

Planning Board of Georgetown Maine

Minutes of the Meeting of 6 April 2022

**Present:**

Chairman: Bob Trabona  
Members: Lisa Sabatine, Terry Taylor, Bob Arledge (remote),  
Julie Pankey (voting member)  
CEO: Chris Wilcoxson  
Selectmen Representative:  
Public: James Malin  
Dean and Susan Taylor  
Wayne Mains  
Chris Ross  
Randall and Marcie Look  
Vincent Bosso

**Call to order:**

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

**Applications:**

- A. Christopher Ross (11R/14F) An application for a new principal structure in the Shoreland Zone off Narrows Way. Chris explained they'd like to build a small cabin with 2 bedrooms, 1 bathroom and a small sleeping loft. It is possible they may downsize to decrease the number of bedrooms, but would not change the footprint. Chris W reported the house will be on posts on a level area of ledge, just before the slope. The proposed location of the house is not on a slope. It was noted the pier should be added to the plot plan as an existing structure. This change was made. The roof is reported to be 34.1' on the plans. Chris W will help to make a benchmark to insure the roof lines stays within guidelines. Terry motioned the application for 11R/14F is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-01 for 11R/14F. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
- B. Alison and Lauren Freeman (2R/11) An application for an improved principal structure located at 19 Eaton Run. The Freemans are represented by Wayne Mains of Senecal Construction Services. Wayne explained the Freemans would like to add 4'x12' to a current deck. The framing will be taken down as it is in bad shape. Then the hope is to replace it and add 4'x12' to the original footprint. Terry motioned the application for 2R/11 is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-02 for 2R/11. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
- C. Dean and Suzan Taylor (13U/10D) An application for a new principal structure not in the Shoreland Zone located off Blueberry Hill Road. Bob A noted the lot is currently 10D on the application but on the property tax valuation there is no 10D. Chris explained the lot will officially become 10D. Mike MacMahon owns lot 10 which is 6.38 acres. This is a piece of what was originally 10 acres. There is already 10A, 10B, and 10C. This will be 10D. The deed references Blueberry Hill LLC which grants the property to Dean and Suzan Taylor. Suzan explained Blueberry Hill LLC has since been dissolved. Bob A noted the deed is missing a page



and the Applicant will offered to send it to Chris W. The septic has been installed but has not been used. Chris reported the septic, even though old, is still able to be used as long as the house proposed will not exceed the gallon capacity. Lot 10 has a structure on it with it's own septic system. David Foster's sticker signifies he has signed off on the existing waste plan. There are structural plans, but no floor plans. Suzan stated there are 2 bedrooms and 2 bathrooms. There is not currently a house number assigned. Terry motioned the application for 13U/10D is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-03 for 13U/10D. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

- D. Marcie and Randall Look (1R/5B) An application for an improved principal structure not in the Shoreland Zone located at 243 Webber Road. Bob A noted there is a release of a loan but no deed provided. He located the warrantee deed and will forward it to Chris W for the records. The deed refers to the subdivision plan. That plan includes the acreage. Terry motioned the application for 1R/5B is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-04 for 1R/5B. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
- E. Joanna and Jed Koller (6R/7) An application for a new principal structure not in the Shoreland Zone located at 382 Bay Point Road. The Kollers have signed a document authorizing Chris W to represent them at this meeting. Chris explained in 11/21 he issued a demolition permit for the structure that was there. It was a nonconforming structure - too close to the road. They are planning to rebuild, not on the existing footprint. They are going to make it conforming - so it will be 54' back from the road. Bob T noted they have an unsigned permit for a new septic field. Chris explained the Kollers plan to use the old field and replace the tank. He reported the old septic is so old plans could not be located. It has been serving a 2 bedroom structure. If it fails there are plans for a new system designed and ready to go in. The existing tanks are in bad shape and will be replaced. Chris has the tank permit. Chris has talked with Brent Lawson at the state to make sure this is allowable. Mr. Lawson has since issued a statement that it is, in fact allowed as long as the system functioning for the old house, and the new structure does not exceed the number of bedrooms in the old. The old house had 2 and so will the new. Terry noted the plot plan is missing dimensions to property lines. Chris added those dimensions to the plan. Also the shed should be noted as existing. There is a temporary container on the property that is housing all that was in the house. Bob A noted portions of the deed are missing from the application. Bob A will send them to Chris. Terry motioned the application for 6R/7 is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-05 for 6R/7. Bob A. seconded the motion. After no additional discussion the motion passed 5-0. It was noted there is a discrepancy between the acreage on the plot plan and the application. Chris will investigate and make corrections.
- F. Christine Beebe (6U-14) Christine is being represented by Vincent Bosso. An application for an improved principal structure in the Shoreland Zone located at 84 Loop Road. Vince explained he began the renovations and discovered the roof had been leaking for the past 20 years. In addition the walls on the ocean and road sides have been leaking. The area with the windows was also beyond repair. He had not initially expected to take a 12'x24' section down. But once started it was necessary to do so to prevent collapse. Bob T explained this was not replacing a portion of a wall, it was the demolishing of an entire portion of the structure and rebuilding. For this reason an after-the-fact permit is necessary. At this point a permit is being requested to build back what was there, with no change of bedrooms, or footprint. It was noted the existing structure is less than 75' from high water. That makes it nonconform-



ing. Therefore, abutters need to be notified. They have not been at this point. Terry motioned to table application for 6U-14 until receipt of the notification of abutters. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of March 2, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of March 2, 2022. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

- A. Review Solar Ordinance - The attorney review the ordinance at the request of the Select Board. There were some editorial and some grammatical changes suggested.
- B. Discussion LD 2003 - April 1, 2022 MMA put out a new bulletin. The Policy Committee opposes the housing bill. MMA is opposed to the bill.

**New Business:**

- A. There will be a board of appeal meeting 4/15 at 3pm regarding the contesting a ruling of the Codes Enforcement Officer.

**Public Comment:**

None

**Other:**

Bob A. motioned to adjourn the meeting at 9:07. Terry 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 April 20, 2022 at 7pm.