Planning Board of Georgetown Maine

Minutes of the Meeting of 19 January 2022

**Present**:

Chairman: Bob Trabona

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

 Bill Webster (remote)

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Jon Hentz (remote)

 Bryan Hayward (remote)

 Julie Pankey (remote)

**Call to order**:

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

**Applications:**

1. Jon and Rosemary Hentz(2R/35C) at 36 Webber Road. Applicant: Same. An application for an improved structure, not in the Shoreland Zone. Application is for an enclosed connection between the house and the garage. Bob T recused himself from this application to avoid the potential of a conflict of interest. Therefore, Terry assumed the role of acting chairman. Jon explained there is currently a concrete foundation for a garage (page 2, enclosure 3). The plan is to begin building the garage as soon as weather permits. The application tonite is to connect the unbuilt garage with an enclosed breezeway that is 5’wide by 15’ long. Chris reported in April 27, 2021 he issued permit 21-04 for a garage which was, at the time a detached garage. With the proposed connector the project becomes an addition to the principal structure. Therefore, approval of the Planning Board is required. The foundation for the connector is not currently in place. Jon reported there will be a crawl space under the connector. There will be pressure treated 2x10s that will elevate the connector, leaving a crawl space under it. Rosemary clarified the name Ellen on the warrantee deed is her actual name. Bob A motioned the application for 2R/35C is complete. Bill seconded the motion. After no additional discussion the motion passed 4-0. Bob A motioned to approve the application for 2R/35C and grant permit 21-34. Lisa seconded the motion. After no additional discussion the motion passed 4-0.
2. Clara Forkey (3R/36F) at 48 Henry Road. Applicant: Bryan Hayward. An application for an improved principal structure not in the Shoreland Zone. Application is for the addition of a covered carport/lean-to on the side of the attached garage. Bob T resumed the position of chair of the meeting. Bryan reported the project involves the construction of a lean-to off the side of the garage. Terry motioned the application for 3R/36F is complete. Bill seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for 3R/36F and grant permit 21-35. Lisa seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of January 5, 2022 were reviewed. Terry motioned to accept the minutes of the meeting of January 5, 2022 with the changes made. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Building/Demolition Permit Ordinance revision - the proposed language changes in this ordinance and in the Shoreland Zone are the same. It was noted that Shoreland Zone should be capitalized in the change. Terry motioned to approve the proposed revisions in the Building/Demolition Permit Ordinance and the Shoreland Zone ordinance and forward those to the Selectboard. Lisa seconded the motion. After no additional discussion the motion passed 5-0.
2. Shoreland Zoning Ordinance revision - see A
3. Minimum Lot Size Ordinance revision - Bob T reviewed the suggested changes (4.1.2) There was discussion about vernal pools/wetlands and the impact they may have if discovered after a lot has been established. There was discussion about how much a lot could be reduced and still be a viable building lot. Bob A agreed to write alternate verbiage which will be reviewed at the next meeting.
4. Wireless Communication Facility Ordinance revision - The members agreed the final document will reflect the evidence of the work on this ordinance. Terry asked the group to look at page 20, paragraph 9 “additional standards and criteria” and compared it to Item 13 on page 22 “removal of wireless facilities” in preparation for discussion at the next meeting.

**New Business**:

1. Accessory Dwelling Units: the legislation on Accessory Dwelling Units has been passed. The link to the revised legislation is: getPDF.asp([mainelegislature.org](http://mainelegislature.org)). Bob T noted last year attempts were made to pass legislation about accessory dwelling units. That was tabled. The following session as part of the 130th legislation has approved it. It reads: A municipality shall allow one accessory dwelling unit as defined in section 4301, subsection 1-C, to be located on the same lot as a single-family dwelling unit as long as the unit complies with minimum shoreline zoning guidelines adopted by the Department of Environmental Protection, subject to all locally adopted accessory dwelling unit land use requirements, and either the primary or accessory dwelling is owner-occupied. A municipality may not adopt an ordinance or regulation that circumvents the provisions of this section”. Bob asked that the members of the Board look at the legislation keeping in mind how it impacts our ordinances. Do any changes need to occur in our ordinances relating to this legislature? This will be discussed at the next meeting.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 9:03. Lisa 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 February 2, 2022 at 7pm.