



Annual Report



FY2024-2025

July 1, 2024 to June 30, 2025

Annual Town Meeting
Saturday, June 13, 2026, 10 AM
Town Hall
33 Town Hall Road
PLEASE BRING THIS REPORT WITH YOU

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DEDICATION

This year's Annual Report is dedicated to

MICHAEL LOWELL.

For more than 30 years, Michael Lowell has served Sandy River Plantation with dedication, kindness, and unwavering reliability, contributing in countless ways to the life of the community.



A resident of the Plantation for 46 years, Michael began his service as the school bus driver, bringing joy to generations of children. With parents' permission, he often handed out treats during Halloween and sometimes even dressed up to make the day special for the kids. He continued in this role until school transportation became part of the regional system.

Michael also served for many years as a snowplow driver, helping ensure our roads remained safe and accessible during challenging winters before the service was later transitioned and eventually contracted out. His final role, from which he retired in June 2025, was as the transfer station attendant—a position he held from the very beginning, back when the station was little more than a dumpster behind the town office, through its development into the established facility we have today.

Known as a true jack of all trades, Michael's dedication, adaptability, and willingness to take on whatever was needed have made him an invaluable member of our community. His contributions have touched every corner of Sandy River Plantation, leaving a legacy of service, reliability, and care.

Michael, we are deeply grateful for your tireless work, your commitment to the community, and your many years of dedication. Your impact will be remembered and appreciated for years to come, and we wish you all the best in your well-earned retirement.

DATES TO REMEMBER

January

Hunting & Fishing Licenses Available
Annual Dog Licenses Due

February

Unregistered Dogs Assessed \$25.00 Late Fee

April

All Property (Real & Personal) Assessed to Owner of record April 1st
To qualify for property tax exemptions applications due April 1st

June

Annual Town Meeting, third Saturday in June
Fiscal Year Ends June 30th

July

New Fiscal Year begins July 1st

October

Taxes Committed October 31st

November

Tax Bills Mailed

December

Taxes paid in full by the 31st qualify for 2% discount

Holiday Schedule

Plantation Office Closed

HOLIDAY	DATE OBSERVED
New Year's Day	<i>January 1st</i>
Martin Luther King, Jr. Day	<i>Third Monday in January</i>
Washington's Birthday/President's Day	<i>Third Monday in February</i>
Patriot's Day	<i>Third Monday in April</i>
Memorial Day	<i>Last Monday in May</i>
Juneteenth	<i>June 19th</i>
Independence Day	<i>July 4th</i>
Labor Day	<i>First Monday in September</i>
Indigenous Peoples Day	<i>Second Monday in October</i>
Veterans Day	<i>November 11th</i>
Thanksgiving Day	<i>Fourth Thursday in November</i>
Thanksgiving Friday	<i>Fourth Friday in November</i>
Christmas Day	<i>December 25th</i>

Holidays occurring on weekends will be observed on the adjacent weekday.

Municipal Officials

Elected Officials

Board of Assessors/Overseer of the Poor/Road Commissioners

Steven Carr, First Assessor Joanne Taylor, Second Assessor
Rodney Varney, Third Assessor

Clerk / Tax Collector/Treasurer

Ethna L. Thompson

Deputy Treasurer

Vacant

Moderator

Christopher Farmer

Budget Committee

Evelyn Beaulieu, Sharon Dingfelder, John Haas

Animal Control Officer & Constable

Ryan H. Thompson

RSU #78 Board of Directors

(School Board)

Bob Greene - (2026), Mary Richards, Chair - (2026)

Appointed Officials

Civil Defense Director

Ethna L. Thompson

E-911 Coordinator

Ethna L. Thompson

Fire Warden

Ethna L. Thompson

Local Health Officer

Ethna L. Thompson

Plumbing Inspector

Paul Ferguson-Packard

Registrar of Voters

Ethna L. Thompson

Welfare Director

Ethna L. Thompson

Other Officials

Transfer Station Attendant

Michael Lowell

RSU #78 Superintendent

Georgia Campbell

THE BOARD OF ASSESSORS HELD A TOTAL OF 28 MEETINGS
(REGULAR, SPECIAL, JOINT, & WORKSHOPS)
FROM JULY 1, 2024 TO JUNE 30, 2025

Dear Residents,

During the past fiscal year, your Assessors have focused on improving services, efficiency, and transparency for taxpayers.

At the Transfer Station, we upgraded e-waste and recycling reporting, and the Plantation was awarded a grant for a new 24' x 28' Swap Shop, expected to open in late summer 2026. Roads saw routine maintenance, and no major issues arose. We also thank our Transfer Station Attendant, who retired after more than 30 years of service.

The Plantation entered a new three-year fire services contract with the Town of Rangeley, including formal review processes and liability safeguards. We also initiated a three- to five-year RFP process for services such as snow removal, lawn care, and insurance to ensure better pricing for taxpayers.

In the municipal office, we expanded online access to tax information and municipal resources via our website. We upgraded our accounting system to a more widely used and efficient platform consistent with other Maine municipalities.

This year marked the first full fiscal year under Clerk/Tax Collector Ethna L. Thompson, with efforts focused on modernizing office procedures, improving public access to records, and enhancing services for residents.

We remain committed to responsible stewardship and transparent, efficient municipal government.

Respectfully submitted,

The Sandy River Plantation Board of Assessors

Town Clerk

Ballot/Election Clerks

Sharon Dingfelder
 Kathleen Ferguson
 Lisa Kinsman

VOTERS

134 Active Registered Voters

Democrats 43
 Republicans 43
 Green 2
 Libertarian 1
 Unenrolled 45

Elections

Ballots Cast

11/5/2024	Presidential Election	84
06/10/2025	RSU # 78 Referendum	32
06/21/2025	Annual Town Meeting	22

During FY24/25, the Clerk’s Office continued to support the day-to-day operations of the municipality through the administration of elections, maintenance of vital records, processing of licenses and permits, and coordination of public meeting records. Efforts were also made to improve accessibility and transparency through the municipality’s new website, where meeting agendas, minutes, and related records are now available online for public access.

Licenses and Permits

Issued

ATV Registrations	15	Hunting & Fishing Licenses	12
Boat Registrations	63	Liquor Licenses	1
Business Registrations	0	Snowmobile Registrations	26
Dog Licenses	17		

Vital Statistics

Births	1
Marriages	5
Deaths	2



<u>Name</u>	<u>Age</u>	<u>Date of Death</u>
Kathryn E. Davis	70	December 12, 2024
Virginia A Spiller	79	October 8, 2024

Animal Control Report

During the 2024–2025 fiscal year, the Animal Control Officer responded to four reported incidents within Sandy River Plantation, including:

- one lost dog
- two dogs at large
- one barking dog on private property complaint



Animal control services continue to support public safety, responsible pet ownership, and positive relationships between residents and animals within the community.

General Duties of the Animal Control Officer

- Respond to reports involving stray, nuisance, or aggressive animals
 - Assist in reuniting lost pets with owners whenever possible
 - Enforce applicable state and local animal control laws
- Investigate complaints and maintain records of incidents and resolutions
- Support resident education regarding animal safety and licensing requirements

Animal Control Officer: Ryan H. Thompson Phone: 207-670-8201

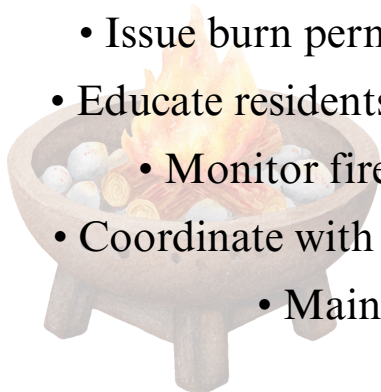
Fire Warden Report

The Fire Warden continued to support community safety through burn permit administration, public education, and monitoring seasonal fire conditions.

Between July 1, 2024 and June 30, 2025, 19 burn permits were issued.

Ongoing Responsibilities

- Issue burn permits in accordance with Maine Forest Service regulations
- Educate residents regarding safe burning practices and seasonal restrictions
 - Monitor fire danger conditions and communicate safety concerns
- Coordinate with local fire departments and emergency personnel as needed
 - Maintain records of permits and fire-related activity



Local Health Officer Report
Fiscal Year July 1, 2024 – June 30, 2025

This report summarizes statewide public health topics, guidance, and initiatives relevant to Local Health Officers in Maine. No plantation-specific incidents, enforcement actions, or formal complaints were reported during this period.

Public Health Topics & Initiatives

- Seasonal respiratory illnesses, including influenza, COVID-19, and RSV, continued to be monitored alongside emerging communicable disease concerns. Public education emphasized vaccination, illness prevention, and staying home when sick.
- State and federal agencies continued monitoring avian influenza (H5N1) in wild birds and poultry, with guidance provided regarding reporting and safe handling practices.
- Substance use, opioid misuse, mental health challenges, and limited access to rural behavioral health services remained ongoing concerns statewide.
- Housing quality, sanitation, well safety, septic system maintenance, and healthy living conditions continued to be emphasized as important environmental health priorities.
- Tobacco use, vaping, and youth nicotine use remained public health concerns, with continued focus on prevention, cessation resources, and education.

Continuing Education & Training

The Local Health Officer completed professional development related to disease surveillance, unhealthy living conditions, rodent-borne diseases, statutory responsibilities, Adult Protective Services, guardianship, and septic system management.

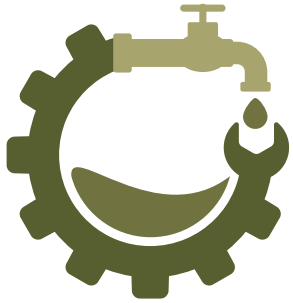
Conclusion

While no plantation-specific cases occurred during the fiscal year, Sandy River Plantation remains committed to public health awareness, cooperation with Maine CDC guidance, and preparedness for future concerns.

Respectfully Submitted,
Ethna L. Thompson
Local Health Officer
Sandy River Plantation



Local Plumbing Inspector



Paul Ferguson-Packard, LPI
6 Packard Way
Sandy River Plt, ME 04970
Home: (207) 864-2971
Cell: (207) 670-5093

Dated: January 2, 2026

Greetings Sandy River Plt. Assessors,

This is a report on all the plumbing permits that have been issued for Sandy River Plantation for FY 2024/2025. I have not issued any violations or stop work orders in this period.

External - HHE-200: 12

Internal – HHE-211: 10

Total Permits Issued: 23

Sincerely,

Paul Ferguson-Packard



Transfer Station

Hours of Operation

Summer Hours (May 1 – October 1)

Wednesdays: 4:30 PM – 6:30 PM

Winter Hours (October 2 – April 30)

Wednesdays: 8:00 AM – 10:00 AM

Year-Round

Sundays: 7:00 AM – 3:00 PM



The Transfer Station continues to provide residents with convenient waste disposal and recycling services while maintaining compliance with state waste management regulations. Ongoing efforts remain focused on safe operations, recycling opportunities, and continued community service.

General Duties Performed

- Supervised daily Transfer Station operations and disposal activities
- Ensured compliance with state and local waste management regulations
- Managed the collection of recyclables, bulky waste, and scrap materials
 - Assisted residents with proper waste sorting and recycling practices
 - Conducted routine inspections to maintain a safe and orderly facility
- Coordinated with waste haulers for timely pickup and disposal services
 - Monitored proper handling and segregation of hazardous materials

Waste Disposal & Recycling Totals

- Household/Mixed Solid Waste: 36.96 Tons
 - Recyclable Materials: 18.48 Tons
- Construction & Demolition Debris: 19.32 Tons
 - Mixed Scrap Metal: 7.44 Tons



Important Reminders

WE DO NOT ACCEPT BRUSH
WE DO NOT ACCEPT TIRES



It has been my pleasure to serve Sandy River Plantation as its Assessors' Agent over the last year. The Assessor is responsible for property valuations, tax abatements, supplemental tax bills, and matters regarding property tax cards/maps and the assessing program. Please call the office to schedule an appointment. Annually, the Assessor's Office reviews valuations and makes adjustments to the valuations that include any additions and deletions. We are also responsible for maintaining accurate records of property ownership. Part of the assessment process includes conducting an annual "ratio study", which compares the actual selling price of property to assessments. The most recent study conducted for the state valuation purposes indicated the assessed values, on average, to be at approximately 100% of market value.

PROPERTY TAX EXEMPTIONS AND PROPERTY TAX RELIEF

HOMESTEAD EXEMPTION

Most homeowners whose principal residence is in Maine are entitled up to a \$25,000 reduction in valuation. To qualify, homeowners must fill out a simple form declaring property as their principal residence by April 1 in the tax year claimed. Once the application is filed, the exemption remains until the owner sells or changes their place of residence. Forms are available in the Town Office.

VETERANS EXEMPTION

Any person who was in active service in the armed forces of the United States during a federally recognized war campaign period and, if discharged or retired under honorable conditions, may be eligible for a partial exemption from taxes on their primary residence.

The Veteran must have reached age 62 or must be receiving a pension or compensation from the United States Government for 100% disability, either service or non-service connected.

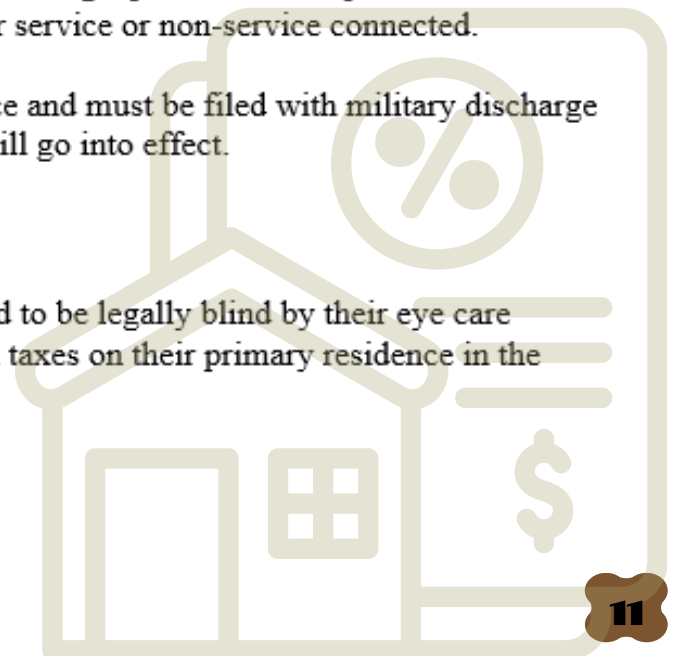
Application forms can be obtained in the Town Office and must be filed with military discharge documentation on or before April 1st of the year it will go into effect.

BLIND EXEMPTION

Residents of Sandy River Plantation who are certified to be legally blind by their eye care professional are eligible for a partial exemption from taxes on their primary residence in the town.

Respectfully Submitted,

Roger W. Peppard CMA
RJD Appraisal Inc.



Real Estate Assessment for Fiscal Year 2024-2025	
Real Estate Valuation	\$134,780,600.00
Personal Property	\$1,112,200.00
Total Taxable Valuation	\$135,892,800.00
Mill Rate	0.00625
Tax Commitment	\$849,330.00
Other Assessments for Fiscal Year 2024-2025	
Municipal Appropriations	\$376,974.98
County Tax	\$255,909.00
School	\$258,906.98
Overlay	\$23,497.31
Total	\$915,288.27
Allowable Deductions	
State Municipal Revenue Sharing	\$5,807.58
Homestead Reimbursements	\$7,006.25
BETE Reimbursements	\$53,144.44
Other Revenues	\$0.00
Total	\$65,958.27
Net Assessment for Commitment	\$849,330.00

Bank Accounts



General Fund: FSB Checking	
Beginning Balance 7/1/2024	\$0.00
Deposits	\$2,074,491.60
Withdrawals	\$2,072,434.55
Interest	\$0.00
Ending Balance 6/30/2025	\$2,057.05



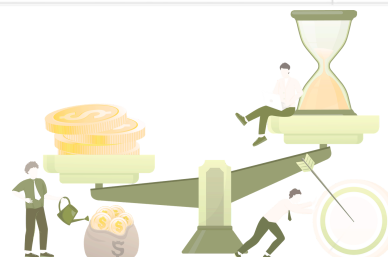
FSB ICS DDA: Sweep Account		FSB 7 Month CD # 8185537	
Beginning Balance 7/1/2024	\$0.00	Beginning Balance 7/1/2024	\$0.00
Deposits	\$1,178,925.55	Deposits	\$100,000.00
Withdrawals	\$750,221.39	Withdrawals	\$0.00
Interest	\$12,205.40	Interest	\$3,073.23
Ending Balance 6/30/2025	\$440,909.56	Ending Balance 6/30/2025	\$103,073.23

Skowhegan: Checking (Closed)		Money Market Acct: Sweep Acct (closed)	
Beginning Balance 7/1/2024	\$6,701.11	Beginning Balance 7/1/2024	\$497,095.74
Deposits	\$959,630.54	Deposits	\$28,965.21
Withdrawals	\$955,931.19	Withdrawals	\$526,957.18
Interest	\$0.00	Interest	\$896.23
Ending Balance 3/14/2025	\$0.00	Ending Balance 8/27/2024	\$0.00

General & Special Reserve Accounts

Civil Emergency Account		Restore Graves	
Beginning Balance 7/1/2024	\$7,809.05	Beginning Balance 7/1/2024	\$50.00
Deposits	\$0.00	Deposits	\$0.00
Withdrawals	\$0.00	Withdrawals	\$0.00
Ending Balance 6/30/2025	\$7,809.05	Ending Balance 6/30/2025	\$50.00

Forest Fire Account	
Beginning Balance 7/1/2024	\$101,345.56
Deposits	\$10,000.00
Withdrawals	\$0.00
Ending Balance 6/30/2025	\$111,345.56



Treasurer Cont.



REVENUE

Local Funds:	
Dog Licenses:	
Agent Fees	22.00
Town Fees	80.00
Hunt/Fish Licenses:	
Agent Fees	23.00
Motor Vehicle Registrations:	
Agent Fees	1,693.00
Town Excise Tax	68,945.04
Recreational Vehicles:	
ATV Agent Fees	98.00
Boat Agent Fees	117.00
Boat Excise Tax (Town Fees)	1,473.38
Snowmobile Town Fees (Reimb.)	72.82
Snowmobile Agent Fees	140.00

State & Federal Funds Received	
BETE Reimbursement	\$53,156.00
Interest on Public Lands - School	\$26,264.52
Homestead Reimbursement	\$7,144.88
State Municipal Sharing	\$8,258.13
Tree Growth Reimbursement	\$16,965.57
Urban Renewal Program (LRAP)	\$47,786.72
Veteran's Exemption	\$40.00
Sub Total State/Federal Funds	\$159,615.82

Vital Statistics - Town Fees	98.00
Permit Office Fees	85.00
Inspection Fees	0.00
Townhall Income	717.64
Transfer Station Disposal Fees	3,239.20
Tree Growth Withdrawal Penalties	0.00
Sub Total Local Funds	\$76,804.08
Other:	
Tax Interest Collected	\$634.68
Workman's Comp Reimbursement	124.89
Sub Total Other	\$759.57
Total Funds Received by Plantatio	\$237,179.47

Banking Transition

During the 2024–2025 fiscal year, the Town reviewed its banking relationships and interest-bearing account options to ensure municipal funds were being managed as effectively as possible. As a result of that review, several accounts previously held at Skowhegan Savings Bank were closed and transferred to Franklin Savings Bank. This transition provided access to banking products with improved interest-earning opportunities while maintaining the security, liquidity, and accessibility required for municipal operations. The Town remains committed to prudent financial management and maximizing the value of public funds whenever possible.

Departmental Expenses

001 Governmental	
	Expenditures
Discounts/Abatements	9,318.50
TOTAL EXPENDED	9,318.50
Carry Over	7,627.81
TOTAL	16,946.31
010 Administration	
First Assessor	1,999.92
Second Assessor	1,200.00
Third Assessor	1,200.00
Moderator	300.00
Constable	150.00
TOTAL EXPENDED	4,849.92
Carry Over	0.08
	4,850.00
Assessor's Agent	4,935.00
TOTAL EXPENDED	4,935.00
Carry Over	4,070.00
TOTAL	9,005.00
General Government Expense	
Advertisements	4,392.53
Dues & Fees	2,451.98
Legal Counsel	825.00
Contingency Fund	6,857.69
TOTAL EXPENDED	14,527.20
Move to Surplus	1,175.00
Carry Over	29,514.18
TOTAL	45,216.38

Finance	
*Audit of Books	14,550.00
2 years of audit pd in 1 yr	
Deputy Treasurer	7,070.00
(6 months of deputy)	
TOTAL EXPENDED	21,620.00
Carry Forward - Audit	(10,750.00)
Carry Over - Deputy	14,594.90
TOTAL	25,464.90
Planning - LUPC	43,569.00
Carry Over	(10,585.62)
TOTAL	32,983.38
Town Office Account	
Building and Grounds	6,456.44
Computer Software/Repairs	12,422.44
Electricity	1,175.85
Equipment	4,961.44
Heating Oil	2,107.74
Maps/Updates	-
Office Supplies	2,550.87
Postage	832.34
Propane	-
Records - Deeds & Transfers	378.28
Repairs/Maintenance	110.75
Telephone/Internet	3,483.18
**to be refunded next FY(twn cld)	(2,500.00)
TOTAL EXPENDED	31,979.33
Carry Over	(1,398.55)
TOTAL	30,580.78
Town Clerk/Tax Collector	
*Elections	1,007.54
*Travel & Training	1,002.73
* Previously part of Townhall	
**Town Clerk Salary	63,457.69
** one week 2 clerks	
Carry Over	(1,767.96)
TOTAL	63,700.00

Departmental Expenses

Payroll Liabilities	
FICA/Medicare -Town Share	6,613.85
Unemployment Ins	238.84
PFML	221.65
Payroll Fees (not in budget)	2,437.55
Carry Forward	(3,854.81)
TOTAL	5,657.08
Insurances	
Employee Health Insurance	16,941.18
Property & Casualty	2,955.00
Public Officials (Bond)	650.00
Worker's Comp	1,378.00
Dental Insurance	573.25
TOTAL EXPENDED	22,497.43
Moved to Surplus	8,726.05
Carry Over	(34.32)
TOTAL	31,189.16
General Assistance	
Expended	-
Carry Over	1,963.17
TOTAL	1,963.17
015 Public Safety	
Fire/Rescue Contract	62,225.60
Animal Control	
Animal Control Officer	350.00
Animal Control Mileage/Train	50.00
Franklin County Shelter	381.00
EMS - NorthStar	23,404.00
Enhanced E-911	255.74
TOTAL EXPENDED	86,666.34
Carry Over	4,740.44
TOTAL	91,406.78

020 Public Works	
Highway	
Contract Services	47,138.90
Winter Roads R&M	27,626.81
Summer Roads R&M	20,988.21
TOTAL EXPENDED	95,753.92
Move to Contingency (Truck)	9,473.48
Carry Over	106,779.72
TOTAL	212,007.12
Solid Waste	
Attendants Wages	10,470.00
Buildings & Grounds	3,289.58
Contract Services	16,861.76
Electricity	582.22
Licensing & Permits	583.00
Repairs & Maintenance	9,322.88
Supplies	-
TOTAL EXPENDED	41,109.44
Carry Over	21,767.12
TOTAL	62,876.56
County Tax	
Franklin County Tax	255,909.00
Carry over	0.96
TOTAL	255,909.96
Education	
RSU# 78	258,901.77
Carry Over	5.21
TOTAL	258,906.98

Treasurer Cont.

Fiscal Year Highlights

- Successfully transitioned municipal banking services to Franklin Savings Bank.
- Reviewed interest-bearing account options to improve returns on municipal funds.
- Maintained accurate and timely reconciliation of all town accounts.
- Processed annual tax collections, state reimbursements, and municipal revenues.
- Continued oversight of reserve and special-purpose accounts to ensure compliance with municipal policies.

Municipal Donations	
Maine Forestry Museum	500.00
Maine Public Broadcasting	100.00
Rangeley Chamber of Commerce	500.00
Rangeley Crosscountry Ski Club	500.00
Rangeley Family Medicine	1,500.00
Rangeley Friends of the Arts	250.00
Rangeley Heritage Trust (Milfoil)	500.00
Rangeley Lakes Snowmobile Club	-
Rangeley Public Library	7,476.00
Rangeley Region Health & Wellness	1,681.00
Rangeley Region Behavioral Health	2,500.00
Rangeley, Town Fireworks	400.00
Rangeley, Town (RRHAT) Van	2,500.00
Rangeley, Town of - Park	500.00
Safe Voices	550.00
Seniors Plus	-
TownHouse Meal Site- Area Eldy Meals	3,000.00
WRGY - Rangeley Communioty Radio	250.00
Move to Surplus	250.00
TOTAL	22,957.00

<u>SANDY RIVER PLT. ASSETS</u>	
<u>REAL ESTATE</u>	
Land(s)	\$96,500.00
Building(s)	\$73,350.00
<u>OFFICE</u>	
Office Furniture	\$5,024.83
Office Equipment	\$18,134.27
Building Machinery & Equipment	\$13,066.67
Outdoor Equipment	\$2,471.02
Software	\$416.88
Reference Material	\$424.50
	\$209,388.17

Tax Collector

The annual property tax commitment was issued on October 31, marking the beginning of the collection cycle for the fiscal year. Taxpayers who remitted their full tax obligation by December 31 were eligible for a 2% discount as authorized by Town Meeting Vote.

Taxes remaining unpaid after January 31 became subject to interest at the rate approved by the municipal legislative body. Interest is assessed only on outstanding principal balances and is accounted for separately from the original tax commitment.

Throughout the year, the Tax Collector's Office was responsible for processing payments, maintaining tax records, issuing notices, and monitoring delinquent accounts. Emphasis was placed on providing courteous service to taxpayers while ensuring compliance with state statutes, local policies and ordinances. The Town continued to experience strong collection rates during the fiscal year, reflecting the diligence of both taxpayers and staff. Accurate recordkeeping, timely reporting, and responsive customer service remain priorities of the Tax Collector's Office.

HISTORICAL COLLECTION DATA

Fiscal Year July 2020-June 2021	Mill Rate \$4.75	Collection Rate 96.40%
Fiscal Year July 2021-June 2022	Mill Rate \$4.87	Collection Rate 97.07%
Fiscal Year July 2022-June 2023	Mill Rate \$5.78	Collection Rate 97.98%
Fiscal Year July 2023-June 2024	Mill Rate \$5.68	Collection Rate 96.59%
Fiscal Year July 2024-June 2025	Mill Rate \$6.25	Collection Rate 92.44%

OUTSTANDING TAXES

Name	Tax Bill Year	Principal
ALTMAN, THEODORE	2024	986.25
ALTMAN, THEODORE	2024	2,080.63
ARCTARIS SADDLEBACK LODGE LLC	2024	42,165.63
ARCTARIS SADDLEBACK REAL ESTATE, LLC	2024	888.75
ARNDT, DOUGLAS R	2024	320.63
ARNDT, DOUGLAS R	2024	228.75
BERRY, FAITH ANNE,TRUST	2024	2,162.50
BOTTESCH, GEORGE B	2024	520.63
BOTTESCH, GEORGE B	2024	43.13
BROWN, DARREN L	2024	301.88
CARPENTER, RYAN	2024	279.38
CARPENTER, RYAN	2024	267.50
COULL, LYNN A	2024	306.25
DIGIOVANNI, ANTHONY R	2024	236.25
DOHERTY, RICHARD P II	2024	284.38
FRANK, CAROLINE K	2024	280.63
GHIDONI, DANIEL A	2024	160.63
GHIDONI, DANIEL A	2024	561.88
GILLESPIE, JR., JAMES, TRUSTEE	2024	1,169.38
GOWER, DEANE	2024	60.00
GREENE, SUSAN	2024	1,811.25

Name	Tax Bill Year	Principal
HALL, NICOLE AMELIA	2024	755.63
JOHNSON, FONDA L, HEIRS OF	2024	67.50
JOSE, RICHARD	2024	375.63
KELLEY, MATTHEW G	2024	279.38
KIRCHNER FAMILY REVOCABLE TRUST	2024	301.88
LEVEILLEE, LISA ANN	2024	166.88
LIBBY, KEVIN R & KATHARINE A	2024	1,996.88
LONG POND PROPERTY OWNERS	2024	121.25
MAKI, KATELYN H & DANA C	2024	410.00
MARTIN, MICHAEL	2024	168.75
MISTYMOONBEAM, LLC	2024	181.88
PERRY, KIRSTEN	2024	560.00
REYNOLDS, JEFFERSON D	2024	425.63
RUGGIERO LLC	2024	2,237.50
SADDLEBACK COMMUNITY LOAN COMPANY, LLC,	2024	18,331.25
SADDLEBACK COMMUNITY LOAN COMPANY, LLC,	2024	1,150.00
SKALAT TRUST, CYNTHIA LEAH BASZUCKI MORRIS Trustee	2024	1,147.50
SKALAT TRUST, CYNTHIA LEAH BASZUCKI MORRIS Trustee	2024	1,126.88
SLOWIK, DALE & GLEN	2024	325.63
STEPHENS, CORTNEY C	2024	2,523.13
TESSIER, ANTHONY L	2024	426.88
THAYER, ANDREW	2024	1,028.13

*Balances are reported as of June 30, 2025, and may no longer be outstanding.

NOTICE REGARDING AUDITED FINANCIAL STATEMENTS

At the time of publication of this Annual Report, the audit of the Municipality's financial records for the fiscal year ending June 30, 2025 has not yet been completed by the independent auditors.

As a result, the audited financial statements and related excerpts that are customarily included in the Annual Report are not available at this time.

Upon receipt of the completed audit report, copies will be made available for public inspection and distribution. Any resident wishing to obtain a copy may contact the Town Office and will be provided access to the report as soon as it is received.

We appreciate your understanding and will make every effort to ensure the completed audit is made available promptly.

Respectfully,
Board of Assessors
Sandy River Plantation

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**SANDY RIVER PLANTATION
ANNUAL TOWN MEETING
BOARD OF ASSESSOR'S TOWN MEETING WARRANT**

Saturday, June 13, 2026

Franklin, ss State of Maine

To: **Ryan H. Thompson**, a Constable of Sandy River Plantation, in said County of Franklin, State of Maine.

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of Sandy River Plantation, qualified to vote in Plantation affairs, to assemble at the **Plantation Town Hall** in Sandy River Plantation on **Saturday, the 13th day of June, 2025 A.D. at 10:00 a.m.** then and there to act on Article A1 through Articles RV1 of this warrant.

General Note: The Plantation warrant presents the proposed budget for the period of July 1, 2026, through June 30, 2027. The proposed municipal budget in this warrant combined with RSU 78 Education and Franklin County tax levies, produces a total budget for Sandy River Plantation, which becomes the basis for the property tax levy.

RSU 78 and Franklin County budgets are approved independently from this warrant.

Sandy River Plantation's estimated allocation for RSU 78 is \$377,656.00 and for Franklin County is \$406,575.00.

ARTICLE A1: To choose a moderator, by written ballot, to preside at said meeting.

ARTICLE A2: To see if the Plantation will allow non-residents, who have information pertaining to any following articles, to speak when recognized by the moderator.

ARTICLE A3: To elect, by written ballot, the Board of Assessors (those elected shall also serve as Overseers of the Poor and Road Commissioner)

One (1) - for a three-year term

ARTICLE A4: To elect, by written ballot, a member to the Regional School Unit No. 78 (RSU #78) Board of Directors.

One (1) - for a three-year term

ARTICLE A5: To choose all other necessary Plantation Officers and Committees for the ensuing year not elected by written ballot or appointed by the Board of Assessors.

Budget Committee 3 - for a one-year term

BUSINESS ARTICLES

ARTICLE B1: To see if the Plantation will vote to set a date for taxes on real estate and personal property to become due and payable.

RECOMMENDATION: January 1, 2027

ARTICLE B2: To see if the Plantation will vote to authorize a discount of 2% on property taxes paid in full within thirty (30) days from the date of commitment of the tax list to the Tax Collector and to raise and appropriate the sum of **\$12,000** for that purpose.

RECOMMENDATION: The article to pass

ARTICLE B3: To see if the Plantation will set a rate of 7 % interest to be assessed by the Plantation on delinquent taxes, and to set a delinquent date.

RECOMMENDATION: Interest Rate 7 % per annum, pursuant to 36 M.R.S. § 505.4 and delinquent date to be 90 days from the date of tax commitment.

ARTICLE B4: To see if the Plantation will vote, pursuant to 36 M.R.S. § 506, to authorize the Tax Collector and Treasurer to accept any prepayments of taxes not yet due or assessed. Any taxes paid above the amount finally assessed shall be repaid without interest upon request.

RECOMMENDATION: The article to pass.

ARTICLE B5: To see if the Plantation will vote to set the interest rate to be paid by the Plantation on abated taxes at 3% for the fiscal year.

RECOMMENDATION: The article to pass.

ARTICLE B6: To see if the Plantation will vote to appropriate tax abatements and applicable interest out of overlay.

RECOMMENDATION: The article to pass.

ARTICLE B7: To see if the Plantation will vote to authorize the Board of Assessors to appropriate all Fiscal Year 2025/2026 overdrafts from undesignated fund balance.

RECOMMENDATION: The article to pass.

ARTICLE B8: To see if the Plantation will vote to authorize the Board of Assessors and the Treasurer to carry forward specific account balances from the current year to the same accounts for the ensuing year for the specific purpose of each account.

RECOMMENDATION: The article to pass.

ARTICLE B9: To see if the Town will vote to authorize the Board of Assessors to dispose of town owned property which they determine is no longer needed or usable by the town, on such terms as they deem advisable.

RECOMMENDATION: The article to pass.

ARTICLE B10: To see if the Town will authorize the municipal officers to dispose of tax-acquired property via quitclaim deed by either (A) offering the property to the former owner(s) or if deceased, to his/her/their heirs/devisees/personal representative for a price equal to all outstanding taxes, interest, fees and costs; or (B) using the process required by 36 M.R.S. § 943-C, provided that if the board is unable to list or sell the property as required by § 943-C(3), the board may sell the property through a competitive sealed bid process in which a notice advertising sale of the property shall be published at least twice in a newspaper of general circulation in the county. For sales other than to the former owner, excess sale proceeds, as defined in 36 M.R.S. § 943-C, shall be returned to the former owner.

RECOMMENDATION: The article to pass.

ARTICLE B11: To see if the Plantation will vote to authorize the Board of Assessors and/or Treasurer, to accept gifts, real estate, donations, and other funds, including trust funds that may be given or left to the Town, and to further authorize the Select Board to expend such sums of money as it deems necessary from these funds for their designated purposes.

RECOMMENDATION: The article to pass.

ARTICLE B12: To see if the Plantation will authorize the Board of Assessors to enter into leases, contracts and agreements on terms and conditions deemed necessary and appropriate.

RECOMMENDATION: The article to pass.

ARTICLE B13: To see if the Plantation will vote to authorize the Board of Assessors and/or Treasurer acting in concurrence with the Board of Assessors to seek, accept and disburse grant funds from private, state or federal agencies, for the purpose so designated in each specific grant.

RECOMMENDATION: The article to pass.

**CAPITAL IMPROVEMENT &
SPECIAL RESERVE ACCOUNT ARTICLES**

	2025-2026	2026-2027 Request
A. Civil Emergency	7,809.00	0.00
B. Forest Fire Account	*121,345.00	10,000.00
C. Property Reval	74,500.00	7,500.00
D. Restore Graves	50.00	50.00
E. Roads Improvement Reserve F.	30,000.00	23,750.00
Capital Improvement Reserve	47,786.00	23,750.00
	\$281,490.00	\$65,050.00

** Included projected carry forward*

ARTICLE C1: To see if the Plantation will vote to raise and appropriate **\$10,000** for the Forest Fire Account Special Reserve, an existing non-lapsing special reserve fund from which the Board of Assessors may expend for the designated purpose of the reserve.

RECOMMENDATION: The article to pass

Note: Forest Fire Account pursuant to 12 M.R.S. §9204 Municipalities shall pay the costs for controlling and extinguishing forest fires up to 1/4 of 1% of their state valuation on a calendar year basis.

ARTICLE C2: To see if the Plantation will vote to raise and appropriate **\$7,500** for the Property Reval Special Reserve, an existing non-lapsing special reserve fund from which the Board of Assessors may expend for the designated purpose of the reserve.

RECOMMENDATION: The article to pass

ARTICLE C3: To see if the Plantation will vote to raise and appropriate **\$50** for the Restore Grave (Cemetery) Special Reserve, an existing non-lapsing special reserve fund from which the Board of Assessors may expend for the designated purpose of the reserve.

RECOMMENDATION: The article to pass

ARTICLE C4: To see if the Plantation will vote to raise and appropriate **\$23,750** for the Roads Improvement Special Reserve, an existing non-lapsing special reserve fund from which the Board of Assessors may expend for the designated purpose of the reserve.

RECOMMENDATION: The article to pass

ARTICLE C5: To see if the Plantation will vote to raise and appropriate **\$23,750** for the Capital Improvement Special Reserve, an existing non-lapsing special reserve fund from which the Board of Assessors may expend for the designated purpose of the reserve.

RECOMMENDATION: The article to pass

OPERATING EXPENSE ARTICLES

ARTICLE EX1: To see if the Plantation will vote to raise and appropriate from taxes **\$ 311,530.00** for Administration.

	2023-2024	2024-2025	2025-2026	2026-2027
	4,750.00	4,850.00	6,750.00	Request
A. Elected Officials	7,807.50	9,005.00	8,700.00	6,750.00
B. Assessors Agent	71,598.72	71,013.03	65,004.30	8,700.00
C. General Government	35,530.07	25,464.90	22,660.00	66,892.00
D. Finance	26,757.00	32,983.38	50,643.00	25,360.00
E. Planning	31,838.99	30,580.78	25,550.00	53,175.00
F. Town Office	56,100.00	63,700.00	63,680.00	36,000.00
G. Tax Collector/Town Clerk	23,658.05	30,525.34	22,414.18	77,190.00
H. Insurances	5,248.57	5,555.08	7,802.80	24,134.00
I. Payroll Liability	1,963.17	1,963.17	1963.17	12,329.00
J. General Assistance				1,000.00
	\$265,252.07	\$275,640.68	\$275,167.45	\$311,530.00

RECOMMENDATION: Board of Assessors recommend \$311,530.00
 Budget Committee recommends \$311,530.00

ARTICLE EX2: To see if the Plantation will vote to raise and appropriate from taxes **\$ 105,540.00** for Public Safety.

	2023-2024	2024-2025	2025-2026	2026-2027
			62,858.03	Request
A. Fire and Rescue	50,901.05	64,278.46	1,902.44	62,413.00
B. Animal Control	1,782.25	1,742.44	37,690.00	781.00
C. E.M.S.	20,119.00	23,404.00	2,000.00	40,346.00
D. Enhanced E-911	708.96	1981.77		2,000.00
	\$73,511.26	\$91,406.67	\$104,450.47	\$105,540.00

RECOMMENDATION: Board of Assessors recommend \$105,540.00
 Budget Committee recommends \$105,540.00

ARTICLE EX3: To see if the Plantation will vote to raise and appropriate from taxes **\$ 169,020.00** for the Public Works Department.

	2023-2024	2024-2025	2025-2026	2025-2026
	198,094.16	212,007.12	133,000.00	Request
A. Highway	61,186.75	59,637.36	41,460.00	123,000.00
B. Solid Waste	1,500.00	1,500.00	0.00	46,020.00
C. Sanitary Sewers			\$174,460.00	0.00
	\$260,780.91	\$273,144.48		\$169,020.00

RECOMMENDATION: Board of Assessors recommend \$169,020.00
 Budget Committee recommends \$169,020.00

FUNDING REQUEST ARTICLES

ARTICLE FR1: To see if the Plantation will vote to raise and appropriate from taxes the sum of **\$7,000** to fund contributionsto the following agencies.

	2023-2024	2024-2025	2025-2026	2026-2027
	500.00	500.00	500.00	Recommended
A. Maine Forestry Museum	1,500.00	1,500.00	0.00	0.00
B. Rangeley Family Medicine	1,868.00	1,681.00	1,600.00	500.00
C. Rangeley Health & Wellness	2,500.00	2,500.00	0.00	250.00
D. Rangeley Health & Wellness	2,000.00	3,000.00	0.00	250.00
E. Rangeley Townhouse – Meal Site	7,188.00	7,476.00	5,000.00	3,000.00
F. Rangeley Public Library	\$15,556.00	\$16,657.00	\$7,100.00	3,000.00
				\$7,000.00

Note: C is Operational Help & D is CommunityHealth&WellnessPrograms

RECOMMENDATION: The article to pass

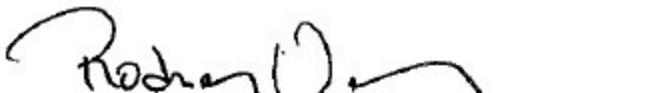
ARTICLE RV1: Shall the Plantation appropriate funds from non-property tax revenues for the approved articles in EX1 through FR1?

Estimated Revenues \$ 75,000


RECOMMENDATION: The article to pass

Given under our hand this 2nd day of June, 2026.

SANDY RIVER PLANTATION BOARD OF ASSESSORS



Rodney Varney, First Assessor



Joanne Taylor, Second Assessor



Lisa Kinsman, Third Assessor

NOTES





Franklin County Sheriff's Office

Scott R. Nichols, Sheriff

Steve Lowell, Chief Deputy

Business Office: (207) 778-2680

Toll Free: (800) 773-2680

Fax: (508) 296-4032

120 County Way

Farmington, ME 04938

April 28, 2026

Good day to my neighbors in Sandy River Plt.

Each year, I typically provide an end-of-year report outlining law enforcement activity in your town, including statistical data that reflects trends and changes from the prior year. Unfortunately, this year I am unable to provide that statistical comparison.

The year 2025 has been a significant **transitional year** for the Franklin County Sheriff's Office. For the first time in over a decade, we transitioned to a new Records Management System. This improved system was implemented countywide and is shared with all law enforcement agencies within Franklin County, as well as several neighboring counties. While the system represents a major advancement in our operations, certain components—including customized data extraction for year-end reporting—are still being configured. As a result, the statistical data normally included in this report is not yet available.

That said, I would like to provide an overview of the important work and progress taking place within the Sheriff's Office.

One of the most impactful developments this year has been the hiring of a new Jail Administrator. **Major Hart Daley** brings over 40 years of high-level administrative experience from prior law enforcement agencies. His leadership, working in close partnership with **Lieutenant John Donald**, has provided a much-needed stabilizing presence within the jail. We are extremely fortunate to have professionals of this caliber leading the facility. Their efforts have strengthened operations and increased staffing levels to the point that, for the first time in many years, we have achieved a **full complement of corrections officers**.

Another significant achievement at the jail is the implementation of our **COSSUP Program**—the *Comprehensive Opioid, Stimulant, and Substance Use Program*. This initiative is designed to address illicit drug use in our community through a multi-faceted approach aligned with the **Sequential Intercept Model**. Individuals who are arrested and brought to jail are screened, and when substance use disorder is identified, they may be enrolled in a program aimed at breaking the cycle of addiction.

This program includes **medication-assisted treatment within the jail**, along with counseling services provided by a dedicated team of professionals, both onsite and through the **Healthy Communities Coalition**, which specializes in addiction treatment and recovery. The program is overseen by **Dr. Alaine O'Connor**, who serves as our Addiction Medical Director. The primary goals of COSSUP are to reduce overdose incidents and deaths while also lowering jail recidivism rates. Although the program is still in its early stages, we are already seeing encouraging results.

Additional improvements at the jail this year include the construction of a new medical room, providing a more modern and appropriate environment for the care of residents. We have also added three additional office



Franklin County Sheriff's Office

Scott R. Nichols, Sheriff

Steve Lowell, Chief Deputy

Business Office: (207) 778-2680

Toll Free: (800) 773-2680

Fax: (508) 296-4032

120 County Way
Farmington, ME 04938

April 28, 2026

spaces within the facility to support counseling services and to allow for private meetings between residents and their attorneys.

On the patrol side of the agency, we continue to deliver comprehensive law enforcement coverage throughout Franklin County. Our patrol division consists of **nine patrol deputies and four patrol supervisors**, providing 24-hour coverage to meet the growing demands placed on our agency. One notable trend is the continued increase in **mental health-related calls for service**. Nearly every day, our deputies respond to individuals in crisis. They are trained to assess each situation and connect individuals with the most appropriate services and resources available.

Our detectives remain actively engaged in investigating drug-related crimes both within Franklin County and beyond. We have observed an increase in out-of-state actors entering our communities to distribute illegal drugs. In addition to drug investigations, our detectives continue to work diligently on other major crimes affecting our county.

In 2025, we also implemented a change in how **civil process papers** are served. Patrol deputies are now responsible for serving these documents rather than utilizing a dedicated individual. This adjustment has resulted in more timely service and allows the county to recoup revenue for services rendered.

You can be proud of the men and women of the Franklin County Sheriff's Office and the work they do every day on behalf of our communities. If you have any questions, please feel free to contact me at my office at **207-778-2680**.

Respectfully,

Scott R. Nichols
Sheriff, Franklin County



STATE OF MAINE
 DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
 LAND USE PLANNING COMMISSION
 22 STATE HOUSE STATION
 AUGUSTA, MAINE 04333-022

JANET T. MILLS
 GOVERNOR

AMANDA E. BEAL
 COMMISSIONER

February 4, 2026

Via U.S. Mail and E-mail (*letter and report only*)

Board of Assessors
 Sandy River Plantation
 33 Townhall Rd.
 Sandy River Plantation, ME 04970

RE: 2025 LUPC Annual Permit Summary Report

Dear Board Members:

Please find enclosed a summary of Land Use Planning Commission (LUPC) permitting activities in Sandy River Plantation for 2025. Depending on permit activity, data may include:

- Approved or on-hold permits for activities that required permit approval when applicants sought it;
- Information about permit applications submitted and later withdrawn by the applicant;
- Notifications received for activities that require notification to the LUPC (e.g., accessory structures); and
- Information about enforcement cases that have been resolved.

Please note that some activities do not require LUPC approval, and some may have been completed without a permit, though a permit was required.

Also enclosed are informational materials that we hope you will make available to Sandy River Plantation residents. Recent rule changes require property owners to notify the LUPC if they own and operate a short-term rental. Data on the notifications will be included in next year's annual report. Please contact me if you need additional copies.

The LUPC regional staff serving your region includes:

Jennifer Larson, Environmental Licensing Specialist I
 (All Residential Development)
 Phone: (207) 670-7492
 Email: Jennifer.Larson@maine.gov

Rachel Hauber, Environmental Licensing Specialist II
 (All Non-Residential Development)
 Phone: (207) 670-7493
 Email: Rachel.Hauber@maine.gov

Please let me know if you have any questions.

Best regards,

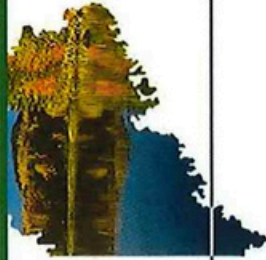
Megan Lamb
 Senior Planner
 (207)446-8823

Enclosures: 2025 Annual Permitting Summary; Accessory Structure Brochures; Buying and Selling Property Brochures; Short-Term Rental Flyers

BENJAMIN GODSOE
 ACTING EXECUTIVE DIRECTOR
 HARLOW BUILDING, 4TH FLOOR



PHONE: (207) 287-2631
 FAX: (207) 287-7439
 WWW.MAINE.GOV/DACF/LUPC



Land Use Planning Commission
 2025 ANNUAL PERMITTING SUMMARY FOR:
 Sandy River Plantation

Explanations for each column's data are provided on the last pages of the report

Type	Number	Amend-ment	Applicant	Activity Description	Status	Status Date	GPL
RP	3312	1	White, Bruce; Stevenson, Joseph	Develop 1,950x12 level C road to access dwelling.	Approved	1/2/2025	071701649
BP	17709	1	Rangeley Building And Remodeling; Mulandi, Allan; Mulandi, Jenna	Construct 38x46 dwelling, install SWDS and driveway.	Application Withdrawn	2/5/2025	07170187
GN	25-8	1	White, Bruce	Structure #1: Other Dimensions (L) 32 x (W) 20 x (H) 8, total square feet: 640, build date: 2025-08-01	No Action Taken	3/6/2025	071701649
BP	16777	A	32 Magalloway LLC	Construct 23x28 attached garage.	Application Withdrawn	4/22/2025	07170031
BP	17742	1	Shield, Katherine; Summit Homes Rangeley	Construct 20x40x25 dwelling with attached deck and porch; install driveway and SWDS.	Approved	5/1/2025	071701312
BP	17709	A	Mulandi, Allan; Mulandi, Jenna; Rangeley Building and Remodeling	Construct 38x30 dwelling with attached deck 12x8, parking, driveway, and SWDS.	Approved	5/9/2025	07170187

Type	Number	Amend-ment	Applicant	Activity Description	Status	Status Date	GPL
BP	12664	B	Schmiege, Paul; Duever, Connie; Ens Associates	Reconstruct 43x30 dwelling, and convert dwelling to bunkhouse.	Approved	5/20/2025	071700825
SD	25-7	1	Rafus, William; Rafus, Carolyn	Install 239' electric service to campsite.	Approved	6/18/2025	071700725
BP	2635	D	Goodwin, David; Goodwin, Emily	Construct 34x14 & 34x5 decks and replace roof on 16x5 back deck.	Approved	7/3/2025	071701644
CT	24-17	1	Stevens, Adam; Maul, Linda; Maul, Michael	Pole barn and unfinished electrical shed WOP.	Resolved	7/24/2025	07170162, 07170163
BP	17813	1	Henry, Jeremy	Construct 63x32 dwelling and 35x30 garage	Approved	8/4/2025	071700420- 13
BP	17633	A	Greene, Kshanti; Noyes Realty	Construct 3x30 path from driveway to building pad and modify revegetation.	Application Withdrawn	8/14/2025	071701718, 071701719, 071701721
BP	10081	B	Ridlon, Ralph; Ridlon, Dianna	Construct 12x26 dwelling addition, 8x12 covered porch.	Approved	9/2/2025	071700442
GN	25-164	1	White, Bruce	Structure #: Solar array for private use, less than 750 square feet. Dimensions (L) 24 x (W) 24 x (H) 20, total square feet: 576, build date: 2025-09-01	No Action Taken	9/7/2025	071701649
BP	16736	A	Rowe, Adam; Rowe, Melissa	Reconstruct and relocate 24x12 dwelling, install 12x40 addition.	Approved	9/10/2025	071700412
BP	17853	1	Utecht, Ron; Justice, Pamila	Construct 32x28 dwelling, 20x12 attached deck, 15x135 driveway, 30x50 parking; install SWDS.	Approved	9/16/2025	071701333
BP	17891	1	Greenough, Don; Greenough, Lucia	Construct 20x26 permanent foundation beneath pre-Commission cabin.	Approved	9/26/2025	071701413

Type	Number	Amend-ment	Applicant	Activity Description	Status	Status Date	GPL
BP	17924	1	Wood, Gawain	Construct 40x24 dwelling, 175x15 driveway, 70x18 and 30x24 parking; install SWDS.	Approved	10/17/2025	071700729
BP	17411	B	Hall, Jarod; Hall, Nichole	Construct dwelling addition and deck after-the-fact.	Approved	10/21/2025	071701723
EC	25-154	1	Hall, Jarod; Hall, Nichole	Expand dwelling in excess of permitted dimensions.	Resolved	10/21/2025	071701723
BP	17911	1	Mcdonald, Patrick; Christopher, Sarah	Construct 22x32 dwelling, 10x20 deck, 25x150 driveway, 50x50 parking area; install SWDS.	Approved	10/22/2025	071700718
BP	11264	B	Wells, Brett	Construct 36x28 dwelling, attached deck 12x28, and porch 8x12; install SWDS.	Approved	10/31/2025	071701517
BP	17926	1	Gregory, Andrew; Gregory, Rosanne	Construct 26x32 dwelling, 8x20 covered porch, 5x8 deck, driveway; install SWDS.	Approved	11/5/2025	071701511
BP	17921	1	Pepper, Elias	Construct 15x12 dwelling and expand 9x100 driveway	Approved	11/13/2025	071700720
DP	4131	Z	Berry, Mark; Farmer, Christopher	Change use: shared condominium association building (within Rock Pond I) to dwelling.	Application Withdrawn	11/14/2025	07170032

About the Report Data

(presented in the order appearing in the report table)

Types. Below is a summary of the permit types that may be included in the report table.

Acronym	Name	General Description ¹
AR	Advisory Ruling	A documented yet informal staff opinion requested by a landowner/developer. Applicants typically seek advisory rulings to receive advice on whether a permit is required for specified activities or how specified provisions of the Commission's rules are interpreted.
BCP	Bridge Construction Permit	Permits for the construction, replacement, or repair of bridges.
BLN	Boat Launch Notice	A landowner notification to the LUPC, after providing their intent to file notice yet prior to construction or repair of a boat launch, in accordance with 10.27(L) of the Commission's Land Use Districts and Standards .
BP	Building Permit	Permits for activities associated with residential development that require a permit (e.g., activities involving: a camp, a garage, porches, etc.).
DP	Development Permit	Permits for activities associated with non-residential development that require a permit (e.g., activities involving commercial sporting camps, retail stores, warehouses, mills, wind turbines, campgrounds, resorts, etc.). <i>Note that some development permits authorize or otherwise regard activities associated with residential development.</i>
EC	Enforcement Case	Though not a permit type, resolved enforcement cases have been included for your information.
FOP	Forestry Operations Permit	Permits for forest operations that exceed the standards of Section 10.27(E) of the Commission's Land Use Districts and Standards or are located within a Development Subdistrict or the Mountain Area Protection (P-MA) Subdistrict.
GN	General Notification	A landowner notification to the LUPC, in accordance with Section 4.05(C) of the Commission's Rules of Practice . Examples include notification of activities described in Section 10.27(D)(5) (roads and water crossings) of the Commission's Land Use Districts and Standards .
GP	Great Ponds Permit	Permits for activities affecting great ponds (i.e., bodies of standing water greater than 10 acres in size). Activities permitted as a Great Ponds Permit include, but are not limited to, permanent docks, dredging, some boat launches/ramps, breakwaters, and retaining walls.
HP	Hydropower Permit	Permits for and relating to hydropower activities.

¹ See Chapter 10 for specific criteria and standards.

Acronym	Name	General Description ¹
IFN	Intent to File Notice	A landowner notification to the LUPC of their intent to file a Boat Launch Notification (BLN) described above, in accordance with Section 10.27(L) of the Commission's Land Use Districts and Standards .
LAR	Letter of Exemption/ Advisory Rulings	A letter from the LUPC staff confirming the proposed activity is exempt from one or more provisions of the Commission's rules and, therefore, does not require permit approval and a documented but informal staff opinion regarding other aspects of the specified project.
LOE	Letter of Exemption	A letter from the LUPC staff confirming that the proposed activity is exempt from one or more provisions of the Commission's rules and, therefore, does not require permit approval.
LUC	Land Use Certification	A determination issued by the Commission for a project where the Maine Department of Environmental Protection (DEP) is the lead permitting agency, but certification is also required from the Commission. In most cases, the Commission must certify whether the project is an allowed use and whether it conforms to its standards which the DEP does not otherwise review. Projects that typically trigger an LUC include, but may not be limited to, metallic mineral mining projects, solid waste disposal facilities, or protected natural resource alterations.
MFS-RA	Maine Forest Service Review and Approval	Review and approvals issued by the Commission for timber harvesting activities that are permitted by the Maine Forest Service (MFS) (12 M.R.S. § 685-A(12)).
RP	Road Construction Permit	Permits for the construction, realignment, and substantial repair of roads (excluding land management roads).
SA or WL	Shoreland Alteration or Wetland Alteration Permit	Permits for activities affecting the shoreline of lakes, ponds, rivers, or streams (e.g., activities involving riprap, dredging, permanent docks, the intrusion of structures into or over a wetland or waterbody, and utility lines within or buried beneath a wetland or waterbody).
SD	Service Drop	Permits for certain utility lines. See Chapter 2 of the Commission's Definitions . Most building permits (BP) and development permits (DP) include authorization of a service drop.
SLC	Site Law Certification	Certifications issued by the Commission for projects that trigger review by the Maine Department of Environmental Protection (DEP), specifically under the Site Location of Development Act. In these cases, the Commission must certify whether the project conforms to its standards which the DEP does not otherwise regulate. Projects that typically trigger Site Law include subdivisions, commercial development, and grid-scale wind or solar development. [See Maine Public Law 2011 Chapter 682]

Number. This is the permit number automatically assigned when a permit is entered into the LUPC data system.

Amendment. Amendments of previous actions are identified using sequential letters (e.g., BP 123; BP123-a; and BP 123-b (the first permit action, the first amendment, and the second amendment, respectively).

Applicant. The name(s) of the applicant or applicants for the permit.

Activity Description. A brief description of the proposed or permitted activity. Please note that not all staff describe activities in the same way. Contact the assigned LUPC staff member if you have questions.

Status. The status of the application.

Status Date. The date the status was reported.

GPL. The Geocode, Plan, Lot (GPL) field contains the Tax Plan and Lot information: (e.g., 07040078). The first 5 characters are the Geocode for the town or plantation, then the Tax Plan # (starts with a zero if only 1 digit), and then the Lot #.

The GPL data includes records where the applicable tax plan and lot have been manually identified. Please be aware, however, that these data are not 100% reliable because:

- Many permit actions do not indicate the applicable plan and lot
- Plan and lot data available to the LUPC is not always up to date
- Leases will result in numerous permitting data for a single parcel if the municipality views leases as 'part of' the larger parcel
- More than one parcel may be identified
- The plan and lot may have changed from what may be indicated within LUPC permitting data, resulting in false positives and false negatives

Common Acronyms

ATF = After the fact

DOT or Maine DOT = Maine Department of Transportation

LLC = Limited liability corporation

SSWW or SWDS = Subsurface wastewater disposal system

NHWM = Normal high water mark

WOP = Without a permit



Dear Sandy River Plantation Resident,

MaineHealth Emergency Medical Services (EMS), formerly known as NorthStar, is proud to serve your community since 2005. With your continued support, we are providing care whenever and wherever it is needed. With five bases strategically located throughout the area with bases in Rangeley, Phillips, Carrabassett Valley, Farmington and Livermore. MaineHealth EMS provides the strength of a 24/7 regional service while keeping its patient care operations local to the community.

In your last fiscal year July 1, 2024 to June 30, 2025, MaineHealth EMS responded to 7619 calls for service in total. This was an increase from the year prior's 7467 calls for service. In Sandy River Plantation we responded to 37 calls for service which is 2 fewer than last year. Our average time from dispatch to time enroute was 2 minutes and 12 seconds. Of the 37 calls for service we transported 20 of those patients to the hospital, 11 patients were assessed and refused transport, 6 responses were cancelled prior to ambulance arrival at the scene.

Types of Emergency calls:

Chest Pain (Non-Traumatic)	1	Traffic/Transportation Incident	7
Convulsions/Seizure	1	Traumatic Injury	12
Falls	7	Unknown Problem/Person Down	1
Hemorrhage/Laceration	1	Back Pain (Non-Traumatic)	2
Sick Person	2	Breathing Problem	2
Stroke	1		

We look forward to continuing our service to the Sandy River Planation community. Thank you for the opportunity to be your local ambulance service.

Respectfully Submitted,

Stephen Smith

MaineHealth EMS Franklin - Director of EMS



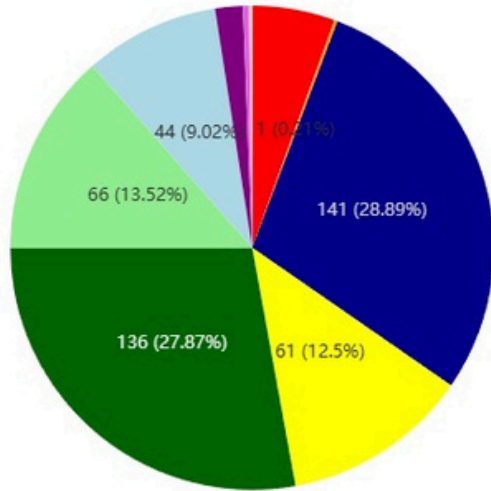
RANGELEY FIRE RESCUE

ESTABLISHED 1894

Chief Michael Bacon

(207) 864-3800
FireChief@rangeleyme.org

Total (488)



- 1 - Fire
- 2 - Overpressure Rupture, Explosion, Overheat(no fire)
- 3 - Rescue
- 4 - Hazardous Condition (No Fire)
- 5 - Service Call
- 6 - Good Intent Call
- 7 - False Alarm & False Call
- 8 - Severe Weather & Natural Disaster
- 9 - Special Incident Type
- None / In Progress

Dear Sandy River Plantation Resident,

Rangeley Fire Rescue responded to 488 calls for service within our coverage area. Of those calls, 28 were in Sandy River Plantation with the highest generated call being tied with Vehicle Accidents and Fire Alarms.

Being operationally ready to respond means training. To be ready for all emergencies your community may face we train. Rangeley Fire Rescue firefighters in total trained for 1,229 hours across a wide range of topics from fire suppression to incident command to better serve your community.

Rangeley Fire Rescue has also begun rolling out a community CPR training program that is free to residents. Please feel to reach out if you are interested in attending.

Some other programs that Rangeley Fire Rescue offers include; courtesy life safety inspections, help with insurance reviews, and urban wildland interface reviews to name a few. If you ever have a question regarding your property or life safety, please reach out we may have resources to provide assistance.

As always, thank you for allowing us to serve your community.

Yours in Service,
Michael A. Bacon
Chief Rangeley Fire Rescue
Office: 207-864-3800
Email: firechief@rangeleyme.org



State & Federal Officials

UNITED STATE SENATORS

Susan M. Collins
413 Dirksen Senate Office Building
Washington, D.C. 20510-1904
PHONE (202) 224-2523
www.Collins.Senate.gov

Angus S. King, Jr.
133 Hart Senate Office Building
Washington, D.C. 20510
Phone (202) 224-5344
www.King.Senate.gov

REPRESENTATIVES TO CONGRESS

Jared Golden
1710 Longworth House Office Building
Washington, D.C. 20515
Phone (202) 225-6306
WWW.GOLDEN.HOUSE.GOV

STATE OF MAINE GOVERNOR

Janet T. Mills
1 State House Station
Augusta, ME 04333-0001
Phone (207) 287-3531
www.Maine.gov

STATE OF MAINE SENATOR

Joseph Martin
3 State House Station
Augusta, ME 04333-0003
Phone (207) 287-1505
Joseph.Martin@legislature.maine.gov

STATE OF MAINE HOUSE REPRESENTATIVE

Michael Soboleski
2 State House Station
Augusta, ME 04333-0002
Phone (207)287-1440

United States Senate

WASHINGTON, DC 20510-1904

Dear Friends,

It is an honor to serve the people of Maine, and I welcome this opportunity to update you on the work that has taken place in the Senate over the past year. My staff and I have addressed numerous issues affecting our state, and I would like to share some of the progress that we have made.

Since my *Social Security Fairness Act* was signed into law in January 2025, the law has been fully implemented and restored earned retirement benefits to 2.8 million Americans. More than 25,000 Mainers have seen their monthly benefits increase and have been issued more than \$184.5 million in retroactive payments. I am proud that this legislation has improved the lives of many retired firefighters, teachers, police officers, and other public employees and their spouses.

I was honored to become the first Maine Senator in nearly a century to lead the Appropriations Committee. Since I took this role last January, Congress enacted full-year appropriations bills before December for the first time since 2018. These bipartisan bills included full-year funding for Military Construction and the Department of Veterans Affairs, the US Department of Agriculture, and the Food and Drug Administration. At my request, these bills included nearly \$35 million in Congressionally Directed Spending (CDS) for local projects across Maine that will improve fire stations and emergency services, update municipal buildings, and support upgraded facilities at the Maine National Guard and Portsmouth Naval Shipyard (PNSY) in Kittery. This funding builds on the nearly \$1.1 billion in CDS I have secured since 2021 for worthy projects that benefit local communities and nonprofits across our state's 16 counties. As Chair, I remain committed to working to better ensure that federal spending and investments produce real results for the people of Maine.

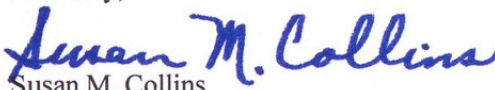
I have also led other important legislative efforts this year that address problems many Mainers face. This includes bills that expand federal efforts to combat Lyme disease and other tick-borne illnesses and improve access to early testing for Alzheimer's disease. Provisions I authored to strengthen prevention, treatment, and recovery services for those struggling with substance use disorders and mental illness were included in the *SUPPORT for Patients and Communities Reauthorization Act* that was recently signed into law. An amendment I authored in this year's *National Defense Authorization Act* will increase apprenticeship opportunities at public shipyards like PNSY. That bill also includes more than \$400 million to support critical infrastructure improvements at PNSY and a well-deserved 3.8 percent pay raise for all our nation's service members.

In addition to advancing legislation, I worked to ensure that federal commitments to Maine were maintained and, when necessary, restored. I secured a seasonal employee exemption for Acadia National Park from the Administration's federal hiring freeze and from closure during the recent government shutdown. I protected local programs like Maine Sea Grant and global initiatives like the President's Emergency Plan for AIDS Relief (PEPFAR) from harmful funding cuts. I led the effort to resume enrollment at Maine Job Corps centers and fought for full funding for Maine's public schools this school year. I preserved funding for the University of Maine System and secured the restoration of funding to the Passamaquoddy Tribe at Pleasant Point and the Penobscot Nation. I protected low-income Mainers' access to key programs like LIHEAP and SNAP. Although I voted against the *One Big Beautiful Bill Act* due to my opposition to Medicaid cuts, I helped secure \$50 billion to support rural health providers through the legislation's Rural Health Transformation Program. Maine has been awarded \$190 million in the first year of this five-year grant program.

Throughout my Senate service, I have never missed a roll-call vote and have cast more than 9,850 consecutive votes—reflecting the Maine work ethic I bring to Washington. My continued ranking as most bipartisan Senator from the Lugar Center and Georgetown University is a testament to Maine's tradition of working with cooperation and respect.

My highest priority as a Senator is to ensure that the State of Maine's needs are met. If ever I can be of assistance to you, please contact one of my state offices or visit my website at collins.senate.gov.

Sincerely,


Susan M. Collins
United States Senator

United States Senate

WASHINGTON, DC 20510

COMMITTEES:
ARMED SERVICES
RANKING MEMBER, STRATEGIC FORCES
SUBCOMMITTEE
ENERGY AND
NATURAL RESOURCES
RANKING MEMBER, NATIONAL PARKS
SUBCOMMITTEE
INTELLIGENCE
VETERANS' AFFAIRS

Dear Friends,

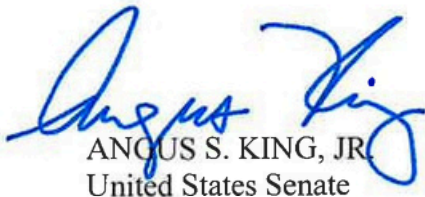
With each year we have a new opportunity to recognize our shared achievements and offer up our time and energy to support one another when challenges arise. I am grateful to the towns across Maine for their dedication to their communities, their residents, and our state. Working together has always been our strength, and the past year proved that once again we are stronger when we work together.

However, it is difficult to recall a year more challenging than the one we just experienced – a year that required a steady focus on our founding principles and shared values. For these reasons, I spent hours on the Senate Floor reminding my colleagues—and many of you back home—about the vision our founders demonstrated when they laid the blueprint for the American experiment. A cornerstone in their understanding was a duty to civic engagement and community. I often refer to Maine as a big town with long roads, and in my travels throughout our state, I am reassured by the grassroots participation in our civic process and the neighborly feel that makes Maine unique.

My legislative priorities remain largely the same: supporting Maine veterans, small businesses, and our heritage industries like agriculture, forest products and the marine economy. Additionally, I am grateful to have an exceptional team across Maine ready to assist you with issues involving the federal government. Whether you are facing challenges related to veterans' services, Social Security, the IRS, passports or other matters, I encourage you to reach out to our offices in Presque Isle, Bangor, Augusta, Portland, or Biddeford. We are here to help and welcome the opportunity to work on your behalf.

Together, I am confident we can continue building a stronger and more prosperous future for our state and nation. Thank you for being one of the many reasons Maine is such a special place. It is truly an honor to serve you and to know you. Mary and I wish you a happy, healthy, and safe 2026.

Best Regards,



ANGUS S. KING, JR.
United States Senate



Jared Golden
Congress of the United States
2nd District of Maine

Dear Friends,

I hope this letter finds you well.

As you likely know, my time in Congress will come to an end in January 2027, after which I'll return to my family and my life as a private citizen. In other words, this is my final town letter.

My time as your representative has included a fair share of ups and downs, but one thing that never changed was the pride I brought with me to represent your community and all the others across Maine's 2nd Congressional District.

Maine has been home for my entire life. And while serving in Congress has meant a lot of time in Washington, D.C., I've tried my best to stay connected to the people, places and values that made me who I am.

Growing up in Leeds, I learned the value of hard work and community. When I enlisted in the U.S. Marines, a decision driven by the commitment to service and patriotism instilled in me by the people and places that raised me, I learned a lot about sacrifice and leadership. After my time in the military, I settled in Lewiston and served my city in the Maine State House, where I got a crash course in what representation really meant: listening, understanding, and fighting to make life better for the people and families who'd placed their trust in me.

I brought these values and experiences with me to Congress, and tried to live up to them every day I have served.

I share all this not because my story is special or my values unique, but because I know that it is not.

It's fair to say that I've worked in one way or another with most every community in the District. Together, we've reduced pressure on property taxes by securing congressional funds for local projects. We've passed laws to support Maine's heritage industries and small businesses. And my

staff and I have provided direct constituent services, helping thousands of Mainers across the state — including recovering millions of dollars in missing or delayed federal benefits.

What I've learned through our work together is that there are leaders all over Maine everywhere you look — people committed to service, to their communities and their country: Municipal officials and workers. Business owners and innovators. Servicemembers and law enforcement officers. Volunteer firefighters. And of course, the everyday workers, parents and students who are all doing their part to contribute how they can to their families and communities.

I am grateful to share this state with every single one of you, and despite all our challenges, I am optimistic about our future because of what I've seen and learned. I know that the things that divide us are no match for the things we have in common and our commitment to each other.

While this may be my final letter in this format, I am still working hard to represent you for the rest of this year. If your community, small business, or family has a need, reach out to my nearest district office and talk to us about it. My staff and I can help navigate government programs; find federal resources in Maine; and resolve issues with Medicare, Social Security, the VA, and other agencies. Here's the contact info for my offices:

- **Caribou Office:** 7 Hatch Drive, Suite 230, Caribou, ME 04736. Phone: (207) 492-6009
- **Lewiston Office:** 179 Lisbon Street, Lewiston, ME 04240. Phone: (207) 241-6767
- **Bangor Office:** 6 State Street, Suite 101, Bangor, ME 04401. Phone: (207) 249-7400

Thank you again for the great honor of representing you in Congress and the opportunity to serve you and your community. I will spend the rest of my time in Congress working just as hard as I always have to deliver what I can to Maine.

Respectfully,



Jared Golden
Member of Congress



Janet T. Mills
GOVERNOR

STATE OF MAINE
OFFICE OF THE GOVERNOR
1 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0001

Winter and Spring 2026

Dear Friends:

It has been the greatest honor of my life to serve as your governor for the past seven years. We have faced many challenges together, from confronting a global pandemic, to healing from a horrific tragedy in Lewiston, to rebuilding from unprecedented storms that damaged homes and businesses across the state. But we have done so with the strength, courage, and kindness that is at the essence of Maine people, the same community spirit that will sustain us in the years to come.

Our towns and cities are the essence of community and the foundation of our democracy. In my last year as governor, I will push to continue fully funding revenue sharing and public schools so those costs are not added to the property tax bills. We will continue to make record investments in housing to bring down the cost of home ownership. We will continue to deliver tax relief to working people and lift the burden of student debt off the shoulders of younger people to encourage them to stay here, pay taxes here and invest in our state.

I fundamentally believe that our strongest asset is you – the people of Maine – which is why my Administration's approach has always been, and will always be, to make this state the best place in the nation to live, work, and raise a family.

With gratitude,

Janet T. Mills
Governor



PRINTED ON RECYCLED PAPER



Senator Joseph Martin
3 State House Station
Augusta, ME 04333-0003
(207) 287-1505
Joseph.Martin@legislature.maine.gov

Dear Friends and Neighbors:

Let me begin by thanking you for the honor of serving you in the Maine Senate. It is truly an honor to represent the communities of western Maine; and I can assure you I will work diligently on your behalf.

I was officially sworn in as your State Senator on December 4, 2024. After ending the First Regular Session in March, the First Special Session of the 132nd Maine Legislature adjourned in July. With 415 bills carried over to the next session—including more than 200 still pending in committees—we have a significant workload ahead when we return for the Second Regular Session in January.

Throughout my campaign for office, I heard from many of you regarding the biggest issues you are facing. Such issues include the increasingly high costs of energy, child care, housing, and concerns about education, mental health and substance abuse, workforce development and community safety, among others. I promise to continue working to address these issues.

I'm pleased to report the Legislature passed several critical bills aimed at expanding access to medical care, including measures to improve prescription access in Maine's most rural communities. We also secured key wins to protect our vital forest and logging industries, strengthen Maine's hospitality sector, and create new economic opportunities in agriculture by supporting food processing and manufacturing incentives.

I encourage you to continue to reach out to me with your thoughts, concerns, and ideas about state government. Your input greatly helps me to represent your interests and those of the community in the best possible way.

Again, thank you for electing me to serve you in the State Senate. Please feel free to contact me by calling (207) 287-1505 or emailing me at Joseph.Martin@legislature.maine.gov if you have comments, questions or would like assistance in navigating our state's bureaucracy. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Joseph E. Martin". The signature is written in a cursive style with a large, prominent "J" and "M".

Joseph Martin
State Senator



HOUSE OF REPRESENTATIVES

2STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1440
TTY: (207) 287-4469

Michael Soboleski

11 Snowy Ridge Road
Phillips, ME 04966
Residence: (207) 400-7233
Michael.soboleski@legislature.maine.gov

April 2025

Sandy River Plantation
33 Townhall Rd.
Sandy River Plt., ME 04970

Friends and Neighbors,

I want to thank the residents of Sandy River Plantation for the opportunity to serve as your State Legislator for a second term. It is the honor of a lifetime, and I look forward to getting to work as the First Regular Session of the 132nd Legislature convenes.

I am honored to share with you that I have once again been assigned to serve on two important committees in the Maine State Legislature: the Labor Committee and the Environment and Natural Resources Committee. These roles give me a unique opportunity to advocate for both the hardworking people of Maine and the preservation of our natural resources. As a strong proponent of protecting Mainers quality of life, I will continue my work to address PFAS contamination, pushing for stronger action to clean up these harmful chemicals and protect our communities. At the same time, I remain committed to supporting policies that create good-paying jobs and protect workers' rights. I look forward to bringing a balanced, thoughtful approach to these committees as we work towards practical solutions for both our economy and environment.

There is a great deal of work ahead this legislative session for the people of Maine, and I am committed to working tirelessly on their behalf. I believe it is critical to protect the fundamental rights of families and individuals. We must safeguard parental rights, ensuring that parents remain the primary decision makers in their children's education and upbringing. Additionally, I will stand firm in defending the Second Amendment, protecting the constitutional right of law-abiding citizens to bear arms. Finally, I am committed to fighting for lower energy costs by supporting policies that foster innovation and reduce burdensome regulations, helping families in Maine keep more of their hard-earned money.

Please know that your questions, comments, and concerns are of great importance to me. I can be reached at (207) 400-7233 or via email at Michael.Soboleski@legislature.maine.gov.

Again, thank you for trusting me to serve you in Augusta!

Sincerely,

A handwritten signature in cursive script that reads "Michael A. Soboleski".

Michael A. Soboleski
State Representative

