Planning Board of Georgetown Maine

Minutes of the Meeting of 5 January 2022

**Present**:

Chairman: Bob Trabona

Members: Lisa Sabatine(remote), Terry Taylor, Bob Arledge (remote),

Bill Webster (remote)

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson (remote)

Public: Luke Cellier (remote)

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 7:00 pm.

**Applications:**

1. Jack’s Pond, LLC (10R/21B) Applicant: Luke Cellier. An application for a new principal structure, a new accessory structure, and a campsite (platform) located at 11 Sequinland Rd. Luke explained he would like to build two rental cottages and a campsite to rent. At this point they are unsure if it will be seasonal or year round. It may be a person in the cottage also rents the tent site. All units may also be rented separately. Terry suggested if it is 2 rental units, it changes the application from a principal structure and an accessory to 2 principal units. Bob T noted it will go from currently being residential to commercial. That will be a change of use. Luke reported the person from the DOT stated because it is an established driveway a change of use form did not have to occur unless 5 homes were being put on the property. There was discussion about Luke’s role in regards to the LLC and his authorization to sign the applications. It was noted both he and his wife Sarah are owners of the LLC and both are authorized to make all decisions relative to it. It was agreed by the board members that Luke has the appropriate authorization to sign. Bill asked in the future attention be paid to who is the authorized signer of applications. Luke noted the septic field is being expanded. Each structure will have it’s own tank. The tent platform will have a portable toilet. Chris stated if water is, at some point, run to the camp site that would require a change to the current septic/waste disposal plan. Bob T reported the final application indicates the project is not in the Shoreland zoning. Luke reported there is a small creek that comes off of Jack’s pond. The new structure is in the same footprint as the old. It is within 68’ of the creek. The septic tanks are located 100’ from the creek. The septic field is a couple hundred feet away. The well will serve both cottages. The disposal septic permit will be signed by Chris. The larger cottage does not have a height on the plan. Luke reported it is 17’. Bob T added this dimension, with Luke’s permission to the drawing. The smaller cottage is 16’ to the high point (one drawing indicates 15’ but it is actually 16’). The application was changed to reflect two principal structures versus one principal and one accessory. This will impact the square footage fee, but nothing else regarding the process. Luke was advised if water is put to the campsite, a grey water septic system will be required. In addition, if there is a 3rd structure placed on the lot within 5 years, this property will be considered a subdivision. Terry motioned the application for 10R/21B is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for 10R/21B at 11 Sequinland Road and grant permit 21-33 recognizing that the Shoreland Zone component of the application has been signed. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of December 15, 2021 were reviewed. Bill motioned to accept the minutes of the meeting of December 15, 2021 as amended in the meeting. Bob seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

Terry is working on the wireless communication ordinance. He hopes to have it ready for review by the next meeting, or in a workshop format.

**New Business**:

1. Review of the following draft revisions to ordinances and forms:

1. Building/Demolition Permit Ordinance - Bob T reported the only change to the ordinance reflects the state is now requiring photographs of development that occurs in the Shoreland Zone. The change is reflected in section 9 - Requirements, subsection C. Bob T will be making changes to lettering and numbering as appropriate. It was suggested sentence 2 be altered to read, “The pre construction photos must be taken prior to any clearing or cutting.” The state guidelines do not indicate specifications regarding size of pictures or the number of pixels. It was suggested a sentence be added that states, “The CEO will determine if the photos provide sufficient clarity”. It was suggest, “Pre construction photos must be taken and submitted to, and approved by, the CEO prior to any cutting.” Bob T will work on rewording this ordinance with the understanding the same verbiage will go into the Building/Demolition Permit Ordinance and in the Shoreland Zoning Ordinance. Discussion occurred relative to where to insert this information in the Shoreland Zoning Ordinance. It was determined it will be put in the principle and accessory structure portion of the ordinance.

2. Shoreland Zoning Ordinance

3. Building/Demolition Permit Application - Bob T reviewed the changes made. All board members approved them.

4. Minimum Lot Size Ordinance - Bob T reviewed the suggested addition (4.1.2). Bob A suggested we eliminate the words “or deed” at the end of the second sentence from the end. The board members agreed with Bob’s recommendation. All board members agreed with the verbiage proposed, with the elimination of “or deed” from the second to the last line.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:16. Bill seconded the motion. After no additional discussion the motion passed 5-0.

The Planning Board meets at the Town Office on the first and third Wednesday of the month at 7:00pm. Other meetings are scheduled and announced, as circumstances require. Members of the public are welcome. A full audio recording is available upon request at the Town Office. The next regular meeting of the Planning Board will be January 19, 2022 at 7pm.