

Planning Board of Georgetown Maine

Minutes of the Meeting of 2 March 2022

Present:

Chairman:	Bob Trabona
Members:	Lisa Sabatine, Terry Taylor, Bob Arledge (remote), Julie Pankey (voting member)
CEO:	Chris Wilcoxson
Selectmen Representative:	Rich Donaldson (remote)
Public:	Amanda Campbell - Town Administrator Allison Hepler - Legislative Representative Jennifer Geiger

Call to order:

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

Applications:

Minutes:

Minutes of the meeting of February 16, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of February 16, 2022. Bob A seconded the motion. After no further discussion the motion passed 5-0.

The minutes of the special meeting of February 23, 2022 were reviewed. Terry motioned to approve the minutes of the special meeting of February 23, 2022. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

The minutes of the special meeting of February 28, 2022 were reviewed. Terry motioned to approve the minutes of the special meeting of February 28, 2022. Bob A seconded the motion. After no additional discussion the motion passed 4-0. (Lisa abstained)

Old Business:

A. Solar Energy Ordinance Revision - The members of the board agreed the final document shall reflect the work done. Terry made a motion to approve the Solar Energy Ordinance as revised in this meeting. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

New Business:

A. Proposed state legislation regarding affordable home (LD 2003) - The Labor and Housing Committee is proposing this legislation. In it a municipal housing review board is authorized by the state. On page one it indicates this would become effective immediately on an emergency basis. Section 3 - Housing Development - the sentence is incomplete and unclear. Sub section 5, paragraph B - was reviewed. The standard for "too high" is unclear. Likewise in

paragraph C “Overcrowding of land” is also a concern as it is unclear. Allison suggested those questions be asked of the committee. She suggested we share information about what it means to live in a small town without public water/sewerage, etc., and what that means to the character of the town. Pragmatic concerns such as the limited aquifer in Georgetown were discussed. It was suggested the document as proposed does not acknowledge important specifics of smaller towns. For example, natural resources, i.e. water, and administrative resources are not available. It was noted page 8 refers to a “Priority development zone”. It was suggested trying to centralize a location for development would be a challenge for Georgetown. Allison suggested Georgetown individuals either testify in person about this bill, or submit something in writing. There are 522 full time homes and 1026 total homes in town. Over half the housing stock is seasonal. The bill, as proposed, grows town government. This comes at a financial cost. This changes the character of the town. It was suggested this be looked at from the standpoint of urban and rural. It does not pertain to an area that has 1000 people or less. Allison suggested an individual from the Planning Board, Select Board, and Town office each respond/speak at the committee meeting. Lisa made a motion the members of the board send their concerns regarding LD2003 to Bob A who will draft a letter from the members of the Planning Board. Terry seconded the motion. After no additional discussion the motion passed 5-0. The document must be submitted before March 7 at 10am. Amanda will submit something as a town administrator. To sign up for bulletins about proposed legislation go to the website, legislaturemaine.gov. There was general agreement that affordable housing is needed, but that the proposed legislation was not appropriate for our community.

- B. LD1673 - requires a percentage of the housing stock meet low income standards. This bill has already had its public hearing. A letter from the various committees in Georgetown to the legislative committee members could be written and sent regarding issues relative to the bill. At this time, because the hearing has already occurred, that is the only recourse. Written documents should be limited to a page/ page and a half with an opening line that has a bullet that catches attention. Allison suggested it is important to note we recognize affordable housing is an issue, but do not feel this the way to address it. It was suggested letters go to the members of the committee and our district representative. Amanda will provide email addresses to the Labor and Housing Committee members (Allison and Eloise).

Public Comment:

None

Other:

Bob A. motioned to adjourn the meeting at 8:44. 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 March 16, 2022 at 7pm.