asst.



UNORGANIZED TERRITORIES MONTHLY REPORT NOVEMBER 13th, 2025

1. SNOW REMOVAL
 - a. Salt has been delivered throughout the county and sand piles are ready for the season. The first installment of the snow contracts (for putting up the sand stockpile) will be sent out 11/14/25.
2. SHELLFISH
 - a. Clam recruitment boxes were removed on 11/7/25 after spending all spring and summer on a number of mudflats in the UT. The results will be analyzed by Downeast Institute (DEI) to determine growth and wild seed recruitment in the area.
 - b. This office wrote a letter of support for a new initiative by DEI to study water quality (particularly pH) in Cobscook Bay over a two year period to evaluate the impact of ocean acidification on shellfish growth.
3. MILL STREAM BRIDGE (Centerville Twp)
 - a. The Right of Way (ROW) Appraisal and Appraisal review have been completed for the Mill Stream Bridge Reconstruction Project in Centerville Twp. A summary of the findings and a ROW map are attached to this report for review. The required ROW acquisitions are outlined in black.
 - b. The next step for this office is to begin ROW negotiations with the property owners.
 - c. The bridge reconstruction permit with LUPC is in process but the Army Corp of Engineers permit has expired due to the government shutdown and must be resubmitted.
4. OFFICE OF THE STATE AUDITOR
 - a. The new Fiscal Administrator of the Unorganized Territories, Chip Jones, visited our Machias office and discussed a wide ranging set of topics including:
 - i. The possibility that UTs will finally be eligible to receive state EPS (Essential Programs and Services) education funding which would decrease the amount that must be raised by property taxes to fund education in the UT.
 - ii. The possibility of a state-sponsored notification system to improve communication with UT property owners.
5. UT OFFICE
 - a. The front ground floor office in the old Sheriff's building has been remodeled in preparation for the UT to move in sometime during the 2nd week of November.

6. ACTION ITEMS

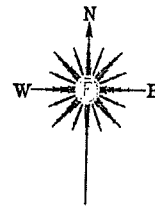
a. Whiting Fire Contract

- i. Covers west Trescott and a small part of Edmunds
- ii. \$2,500 per year for 5 years plus per incident costs

b. Dennys River Fire Contract

- i. Covers Marion, Cathance, and most of Edmunds Townships
- ii. \$16,500 per year for 5 years plus per incident costs

State of Maine Department of Transportation
 Right of Way Map, Standard Boundary Survey
 "Cross Mill Wetland Mitigation Study"
 Centerville - Station Road - Washington County
 Federal Aid Project No. STP-NH-04G-3-022 (00) Part 1
 October 1997, D.O.T. File No. 15-270



Centerville TWP Plan 3 Lot 28.1

BM = 88.0'
 10' Long PCHMS
 Relocating Well
 (Typ. all 4) corners

Michael L. Bagley
 Bk. 5021 Pg. 77
 Centerville TWP Plan 3 Lot 21

Bagley Parcel I
 0.24 acres

Worcester Parcel
 0.15 acres

Worcester Holdings, LLC
 Bk. Pg.
 Centerville TWP Plan 1 Lot 8

Centerville TWP Plan 3 Lot 28

Right of Way south of brook
 County Commissioner Records
 Vol. 3 Pg. 569 dated 1855
 66' (4 rods)

Typic F Catch Basin
 w/ Lowpoint Slo 13+30.57
 w/ Culvert pipe Option

Legend

- Benchmark (Nad in Pole)
- Utility Pole
- Direction of Flow

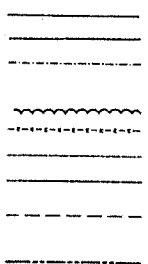


Edge of Trail

Overhead Utilities

Approximate Right of Way

Proposed New Right of Way Line



Falls & Sons Land Surveys
 201 North Valley Road, Palermo, ME 04851
 Phone: (207) 642-7418, Cell: (207) 642-7411, email: falls@falls-son.com
 "Measuring History for a present solution and a better future"

Right of Way Map
 of the

Mill Stream Bridge, Station Road
 Centerville TWP, Washington County, Maine

DRAWN	M. Falls	Calderwood Engineering
DRAWN	Mar. 2025	3 Industrial Parkway, Suite 2 Brunswick, ME 04011
APPROVED		
APPROVED		
SCALE	1" = 20'	PROJECT NO. O4011
SHEET	1 of 1	BCR6-Centerville-2025-RDW.dwg

Summary of Salient Facts

Present Owner: Michael Bagley

Property Reference
Road: Centerville Road
Assessor's Reference: WA 035 Plan 3 Lot 21
Town/State: Centerville Township, Maine

Land Data
Acreage: 15.00 Acres
Road Frontage Feet: Centerville Road
Zoning: General Development

Property Improvements: None

2025 Assessment and Tax Bill

Assessor's Reference: WA 035 Plan 3 Lot 21
2025 Assessment: Land \$20,680

2025 Tax Rate: \$6.61 / \$1,000
2025 Tax Bill: \$136.69

Title Reference: Washington County Registry of Deeds
May 11, 2023
Book: 5021 Page: 77

Appraisal
Property Rights Appraised: Fee Simple

Highest and Best Use Larger Parcel: Residential & Recreational

Approach to Value
Sales Comparison Approach: 0.25 Acre = \$500

Final Reconciliation
Market Value: \$500

Effective Date: August 11, 2025

Summary of Salient Facts

Present Owner: Worcester Holdings LLC

Property Reference
Road: Centerville Road
Assessor's Reference: WA 035 Plan 1 Lot 8
Town/State: Centerville Township, Maine

Land Data
Acreage: 75.00 Acres
Road Frontage Feet: Centerville Road
Zoning: Aquifer Protection

Property Improvements: Blueberry Field

2025 Assessment and Tax Bill

Assessor's Reference: WA 035 Plan 1 Lot 8
2025 Assessment: Land \$77,020

2025 Tax Rate: \$6.61 / \$1,000
2025 Tax Bill: \$509.10

Title Reference: Washington County Registry of Deeds
July 20, 2020
Book: 4680 Page: 151

Appraisal
Property Rights Appraised: Fee Simple

Highest and Best Use Larger Parcel: Agriculture

Approach to Value
Sales Comparison Approach: 0.25 Acre = \$500

Final Reconciliation
Market Value: \$230

Effective Date: August 11, 2025



28 CENTER ST
 PO BOX 297
 MACHIAS, ME 04654
 (207)255-8919
 WCUT.MAINE.GOV

FIRE PROTECTION AGREEMENT

This agreement for Fire Protection, made for the period of July 1, 2025 to June 30, 2030, is between the Washington County Commissioners in their capacity as Administrators for the Washington County Unorganized Territories and the Whiting Volunteer Fire Department.

TERMS

Service to be provided:

The Whiting Volunteer Fire Department agrees to provide fire fighting services and accident/injury responding forces for the inhabitants of Trescott Twp (W) and Edmunds Twp (S) for the duration of this contract.

Billing and Payment:

The Washington County Unorganized Territories agrees to pay a sum of Two thousand five hundred dollars (\$2,500.00) each year for the duration of this contract.

In addition to the flat fee, each individual call for Fire Protection personnel and/or equipment will be billed to the Washington County Unorganized Territories at the following rates:

Fire Chief	\$32/hr	Type I Engine (Pumper)	\$165/hr
Firefighters (Interior Fire Qualified)	\$24/hr	Tanker Truck	\$120/hr
All other Firefighters	\$16/hr	Type III Engine (Brush)	\$95/hr

These rates may be adjusted to reflect changes to the Maine Minimum Wage (2025) or FEMA Schedule of Equipment Rates (2025).

LIABILITY

The Washington County Unorganized Territories shall not be liable for any acts, omissions, negligence or other wrongful conduct of the Whiting Volunteer Fire Department or any of its members, employees, or other agents. The Whiting Volunteer Fire Department promises, agrees and covenants to defend, indemnify and hold harmless, to the fullest extent permitted by law, the Washington County Unorganized Territories, its employees, officials and agents of and from any and all claims, demands, actions, or causes of actions arising out of or

connected in any way, directly or indirectly, with the acts or omissions of the Whiting Volunteer Fire Department in providing the services specified in this agreement.

This agreement to defend, hold harmless and indemnify pertains, without limitation to acts or omissions of any officer, director, employee, member, volunteer, or other person associated with the Whiting Volunteer Fire Department, whether or not acting within the scope of that individual's agency, and whether or not committed solely by such person or in conjunction or concert with acts and/or omissions of other individuals or entities.

This agreement to defend, indemnify and hold harmless does not pertain to claims, demands, actions or causes of action arising solely out of the acts or omissions of the Washington County Unorganized Territories, its officials, employees, volunteers, or others acting on its behalf.

DURATION

This agreement shall be for 5 years, beginning on July 1, 2025 and ending on June 30, 2030. Either party, by vote of its duly authorized representatives, may terminate this agreement upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF, each of the parties hereto have caused their respective duly authorized representatives to execute the Agreement as of the date first written below.

Officials of the Town of Whiting

**Washington County Commissioners
(Administrators of the Unorganized Territories)**

Robert Simpson

David C. Burns, Chairman

Robert Curtis

Billy Howard

Janice Bronson

Courtney Hammond

Steven Pressley II (Fire Chief)

PO Box 101
Whiting, ME 04691
(207) 733-2027

PO Box 297
Machias, ME 04654
(207)255-8919

DATE _____

DATE _____



28 CENTER ST
PO BOX 297
MACHIAS, ME 04654
(207)255-8919
WCUT.MAINE.GOV

FIRE PROTECTION AGREEMENT

This agreement for Fire Protection, made for the period of July 1, 2025 to June 30, 2030, is between the Washington County Commissioners in their capacity as Administrators for the Washington County Unorganized Territories and the Dennys River Volunteer Fire Department.

TERMS

Service to be provided:

The Dennys River Volunteer Fire Department agrees to provide fire fighting services and accident/injury responding forces for the inhabitants of Edmunds Twp, Marion Twp, & Cathance Twp for the duration of this contract.

Billing and Payment:

The Washington County Unorganized Territories agrees to pay a sum of Sixteen Thousand Five hundred dollars (\$16,500) each year for the duration of this contract.

In addition to the flat fee, each individual call for Fire Protection personnel and/or equipment will be billed to the Washington County Unorganized Territories at the following rates:

Fire Chief	\$32/hr	Type I Engine (Pumper)	\$165/hr
Assistant Fire Chief	\$28/hr	Tanker Truck	\$120/hr
Firefighters (Interior Fire Qualified)	\$24/hr	Type III Engine (Brush)	\$95/hr
All other Firefighters	\$16/hr		

These rates may be adjusted to reflect changes to the Maine Minimum Wage (2025) or FEMA Schedule of Equipment Rates (2025).

LIABILITY

The Washington County Unorganized Territories shall not be liable for any acts, omissions, negligence or other wrongful conduct of the Dennys River Volunteer Fire Department or any of its members, employees, or other agents. The Dennys River Volunteer Fire Department promises, agrees and covenants to defend, indemnify and

hold harmless, to the fullest extent permitted by law, the Washington County Unorganized Territories, its employees, officials and agents of and from any and all claims, demands, actions, or causes of actions arising out of or connected in any way, directly or indirectly, with the acts or omissions of the Dennys River Volunteer Fire Department in providing the services specified in this agreement.

This agreement to defend, hold harmless and indemnify pertains, without limitation to acts or omissions of any officer, director, employee, member, volunteer, or other person associated with the Dennys River Volunteer Fire Department, whether or not acting within the scope of that individual's agency, and whether or not committed solely by such person or in conjunction or concert with acts and/or omissions of other individuals or entities.

This agreement to defend, indemnify and hold harmless does not pertain to claims, demands, actions or causes of action arising solely out of the acts or omissions of the Washington County Unorganized Territories, its officials, employees, volunteers, or others acting on its behalf.

DURATION

This agreement shall be for 5 years, beginning on July 1, 2025 and ending on June 30, 2030. Either party, by vote of its duly authorized representatives, may terminate this agreement upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF, each of the parties hereto have caused their respective duly authorized representatives to execute the Agreement as of the date first written below.

**Officials of the Dennys River Volunteer Fire
Department**

**Washington County Commissioners
(Administrators of the Unorganized Territories)**

David C. Burns, Chairman

Billy Howard

Courtney Hammond

58 King St
Dennysville, ME 04628
(207) 551-6770

PO Box 297
Machias, ME 04654
(207)255-8919

DATE _____

DATE _____



28 CENTER ST
PO BOX 297
MACHIAS, ME 04654
(207)255-8919
WCUT.MAINE.GOV

VOTING PLACE CONTRACT

Town of Columbia Falls and The Washington County Unorganized Territories
July 1, 2025 - June 30, 2030

SERVICES TO BE PROVIDED

The Town of Columbia Falls agrees to provide a voting place for all residents of the Washington County Unorganized Territories that live in Centerville Township in accordance with *Title 21-A §632 MRSA*.

PAYMENT

The Washington County Unorganized Territories agrees to pay the Town of Columbia Falls Three Hundred Dollars (\$300) per year to cover a portion ($\pm 5\%$) of the town's election expenses.

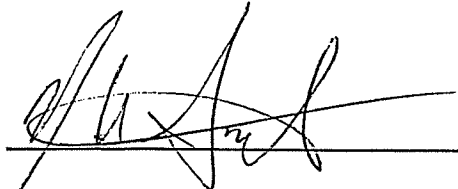
DURATION

This agreement shall be for the duration of five (5) years, beginning on July 1, 2025 and ending on June 30, 2030. Either party, by vote of its duly authorized representatives, may terminate this agreement upon sixty (60) days written notice to the other party.

IN WITNESS WHEREOF, each of the parties has caused this agreement to be executed by its duly authorized representatives.

**Officials of the Town of
Columbia Falls**

**Washington County Commissioners
(Administrators of the Unorganized
Territories)**

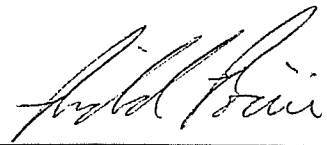


Nelson Santiago

David C. Burns, Chairman

Jessica Bouchard

Billy Howard



Richard Poirier

Courtney Hammond

PO Box 100
Columbia Falls, ME 04623.
(207)483-4067

PO Box 297
Machias, ME 04654
(207) 255-8919

DATE: 11 | 10 | 2025

DATE: _____