Planning Board of Georgetown Maine

Minutes of the Meeting of 2 February 2022

**Present**:

Chairman: Bob Trabona

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

 Bill Webster (remote) Julie Pankey (alternate member)

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Dale Blackstone

 Kirk Lundstrom

**Call to order**:

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

**Applications:**

1. Wendy and William Bennett(10U/7) at 24 Harmons Harbor Road. Applicant: Dale Blackstone. An application for an improved principal structure in the Shoreland Zone. Application is for the addition of a back deck and entryway. Dale explained they’d like to remove an existing 10x10 deck and add an entryway in it’s place. There is a 4’ walkway in front of the current deck. The addition will be on posts. Chris reported John Wood was on the property to attempt to determine the distance of the proposed addition to the property line. It was decided it was close to 20’. Nothing has been put on paper. Therefore, at this point an exact answer can not be offered. The deed does not give distances. Bill noted the plans appear to indicate the addition will stick out 14’. Terry noted this is a nonconforming lot of record. Dale explained the 14’ includes the existing deck and walkway. Bob T noted there is a set of windows on one side of the entryway. If the location of the proposed doorway and windows were switched, it would allow the existing footprint to be used and there would not be any expansion. Unless the setback from the line is greater than 20’ you can not encroach any closer to the property line. It’s not possible to make this structure more nonconforming under the ordinance restrictions. Bob T suggested, based upon what we currently have and the possible solution, which must be addressed by the owners, this application be tabled. Bob T noted the overhang of the roof could potentially increase the area. Therefore, we need the exact dimensions of the setbacks and need to know if there is any existing overhang of the roof. Terry motioned to table the application for 10U/7 until we receive additional information from the applicant. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
2. Kirk Lundstrom (9R/13) Applicant: Same. A request to modify the approved building application 21-29. The plans have been modified to build a smaller single-family residency which would replace the multi-family structure originally approved. The location remains the same. A smaller footprint places the structure further from the water. Kirk explained he has decided to build a modular structure. This will be a 3 bedroom home. This will change the plan from a 46x40 multi family house, plus two 10’ decks to a 44x26 home with one 10’ deck (single family). The building will be 130’ from the road and 510’ from the shoreline. There is no change in setback. Terry motioned we approve the changes to permit 21-29. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of January 19, 2022 were reviewed. Terry motioned to accept the minutes of the meeting of January 19, 2022 with the changes made. Bill seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Minimum Lot Size Ordinance Revision - Bob T reviewed the proposed revisions to section 4.1.2. Bob A submitted a proposal for rewording this section. It was agreed “that should have been apparent to result in reduction of the acreage below the two acre minimum” should be eliminated. It was agreed the verbiage “The Georgetown Planning Board or the” should be eliminated from the last line. There was discussion about whether or not section 4.2 is required as part of the ordinance. It was decided the ordinance be tabled. In the interim investigation regarding the history of 4.2 will be researched. Chris offered to do this.
2. Wireless Communications Facility Ordinance revision - The members agreed the final document will reflect the evidence of the work on this ordinance.
3. Accessory Dwelling Units: the legislation on Accessory Dwelling Units has been passed. Bob T reviewed proposed changes to the ordinance as they pertain to accessory dwelling units.

**New Business**:

1. Minimum Lot Ordinance, section 4.2 - Bob T reminded the members to consider if section 4.2 should be deleted. That will be reviewed at the next meeting.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:59 . 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 16, 2022 at 7pm.